

Mayville SRA & UIP Stakeholder Meeting

Date: 16 April 2026

Time: 10:00

Venue: 12 Walter Place, Mayville

Attendees:

Refer attendance register

Committee members present:

James Byrne

Donovan Bailey

Mahmood Kader

Apologies:

Saleem Buccas (Committee member)

Munaff Ahmed (Committee member)

Meeting Agenda & Minutes

Welcome & Formalities • The meeting was opened and all attendees were welcomed. • The attendance register was completed and proxies confirmed. • It was noted that all property owners had been notified in advance via email and WhatsApp, including meeting invitations and follow-ups. • A query regarding quorum requirements was raised; it was confirmed that a quorum was not required for this meeting. • Technical difficulties prevented online participant Ahmed from joining; the meeting proceeded in his absence. • The agenda was reviewed and formally adopted. • A presentation was delivered using a projector to support discussions.
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Background & Status Update

- A recap of the Special Rated Area (SRA) was provided, including:
 - Purpose and objectives
 - Funding via municipal rates
 - Roles of the NPC and property owners
 - The precinct boundaries were confirmed:
 - East: Garth Road
 - West: King Cetshwayo / Jan Smuts
 - South: Felix Dlamini / Brickfield
 - North: Galway Road
 - Public consultation process included:
 - Newspaper adverts, posters, email and WhatsApp communication
 - Public meeting held on 22 October 2025
 - Stakeholder surveys and engagement on priorities
 - Voting outcomes for 40 privately owned properties:
 - 23 in favour (57.5%)
 - 4 not in favour (10%)
 - 9 abstained (22.5%)

The required threshold (50% +1) was exceeded; after multiple attempts to obtain responses and due to the council submission deadline, non-responding property owners were recorded as having abstained.
 - The business plan and budget were submitted and reviewed by the municipality, and the SRA has received council approval.
- Community Feedback & Key Priorities
 - Security (highest priority):
 - Visible guards and patrols
 - CCTV and monitoring
 - Access control
 - 24-hour response
 - Public Environment:
 - Cleanliness
 - Maintenance of parks, roads, and lighting
- Vision, Mission & Core Values
 - Vision: A safe, clean, and thriving Mayville
 - Mission:
 - Improve safety and security
 - Enhance public spaces
 - Strengthen partnerships
 - Support economic growth
 - Core Values: Integrity, Accountability, Respect, Service, Collaboration
- Scope of Services & Goals
 - Goal 1: Public Safety
 - 24/7 patrols, armed response, CCTV
 - Target: 30% crime reduction within 3 years

Current Status & Implementation Timeline • SRA approved by council on 7 April 2026 • Municipal rate collection to commence 1 July 2026 • Funds expected from municipality around September 2026 (approx. 3-month delay) • Municipality pays only on collected funds; arrears will impact receipts • A cashflow gap is expected during the initial implementation period • Current focus is finalising tenders, budgets and transitioning the existing NPC structure and governance	
Governance Structure • Formation of the Mayville Business Community Watch NPC was confirmed. • A Steering Committee of five members was to be established with the following portfolios: ○ Governance (1) ○ Finance (1) ○ Communications (1) ○ Operations / Security (2) • The committee will appoint a chairperson from among its members. • Roles, responsibilities, and reporting expectations were outlined. • James will circulate portfolio descriptions and volunteer forms. Volunteers received with portfolios for each still to be finalised: • Donovan Bailey • Rob Harvey • Francine Pillay • James Byrne • Mahmood Kader Afsan, proxy for Ismail Jadwat, undertook to discuss contribution and support to governance / finance requirements. It was agreed that additional members may be co-opted to ensure broader representation and skills coverage. A follow-up committee meeting was scheduled for 17 April 2026 at 09:00.	

