

MINUTES OF 1st PUBLIC PARTICIPATION MEETING

DATE: 9 DECEMBER 2025

TIME: 18H00

VENUE: BOTANICS SPORT CLUB

NO.	AGENDA ITEM	DISCUSSION	
1	OPENING	Derek Light asked everyone to take a moment of silence.	Derek Light
2	WELCOME	Derek Light welcomed everyone to the meeting. • Derek Light provided background information on how he came to know about the CID. • Derek Light informed the public that he submitted the application to establish a CID on the 3rd September 2025 and met with the Executive Manager on the 4th September 2025. • Derek Light emphasized the importance of ensuring that the CID is driven by the community, for the benefit of the community. • Derek Light highlighted the fact that Graaff-Reinet is celebrating its 240th Birthday next year and this is a great opportunity for our town.	Derek Light
	STEERING COMMITTEE PRESENT	Derek Light introduced the steering committee 1. Derek Light – Chairperson (DL) 2. Tanya Kroon 3. Chrisjan Maya 4. Andy Johnson 5. Niel Keyser 6. Anziske Kayster 7. Wessel Landman (WL)	Derek Light

	APOLOGIES	1. Leratho Siyaya	
3	INTRODUCTION TO GRT CID	• WL gave an outline of what a CID is and why there is a need to establish a CID. • WL outlined the proposed geographical area of the proposed GRT CID. • WL outlined the processes to date that the steering committee has completed and what other steps still need to be done.	Wessel Landman
4	SURVEY RESULTS	WL presented a summary of the key results of the Urban Management Survey that was conducted from mid-September to mid-November.	Wessel Landman
5	BUSINESS PLAN	WL presented the Business Plan, giving details of the proposed initiatives across the four pillars; Safety & Security, Cleaning & Maintenance, Environmental Development and Social Upliftment.	Wessel Landman
6	BUDGET & FINANCE	WL presented the proposed five-year budget: • WL explained how this budget translates into a cost per R1 million of municipal property value for properties within the boundary in the first year. • WL gave details across the core business of the CID. • WL explained the breakdown of general expenditure to run a CID. • WL explained how the CID would be governed, emphasizing the importance that the CID is made up of property owners within the CID boundary. • WL explained how the CID would communicate to the public, emphasizing the importance of accessibility and transparency.	Wessel Landman
7	NEXT STEPS	WL outlined the next steps to be taken in the process after the meeting concluded.	Wessel Landman
8	QUESTIONS	1. Q: Do we as the CID have somebody that has access to the towns accounts to make sure that the money given goes into our account? I suspect it will be ring fenced.	Derek Light

		A: Yes, that is correct. There will be a lot of oversight. On your municipal account will be the levy you need to pay to the CID. It will be swept off to a special account to the CID and administered by the company. 2. Q: If we create a CID within Graaff-Reinet, where is that going to leave us with the current Dr. Beyers Naude Local Municipality, which is not under DA, and we know why it's failing. Where is that going to leave us? Where do we draw the line? And when do we stop jumping over hurdles? A: In the Eastern Cape, we have three municipalities that are functional. Not without difficulty, including Dr. Beyers Naude. You can decide that because your perception is the municipality is failing, that we should not do anything. That's your one choice, and you therefore walk away from this initiative. Or you can be more positive about it. It's not only ANC councils that are failing. About 90% of municipalities are insolvent. They're under resourced, and they fail for various reasons. The CID is apolitical. We have a sense of responsibility for ourselves. We will be administering outside of the municipal coffers, but involved with local government, without being political, and you will decide on how we spend the money. 3. Q: A position was advertised in the Municipality for someone to liaise with the CID. Has this position been filled? A: We are not directly involved in how they are going to administer it; at the moment the CFO is charged with the CID. 4. Q: What guarantee do we have that the CID will bring stability? As you know stability is very important for investments and for local economic development and so. A: I can't guarantee stability. What I can guarantee is that if we do nothing, there will be a lack of stability. I can also say to you—and I say this with confidence—that if we get this off the ground and	
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		take action as a community, there are influential role players, even outside the special rates area, who have committed to getting involved. I am confident that, working together as a team, we will be able to achieve much more, attract investment, and create opportunities for everyone. When you operate actively as a community, it gets noticed. People see the difference. 5. Q: I am worried about the word “supervised” by the municipality. Supervision is not their strongest point. What exactly is meant by supervised? A: It is a matter of oversight, and it’s important to understand that the CID is a creature of statute—its existence is enabled by an Act of Parliament. While it is driven by the community, it functions within a municipal framework. There is a supervisory element. The municipality’s role is limited, yet they still exercise oversight over our activities. Our budget is approved by their council; they have a responsibility to ensure we carry out what we committed to. 6. Q: How is the CID going to incorporate the justice system? How are we going to be safe? A: Local and national law enforcement agencies lack the capacity and resources to fully carry out their duties. Private security companies help fill some of these gaps, but they also have limitations. We have consulted security experts in our town to assess our specific needs, including compliance with by-laws. We are pursuing a holistic approach to crime that emphasizes the importance of communication and coordination between law enforcement, private security, and other relevant parties. This ensures a controlled and effective response to security issues, while remaining mindful of the limited capacity of law enforcement. 7. Q: Is there scope within the CID to address issues such as the indiscriminate destruction of heritage buildings, the unplanned	
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		emergence of businesses and residential areas, and other developments that can negatively affect property values? A: Heritage is a vital part of the town, but challenges arise from limited enforcement and poor communication between local and provincial bodies. While groups like the Heritage Society have talented members, their impact is restricted by statutory limits. The CID can help by facilitating communication, coordinating efforts, and enabling practical actions—such as maintaining parks—to ensure the community works together to protect and enhance heritage assets. We aim to provide capacity and resources to credible entities or organizations to help them better achieve their objectives. 8. Q: Regarding voting and questions, is this conducted as a public participation meeting? Or is it done online, via WhatsApp, or by some other method? What is the process? A: After this meeting, anyone who wishes to provide comments or input on the presentation may do so within a 30-day period. A final budget will then be presented at a second meeting in January for approval, requiring a 60% plus one majority vote. Following this, the final application is submitted to the local authority for approval. Property owners who wish to become members of the company can apply, and once approved, they will elect a board of directors to manage the company's administration. Municipal approval of the CID aligns with the council's budget process, allowing implementation to begin on 1 July of the following year. 9. Q: Referring to the first table in the presentation, if it's based on the property rates, and that is based on your valuation, then the rates are not vatable. Is there another element incorporated in your calculation? A: We will check it and get back to you, because of our status as an NPC. It might be different to the local authority.	
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10. **Q:** What concerns me is this: once we've gone through the entire process, the municipality still has to approve it. What happens if they decide not to approve?

