



EXPRESSIONS OF INTEREST (EOI)

CITY CALLS FOR EXPRESSIONS OF INTEREST (EOI) FOR PRECINCT PLAN IMPLEMENTATION, CBD REVITALISATION & CITY IMPROVEMENT DISTRICTS

CALL FOR EXPRESSIONS OF INTEREST (EOI) FOR PRECINCT PLAN IMPLEMENTATION, CBD REVITALISATION & CITY IMPROVEMENT DISTRICTS (CIDs)

DEVELOPMENT PLANNING & REAL ESTATE DEPARTMENT

1. BACKGROUND

The City of Ekurhuleni Metropolitan Municipality invites Expressions of Interest (Eoi) from qualified and experienced strategic development partners to participate in the implementation of the CBD Revitalisation Programme. In advancing the long-term objectives of the 30 Year Aerotropolis Master Plan, Council has approved the City of Ekurhuleni Municipal Spatial Development Framework (MSDF) 2025. Central to the MSDF is the implementation of 18 Council approved precinct plans, which provide a structured, spatially targeted framework to unlock investment, accelerate regeneration, and revitalise the City's CBDs through private sector-led development initiatives supported by coordinated public sector interventions.

Through this Eoi process, the City seeks to identify strategic and capable partners to collaborate with the municipality in translating approved spatial frameworks, precinct plans and urban development strategies into viable, investment-ready and socially responsive projects. These partnerships are intended to unlock catalytic development, crowd-in private capital, and support the implementation of projects that reinforce Ekurhuleni's role as an integrated, competitive, and resilient metropolitan economy.

2. PURPOSE

The purpose of this Eoi is to leverage strategic private sector expertise, innovation, capital, and delivery capability through structured partnership arrangements, including potential Public-Private Partnerships (PPPs) and blended finance models, to implement catalytic and scalable interventions. These interventions are intended to reposition identified nodes as engines of economic growth, social inclusion, and long-term urban sustainability, while accelerating the implementation of the City's strategic spatial and development priorities.

Potential partnership opportunities for the delivery of precinct-based development and urban regeneration initiatives may include, but are not limited to, the following:

- Implementation of approved precinct plans and catalytic developments.
- Mixed-use, commercial, residential, and industrial projects.
- CBD revitalisation and inner-city regeneration programmes.
- Public realm upgrades and infrastructure investment.
- Establishment and long-term management of City Improvement Districts (CIDs).
- Precinct-based asset, property, and urban services management.
- Long-term leasing, redevelopment, and optimisation of municipal land and buildings.
- Rehabilitation, repurposing, and redevelopment of derelict and underutilised buildings.

3. STRATEGIC PARTNERSHIP FRAMEWORK

The City seeks to establish collaborative, long-term partnerships to deliver precinct-based development and urban regeneration initiatives through structured, transparent, and appropriately risk-shared arrangements that leverage private sector expertise, capital, and delivery capability. This Eoi represents the first stage of a multi-stage investor identification and engagement process, through which suitably qualified and capable parties are invited to submit Expressions of Interest to work together with the City of Ekurhuleni in the implementation of approved precinct plans, CBD revitalisation initiatives, and the establishment and formalisation of City Improvement Districts (CIDs).

4. TARGETED POTENTIAL PARTNERS

The City invites Expressions of Interest from experienced and suitably qualified entities, including but not limited to the following:

- Property and precinct developers.
- Real estate agencies and asset/portfolio managers.
- Property development and facilities management firms.
- Banks, development finance institutions, and institutional investors.
- Infrastructure developers and urban regeneration specialists.
- Consortia, Special Purpose Vehicles (SPVs), and blended finance partnerships.

5. EVALUATION CRITERION

Only proposals achieving a minimum score of 70 out of 100 will be considered responsive and eligible for further engagement or shortlisting:

Element	Qualitative Assessment Criteria	Points
1. Relevant Entity Capability and Experience	Demonstrated depth and relevance of experience across spatial planning, precinct-scale development, urban regeneration, and City Improvement District (CID) establishment and operations, including the strength and composition of the proposed delivery team.	25
2. Proposed Methodology and Approach	Clear articulation of an integrated approach demonstrating how precinct development, CBD revitalisation, and CID objectives are embedded within the proposed development, investment, and delivery methodology.	25
3. Integrated and Unified Delivery Model	Practicality and coherence of the proposed workflow illustrating effective transition from planning and approvals → development and activation → long-term precinct management and operations.	15
4. Financial Innovation and Sustainability	Robustness and sustainability of proposed funding, investment, and revenue models, including the ability to support development, operations, maintenance, and long-term asset lifecycle management.	25
5. Strategic Risk and Governance	Demonstrated understanding and mitigation of key strategic risks, including those related to construction delivery, market absorption and demand, financial viability, institutional coordination, and long-term governance.	10
Total Points		100

Criterion	Maximum Points	Minimum Qualifying Points
Proposal / Submission	100	70
Total Score Required	100	70

6. SUPPORTIVE DOCUMENTS

Expressions of Interest must be submitted together with the following supporting documentation:

- A proposal outlining the respondent's experience, capability, and interest in the proposed partnership opportunities.
- Company Registration Documentation.
- Valid Tax Compliance Status (TCS).
- BBBEE Certificate or Sworn affidavit.

- Two (2) verifiable business references relevant to comparable projects or partnerships.

Strategic Partnership Proposals must be submitted via e-mail only to:
eoi-precinctplans@ekurhuleni.gov.za

Access to the detailed EoI is through this website platform:
www.ekurhuleni.gov.za/expressions-of-interest-for-precinct-plans / or
through scanning the QR code.



Closing Date: 15 June 2026 at 17:00

7. APPLICABLE CONDITIONS




- Submissions must include all information and supporting documentation specified in this EoI. Incomplete submissions may limit the City's ability to properly assess the Expression of Interest.
- Late submissions will not be considered.
- Respondents may be requested to provide financial information demonstrating their capacity and viability to participate in the proposed partnerships. This may include, where applicable, audited annual financial statements for recent financial years and/or other indicative proof of financial capacity issued by a registered financial institution.
- Communication regarding the outcome of this EoI will be limited to respondents shortlisted for further engagement. Entities not contacted within a reasonable period after the closing date should assume that they have not been shortlisted at this stage.
- CoE reserves the right not to proceed with, vary, or discontinue this EoI process, or any aspect thereof, without obligation to provide reasons or incur liability.
- This EoI does not constitute a binding offer or commitment by the City to enter into any agreement with any respondent.
- Submissions from persons in the service of the state will not be accepted.
- All information submitted will be treated as confidential and processed in accordance with the Protection of Personal Information Act (POPIA) and applicable legislation.



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