Financial Overview • A high-level budget overview was presented, including: ○ Operational costs and security options ○ Estimated SRA rates based on property values ○ Capital expenditure requirements (e.g. CCTV) • It was noted: ○ Final costs are subject to tender processes ○ Budget figures are based on 2025 estimates and may increase ○ Security Option 2 is the preferred approach • Cashflow considerations: ○ Payments from municipality lag collections by approximately 3 months ○ Interim funding strategies will be required • Finance capacity constraints were noted: ○ Gaps due to recent departure of Munaff Ahmed ○ Need for a qualified CA for year-end reporting (or outsourced support)	
Service Delivery Model • Services will be procured through a tender process: ○ Security ○ Cleaning ○ Facilities • Service Level Agreements (SLAs) will define performance standards • The committee will oversee service provider selection and performance	
Transition Plan (MBW to SRA) • The Mayville Business Watch (MBW) will be phased out once SRA funding is received. • Interim arrangements will be required to maintain service continuity: ○ MBW members may continue contributions temporarily (July–September) ○ This will prevent gaps in security coverage • Municipality will reimburse based on collected funds, enabling potential refunds to contributors • Interim security deployment options will be explored • A separate engagement will be held with MBW members regarding: ○ Transition arrangements ○ Management of existing funds • Existing NPC structures will be repurposed with required governance updates	

NPC Formation & Compliance • Current directors are: ○ Rob Harvey ○ Saleem Buccas ○ Munaff Ahmed • Resignation and appointment of directors: ○ Saleem will resign as he is not a property owner in precinct and no longer directly involved ○ Munaff will resign as has retired from Monteagle (Buro Centre) and this property is due to be sold • Appointment of directors: ○ Rob Harvey to remain ○ James Byrne to become director ○ Other director appointments to be discussed at committee meeting • Banking arrangements and mandates ○ It was noted that currently Rob Harvey has authority to make payments from bank account. ○ It was agreed that a minimum of 2 directors would need to payments in newly established NPC • Updates required to existing NPC structure and documentation ○ The current MOI for NPC, defining its purpose, governance structure, and the rights and responsibilities of its directors and members needs to be reviewed ○ Mahmood offered to share a typical MOI • The status of the following was discussed: ○ Need to update CIPC documents with change of directorship ○ Need to explore tax exception for NPO	
Communication Framework • Stakeholder communication channels: ○ Email ○ WhatsApp ○ Website updates • POPIA compliance requirements noted • Communication approach to include regular operational updates and stakeholder engagement	
Participation & Stakeholder Engagement • The importance of broader participation and contribution was emphasized • Property owners who have not yet engaged or paid will be encouraged to participate • Committee members will assist with stakeholder engagement and communication • Individuals were encouraged to represent their constituencies and businesses • Don confirmed willingness to participate; Ben Mohamed to explore participation with partners	

	Next Steps • Finalise Steering Committee • Establish governance structures and NPC compliance • Confirm and refine budget • Issue tenders for service providers • Develop interim funding and operational plan • Implement communication strategy	
	Closing It was noted meeting minutes would be shared on website and circulated to all property owners The meeting was formally closed, with thanks extended to all attendees for their participation.	

Attached:

- **Attendance register**
- **PowerPoint presentation**

Mayville Business Precinct

SRA & UIP (Urban Improvement Precinct)

Stakeholder Meeting 16th April 2026

Welcome & Formalities

- Opening
- Attendance register
- MS Teams participation (if applicable)
- Proxy Forms

Overview & Purpose

- Background & Status Update
- Recap of SRA / UIP
- Outline financial model
- Elect committee & establish governance
- Outline next steps

Status Update

- Public consultation process – newspaper adverts , posters ,direct communication (emails & WhatsApp) and Public Meeting 22nd October 2025)
- Survey completed
- Property owner support - **thresholds - 50% + 1**
- Business plan & budget submission - **submitted based on 22nd October 2025 figures presented at meeting**
- Municipal review & feasibility assessment – **completed**
- Council approval (SRA + budget via rates) – **approved 7th April 2026**
- Annual budget submission - **next step**

