GRAAFF-REINET
COMMUNITY IMPROVEMENT DISTRICT

Welcome to the 1st Public Meeting

9th December 2025

Botanics Sports Club

Agenda

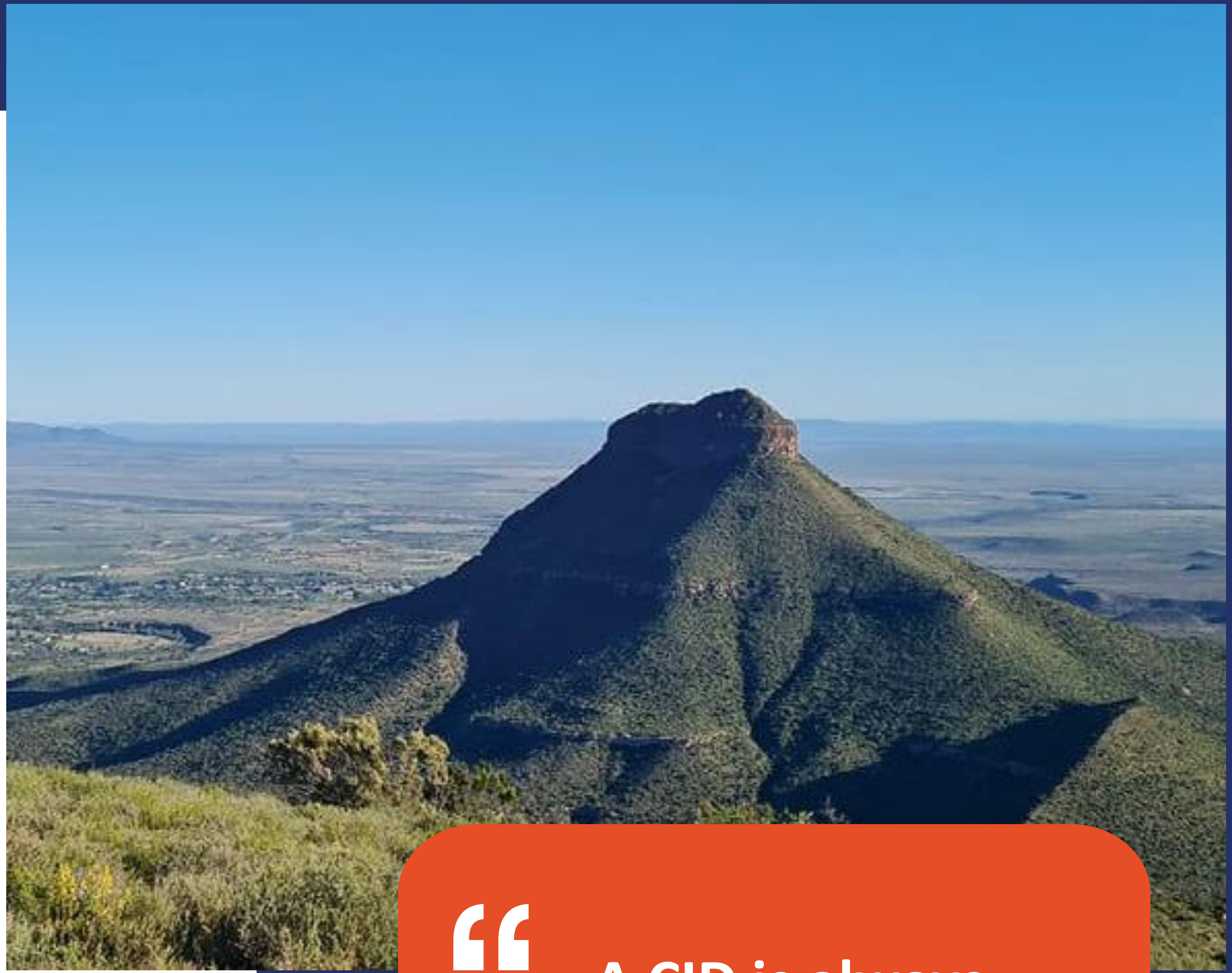
1. Welcome
2. Introduction to GRT CID
3. Survey Results
4. Business Plan
5. Budget & Finance
6. Next steps
7. Questions

Steering Committee

- **Andy Johnson:** Egyptian Lane
- **Anziske Kayster:** Meintjies street
- **Chrisjan Maya:** Blossom street
- **Derek Light:** Somerset street
- **Niel Keyser:** Stockenstroom street
- **Robert Hobson:** Cradock street
- **Wessel Landman:** Somerset street

Additional Members:

- **Tanya Kroon:** Paardekraal Farm
- **Leratho Siyaya:** Napier street



> "A CID is always initiated by the COMMUNITY, run by the COMMUNITY and for the benefit of the COMMUNITY!

What is a CID?

- *"A City Improvement District (CID) refers to a clearly defined geographical area, in which property owners contribute additional rates to fund supplementary municipal services for that specific area as per a community supported Business Plan approved by Council"* (City of Cape Town, 2025).
- **Additional services include:**
  - ✓ Public safety
  - ✓ Cleaning services
  - ✓ Urban maintenance
  - ✓ Social and economic development upliftment
- These additional services are provided in **PUBLIC SPACES, NO** expenditure on **PRIVATE PROPERTY.**
- Those eligible for rates relief are exempted from additional rates.
- CID is governed by Dr. Beyers Naude Local Municipality Community Improvement District By-law (2025) and the CID Policy 2025.
- **Always initiated by the community. Property owners who form the Steering Committee.**

Why establish a CID?

Graaff-Reinet is a unique and special town, and the initiative aims to preserve these qualities.