A: If the municipality were not to approve, we would review the situation and address it accordingly. I don't anticipate this happening, but if it did, it would likely be for a valid reason, and they might refer it back to us. For example, last year the municipality's proposed budget was not adopted initially and had to be resubmitted. The municipality cannot reject it without a proper reason, and any such decision could be subject to review. However, it would certainly be a challenge that we would need to manage.

Statement: I want to sincerely thank everyone for the hard work they've put in. Looking at the municipality and the initiative you've taken, we are truly grateful and optimistic about the improvements ahead for our town. There are many questions, but it's clear how much research and effort you've already invested over the past year, including complying with numerous regulations. We place our trust and faith in you, confident that your work represents the interests of the entire Graaff-Reinet community and beyond. Thank you very much.

Statement: I'd like to thank all of you for the fantastic work you're doing—the old committee, the new committee, everyone involved. About 25 years ago, our little village, a farming community of 18 farmers on 80,000 hectares, had very little cooperation between communities. Since then, we've established a conservancy and built a strong, collaborative village community. We are safe, work together, and raise funds that we reinvest into the community, supporting both staff and local projects. I see amazing progress happening, and I want to emphasize that if the community doesn't embrace this opportunity wholeheartedly, it would be a real loss. This is a wonderful place to live, and I encourage everyone to support it fully. Thank you.

Statement: I am a security company owner working in 54 towns. It's remarkable to see places like Wilderness and McGregor, where property values have tripled due to low crime levels. I believe the same can happen in this town, boosting property values, creating wealth, and providing more opportunities for work, shops, and businesses—which will benefit everyone, including those in less affluent areas. It's concerning to see examples like Johannesburg, where property values in some areas have dropped dramatically due to crime. We don't want that to happen here. What's happening in this town now has the potential to transform it into a fantastic place to live, retire, and visit. Places like McGregor show that when a town thrives, it becomes a destination people want to be in. Thank you very much.

Statement: I've been living in Graaff-Reinet for just one year. Back where I come from, I was a farmer and heavily involved in a security company for our farmers, which cost thousands per farmer each month, and crime was a serious problem. Since moving here, I can see why people are drawn to this town. I wish you the best of luck and want to remind every resident how fortunate they are. Let's stand together, get involved, and support this initiative. Thank you so much.

Statement: If we truly want the CID to be successful, it's very important for the people of Graaff-Reinet to own the CID. The CID must be a reflection of the thoughts, planning and feelings of the people of Graaff-Reinet. It becomes suspicious if references are made to the Western Cape and we associate Western Cape with DA. It makes one think it's a political driven agenda instead of being sincere, therefore we must own it.

Statement: I want to thank you all for the work you've done so far. As a fairly new resident of Graaff-Reinet, I quickly realized that, like many small towns, we live on an "island." Without attracting external revenue, we are merely putting a Band-Aid on a much deeper problem. Many social challenges here reflect broader issues facing the country. For example, building a homeless shelter treats a

		symptom, but does not address the root causes. The key is to generate income from outside the town and even outside the country. We cannot ignore the need for change in our town; otherwise, we risk following the same decline as other small towns. Addressing these challenges requires creating sustainable jobs and economic opportunities rather than merely addressing the symptoms.	
9	CLOSURE	DL thanked everyone for their participation and closed the meeting.	Derek Light