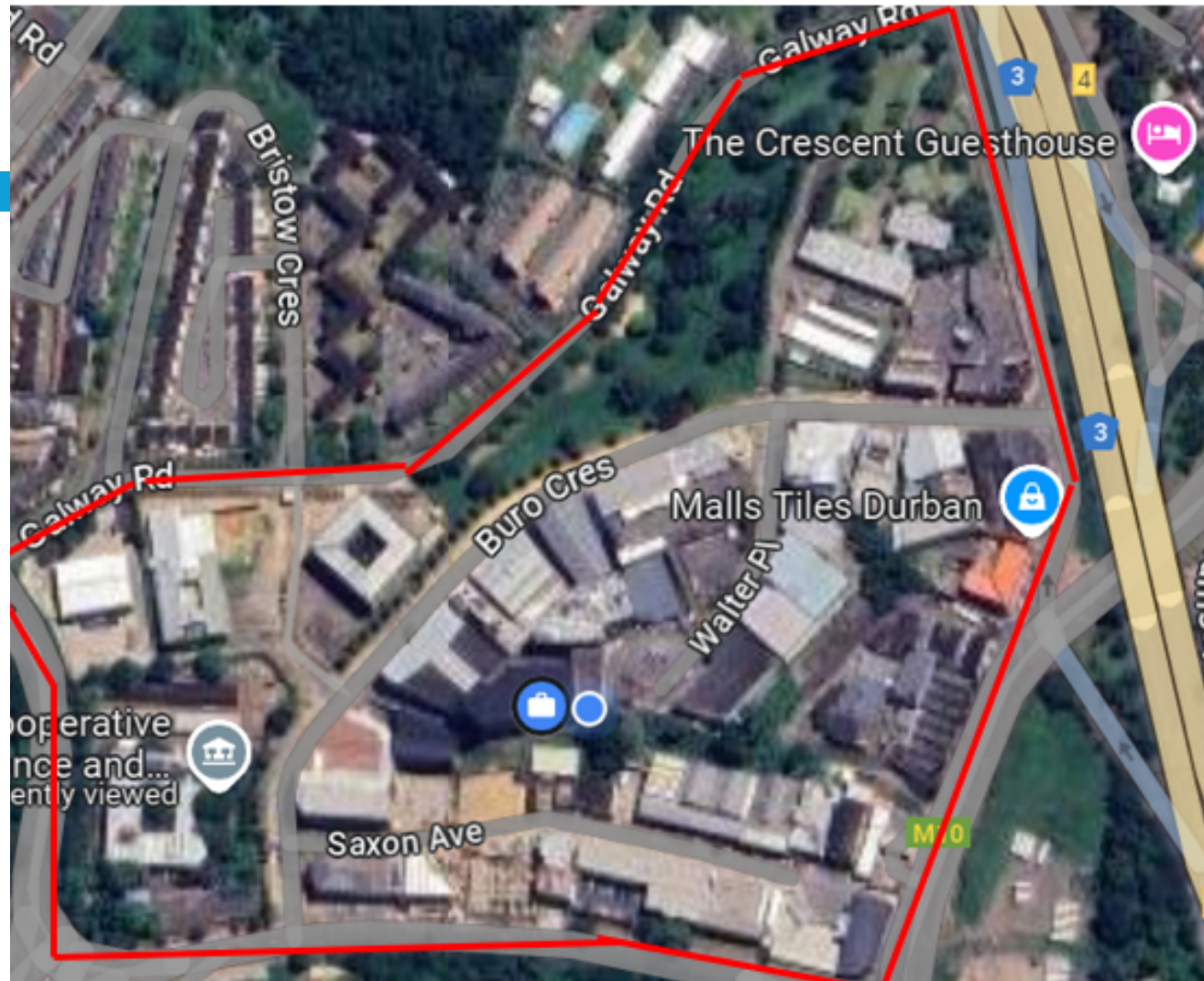
SRA Boundaries

East: Garth Road

West: King Cetshwayo / Jan Smuts

South: Felix Dlamini / Brickfield

North: Galway Road



Property Owner Votes

MAYVILLE UIP PRECINCT DATABASE & SUMMARY OF VOTING									
OWNER	STRNUM	STRNAME	STRTP	Old.Sectional Scheme Name	Column	UIP YES	UIP NO	NO RESPONSE	
DUBAI CREEK PROPRIETARY LIMITED	2	BURO	CRESCENT			1			
PROVINCIAL GOVERNMENT OF PROVINCE OF KWAZULU	9	BURO	CRESCENT						
THE CLASSIQUE PROPERTY TRUST	14	BURO	CRESCENT			1			
THE CLASSIQUE PROPERTY TRUST	16	BURO	CRESCENT			1			
OYSTER QUAYS 702 INV PTY	18	BURO	CRESCENT			1			
ARAB STAR INVESTMENSTS PROPRIETARY LIMITED	19	BURO	CRESCENT			1			
WOUTEC PROPRIETARY LIMITED	24	BURO	CRESCENT			1			
38 BURO CRESCENT	38	BURO	CRESCENT	SS BURO CRESCENT		1			
BURO TRUST-TRUSTEES	42	BURO	CRESCENT			1			
LOUNGE PROPS CC	46	BURO	CRESCENT			1			
MONTEAGLE PROPERTY HOLDINGS LTD	55	BURO	CRESCENT			1			
LISTURA INVESTMENTS PROPRIETARY LIMITED	3	FELIX DLAMINI	ROAD						1
CALTEX OIL S A PTY LTD	7	FELIX DLAMINI	ROAD						1
LORENZINI CLOTHING MNF PTY LTD	11	FELIX DLAMINI	ROAD			1			
BITAN AGENCIES PTY LTD	17	FELIX DLAMINI	ROAD			1			
NESMANN (PTY) LTD	8	GALWAY	ROAD	SS CASTLE PARK			1		
ALCINDOR TRADING (PTY) LTD	18	GALWAY	ROAD						1
SOUTH AFRICAN BUREAU OF STANDARDS	44	GALWAY	ROAD						1
PARKSONS FAMILY TRUST - TRUSTEES	268	KING CETSHWA	HIGHWAY				1		
BUSRAH TRUST-TRUSTEES	286	KING CETSHWA	HIGHWAY						1
Y AND M IMPORTERS CC	288	KING CETSHWA	HIGHWAY			1			
SS JAN SMUTS HIGHWAY 292	292	KING CETSHWA	HIGHWAY	SS JAN SMUTS HIGHWAY 292					1
EXTREME GROWTH INVESTMENTS (PTY) LTD	296	KING CETSHWA	HIGHWAY						1
MUSLIM WORLD LEAGUE PROPRIETARY LIMITED	1	SAXON	AVENUE						1
TAAJ INVESTMENTS PROPRIETARY LIMITED	2	SAXON	AVENUE						1
MENDELSON & FROST PTY LTD	4	SAXON	AVENUE			1			
RIDGE PARK INVESTMENTS PROPRIETARY LIMITED	6	SAXON	AVENUE			1			
NOELLA & ROSARIO CC	12	SAXON	AVENUE				1		
KINGENDO PTY LTD	16	SAXON	AVENUE			1			
N CORRIGALL PROP HOLDINGS PTY LTD	18	SAXON	AVENUE			1			
ORION PROPERTIES 33 PROPRIETARY LIMITED	24	SAXON	AVENUE			1			
ARABIAN STORM INV PROPRIETARY LIMITED	4	WALTER	PLACE			1			
5 WALTER PLACE PTY LTD	5	WALTER	PLACE				1		
COMFYT ZONE PROPRIETARY LIMITED	8	WALTER	PLACE			1			
COLD CREEK INV 164 PTY LTD	9	WALTER	PLACE			1			
EARLSTAR INVESTMENTS PROPRIETARY LIMITED	11	WALTER	PLACE			1			
JONAS COAKER TRUST	12	WALTER	PLACE			1			
					0	23	4	9	
						57.5%	10.0%	22.5%	
					TOTAL PROPERTIES IN AREA	40			
					REQUIRED 50% +1	21			
					VOTES IN FAVOUR	23	57.5%		

Results of Community Surveys & Stakeholder Consultations

- Security High Priority – highest support for ;

- Visible security guards
- Dedicated areas patrol
- CCTV & monitoring
- Precinct access control / monitoring
- 24-hour emergency response

- State of public space – litter and state of parks, roadways and lighting

Inadequate provision of safety and security measures

Lack of street cleanliness

Poor lighting

Untidy, unattended verges and green areas

Poor maintenance of street infrastructure (kerbs, drains, benches etc)

Insufficiently used and/or unattractive public spaces

Traffic congestion

Unruly traffic (poor enforcement)

Crime related to property (e.g. burglaries)

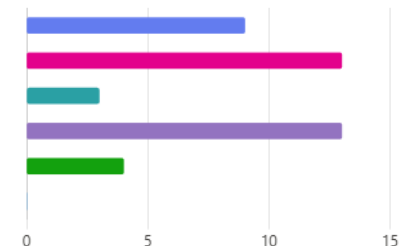
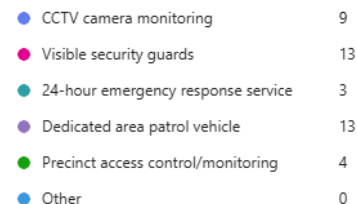
Crime related to people (e.g. hijacking, assaults)

Unregulated signage

Vagrancy and loitering

8. Which safety and security initiatives do you believe would most effectively improve the area?
(Please tick **up to 3** options)

[More details](#)



SRA Purpose

- To enhance safety and cleanliness in areas where municipal service delivery is insufficient
- Additional services are funded through a dedicated portion of municipal rates
- The SRA portion of rates is allocated to a Non-Profit Company (NPC)
- The NPC is established and governed by participating property owners
- A management committee is appointed to implement initiatives and deliver on agreed objectives
- All actions are directed toward improving the area for the benefit of property owners, businesses, residents, and the broader community

Vision, Mission & Core Values

Vision : To create a safe, clean, and thriving Mayville where residents, businesses, and visitors enjoy a well-managed urban environment and a sense of shared community pride.

Mission : Through collective action and sustainable urban management, the Mayville UIP partners with stakeholders to:

- Improve safety and security
- Enhance public spaces, cleanliness, and infrastructure
- Build community partnerships that strengthen Mayville business's ability to respond quickly to security threats and long-term resilience
- Foster economic growth for businesses & increased property values

Core Values: Integrity | Accountability | Respect | Service | Collaboration

Scope & Goals

Goal 1 – Public Safety

- 24/7 foot patrols
- Dedicated Armed Response vehicle - 5 min incident response target
- CCTV ,NPR cameras & control room
- Pidgeon Valley, Manor Gardens , SAPS & CPF partnerships

Target: 30% crime reduction in 3 years

NOTE – Services go out to tender, and final costs will be confirmed according to the budget.
The committee will review and select the service providers

Scope & Goals

Goal 2 – Cleaning & Maintenance

- Daily sidewalk cleaning & litter picking,
- Holding municipality to account on service delivery
- Fault management with municipal departments
- Partnerships with municipal departments on maintaining parks, roadways / pavements & lighting
- Planning and supporting special projects as budget allows
- Encourage adoption of public spaces & special projects sponsored by businesses

Scope & Goals

Goal 3 – Community Engagement

- WhatsApp group
- Website & email
- Stakeholder surveys
- Reporting & feedback

Goal 4 – Optimise Resources

- 95%+ service delivery within budget

SRA Benefits

- Improved security
- Improved services
- Cleaner environment
- Increased property value
- Better business conditions for customers ,staff & suppliers

Current Status

- SRA approved 7th April 2026
 - July 2026 – rate payments commence
 - +- September 2026 – collections received from eThekwini paid to UIP - full operations commence
- Implementation phase - NPC & Committee formation

Governance Structure

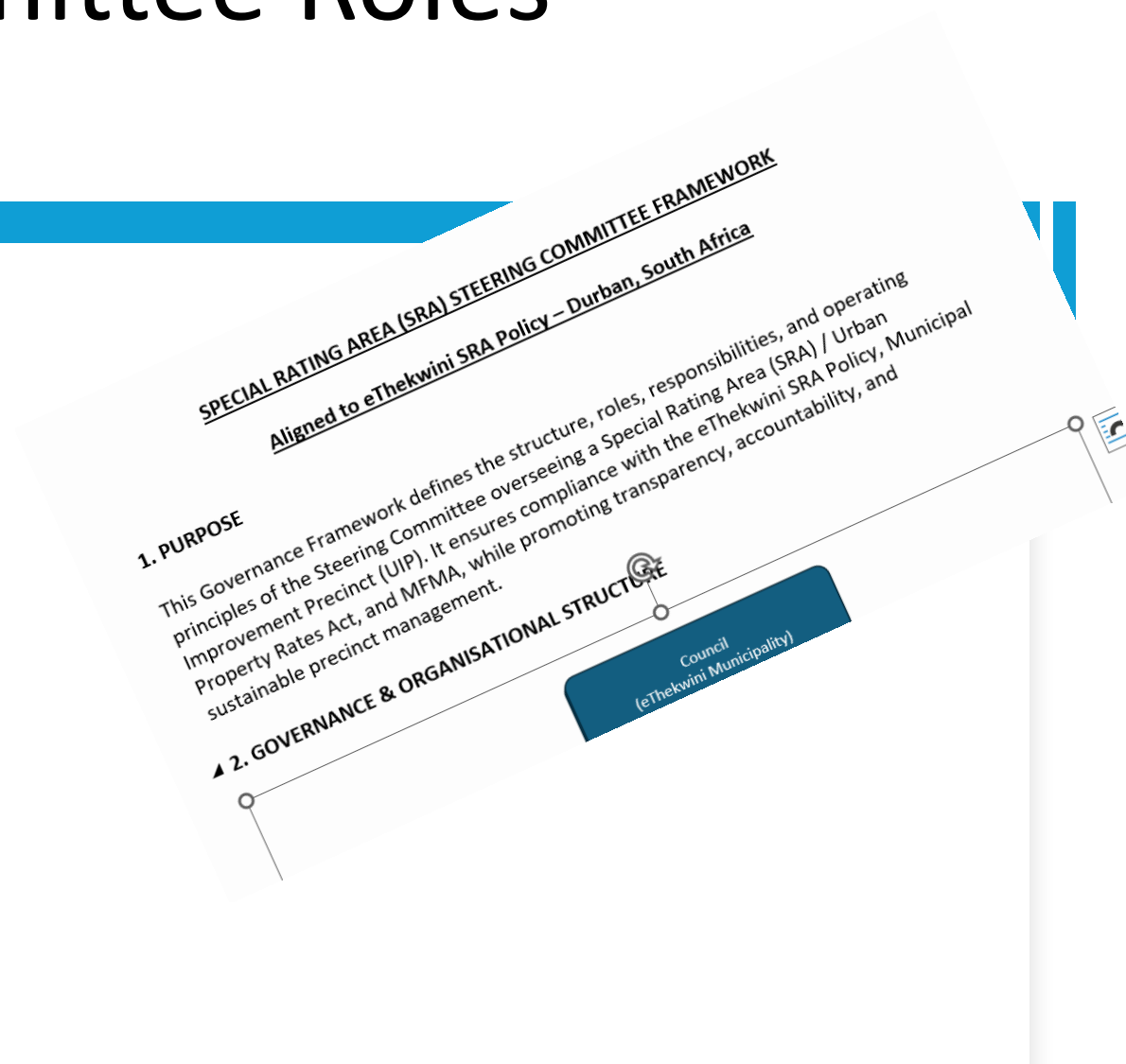
- Formation of the **Mayville Business Community Watch NPC**
- Roles and responsibilities of the Steering Committee
- Election of Steering Committee (5 members):
 - Governance (1)
 - Finance (1)
 - Communications (1)
 - Operations / Security (2)
- Appointment of Chairperson

Governance Structure

Committee Roles

- Governance X1
- Finance X1
- Communications X1
- Operations X2

Refer separate note for roles



Committee Volunteers & Voting

- **Submit volunteers or nomination forms**
- Consider best fit for portfolios
- Consider fair business spread, main streets of area



MAYVILLE BUSINESS UIP
MAYVILLE URBAN IMPROVEMENT PRECINCT (UIP)
COMMITTEE NOMINATION FORM

To be completed by members attending the public meeting on 16th April 2026.

Date of Meeting: _____

Name of Attendee: _____

Business / Property Represented: _____

Venue: _____

Financial Overview

- Security options
- Operational budget
- Estimated additional SRA rates
- Capital Investment

Security Options

Feature / Area	Current Security	Option 1: Restructure Zone + 3 Patrollers	Option 2: Enhanced Manpower	Option 3: Comprehensive Control
Coverage	Buro Crescent, Walter Place, Saxon Avenue	Adds Jan Smuts, Brickfield, Garth & Bristow	Same as Option 1	Same as Option 1
Day Shift Guards	6 patrollers	+3 (2 new at Jan Smuts & Brickfield, 1 repositioned)	+3 (1 at each perimeter)	+5 (2 Brickfield, 2 Jan Smuts, 1 Garth)
Night Shift Guards	4 patrollers	2 existing shifted to perimeter	+3 (1 at each perimeter)	+4 (2 Brickfield, 1 Jan Smuts, 1 Garth)
Armed Response	1 vehicle, 3 officers	1 vehicle, 3 officers	1 vehicle, 3 officers	1 vehicle, 3 officers
Patrols	Standard internal patrols	2 static Buro guards; vehicle patrols inside/outside	Inside patrols unchanged; Bravo2 patrols Galway	Patrols continue; additional guard monitors park to Castle Rock
Camera Monitoring	Not included	2 AI cameras	4 AI cameras incl. 1 LPR	6 AI cameras, 3 LPR + PTZ
Zone/Position Adjustments	Standard	Bravo1 → Garth/Buro, Jan Smuts → Saxon/Buro, Walter → checkpoint	Same as Option 1	Same as Option 1; strategic placements for max coverage
Key Notes:				
All options retain 1 dedicated armed response vehicle with 3 officers.				
Each option progressively increases guard presence and camera coverage.				
Option 3 offers the most advanced AI monitoring (PTZ + LPR) for proactive threat detection.				

Operational Budget

Description	Monthly	Source	Total : Option 1	Total : Option 2	Total : Option 3
Security			R 152,100	R 174,750	R 197,450
Refer separate schedule for details on options		Quote	R 151,000	R 172,000	R 192,500
CCTV Monitoring + AI	R 550.00		R 1,100.00	R 2,200.00	R 3,300.00
NAVIC / Sniper	R 550.00		R -	R 550.00	R 1,650.00
All options retain 1 dedicated armed response vehicle with 3 officers.					
Each option progressively increases guard presence and camera coverage.					
Option 3 offers the most advanced AI monitoring (PTZ + LPR) for proactive threat detection.					
Enviroment		Estimates	R 11,250	R 11,250	R 11,250
Cleaning & Maintenance					
Regular cleaning & greening of verges and park (Municipal responsibility – aim to recover costs later) -					
Admin & Compliance		Estimates	R 6,750	R 6,750	R 6,750
Bank charges & incidental expenses					
Toilet hire					
Contingency			R 2,000	R 2,000	R 2,000
Monthly Total			R 172,100	R 194,750	R 217,450
Reserve Contingency - 10% reserve to be built up over 3 years (legal compliance)			R 17,210	R 19,475	R 21,745
Monthly Total			R 189,310	R 214,225	R 239,195
ADD: 10 % Collection Contingency			R 210,344	R 238,028	R 265,772
Year 1			R 2,524,133	R 2,856,333	R 3,189,267
Year 2			R 2,675,581	R 3,027,713	R 3,380,623
Year 3			R 2,836,116	R 3,209,376	R 3,583,460
Total 3 Year Budget			R 8,035,831	R 9,093,423	R 10,153,349
NOTES:					
All estimated costs are to be validated					
Open tenders are required for all service providers					
Options & budgets to be finalised dependant on stakeholder feedback					

NOTES

No cost allowance is included for management fees

Estimated Additional SRA Rates

			Option 1	Option 2	Option 3
Budget - Month	R	210,344	R	238,028	R 265,772
Budget - Year	R	2,524,133	R	2,856,333	R 3,189,267
Approximate Value of all properties	R	410,580,000	R	410,580,000	R 410,580,000
Special Rating Area Randage - Per Annum / Million		0.006148		0.006957	0.007768
Special Rating Area Randage - Per Month / Million		0.000512		0.000580	0.000647

	Property Value (Millions)	Per Month : Option 1	Per Month : Option 2	Per Month : Option 3
GUIDE / APPROXIMATE FIGURES	R 5,000,000	R 2,562	R 2,899	R 3,237
	R 7,500,000	R 3,842	R 4,348	R 4,855
	R 10,000,000	R 5,123	R 5,797	R 6,473
	R 12,500,000	R 6,404	R 7,247	R 8,091
	R 15,000,000	R 7,685	R 8,696	R 9,710
	R 17,500,000	R 8,965	R 10,145	R 11,328
	R 20,000,000	R 10,246	R 11,595	R 12,946
	R 22,500,000	R 11,527	R 13,044	R 14,564
	R 25,000,000	R 12,808	R 14,493	R 16,183
	R 27,500,000	R 14,089	R 15,943	R 17,801
	R 30,000,000	R 15,369	R 17,392	R 19,419

Capital Investment

- CCTV infrastructure:
 - Cost to be confirmed
 - Financing method to be established
- Possible other :
 - Signage
 - Security huts

Transition Plan

- Mayville Business Watch (MBW) phase-out
 - Service continuity & interim security arrangements:
 - Expand & redeploy security
 - CCTV Capex
- * Separate forum with MBW contributors – propose plan to continue in its current form with security presence until UIP commences operations , then will be dissolved

NPC & Compliance

- Directors
 - Current
 - New
- Banking
 - Update mandate
- Municipal requirements
 - Submit asap

Communication Channels

- Email
- WhatsApp
- Website
- POPIA compliance

Next Steps

- Finalise committee
- Establish SLA's for service providers
- Request Tenders from service providers :
 - Security
 - Cleaning
 - Facilities
- Confirm budget
- Complete implementation plan & timelines

Q&A

- Further questions & comments

Mayville's future depends on our collective action

Thank you for being part of it

**VENUE: 12 WALTER PLACE, MAVILLE**

DATE: 16th April 2026

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