- Create a **safer** and **cleaner** environment.
- **Coordinated management structure** to keep the CBD and key tourist areas **clean**, **attractive,** and **economically active.**
- **Improved service delivery**, protects property values, and **boosts the town's appeal** for residents, businesses, and visitors.
- **Greater ownership** amongst locals and contribution to the wellbeing of their town.

While the Municipality continues to deliver essential services, its budget and size limit the extent of services it can provide.

"

OUR TOWN.
OUR HOME.
OUR FUTURE.

GRT CID Focus Areas

Biodiversity/ Environmental

Promoting inclusivity and diverse community engagement in public facilities and spaces.

Social Upliftment

Empowering local communities through continuous support and development.

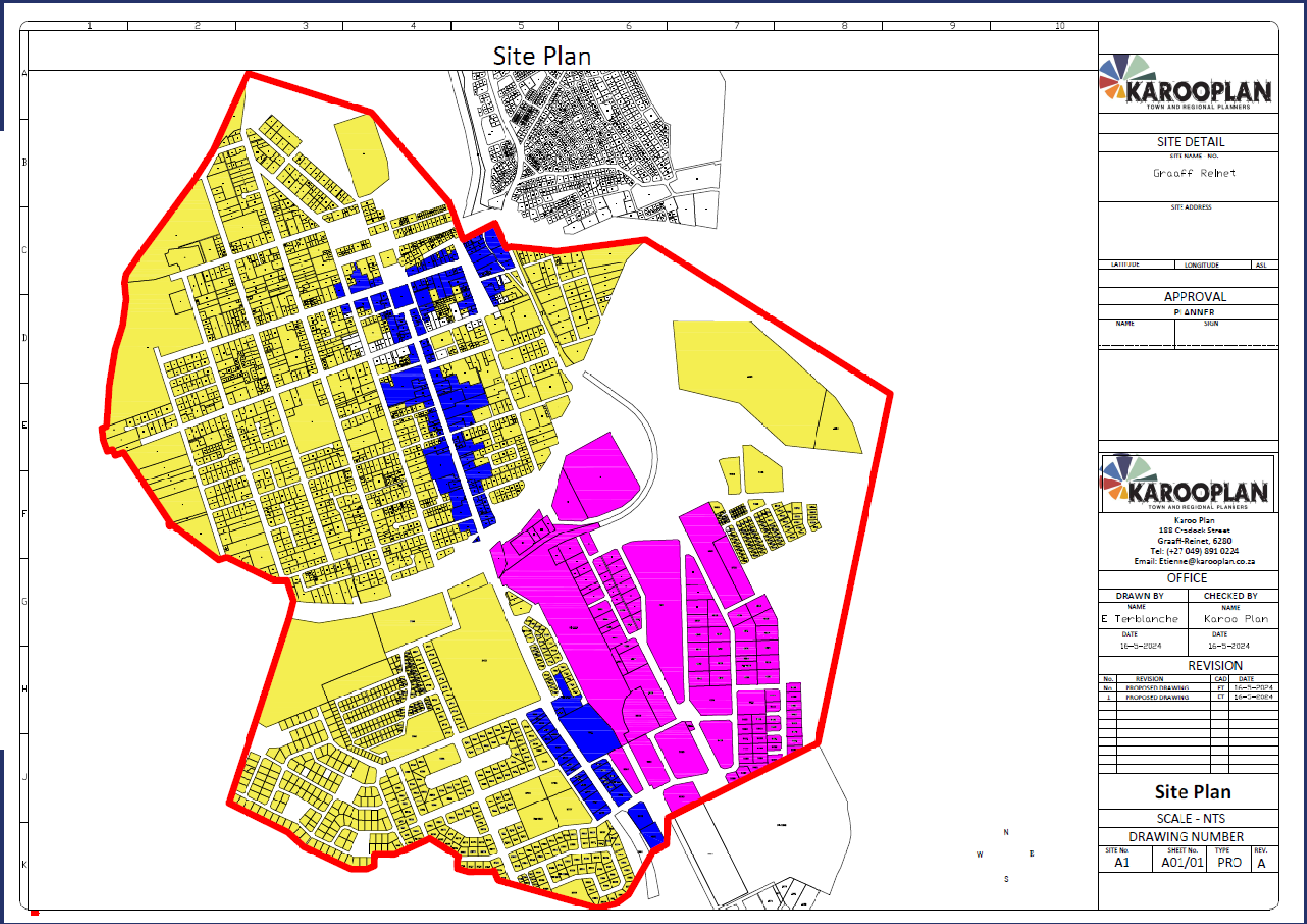
Public Safety

Ensuring Graaff-Reinet is safe for all.

Cleaning & Maintenance

Ensuring cleaning and maintenance of public spaces to improve overall quality of life.

Proposed Geographic Area



GRT CID processes to date

1. Establish a Steering Committee	Committee members were vetted by the Executive Manager of the Municipality
2. Conduct Urban Management Survey	Completed by local community and proposed additional rate payers & approved by the Executive Manager
3. Submit Public Participation Plan	Completed by Steering Committee & approved by the Executive Manager
4. Prepare Business Plan and Proposed 5-year Budget	Compiled by the Steering Committee
5. Host 1st Public Meeting	Present draft Business plan and budget to the community and proposed additional rate payers
6. Allow for 30 day commentary period	Community and proposed additional rate payers comment on draft Business plan

Urban Management Survey

- Conducted from **mid-September to mid-November 2025**.
- Distributed via **email** using municipal contact information.
- Made available on the **website**.
- **Shared on local WhatsApp and Facebook groups**, reaching residents beyond the CID boundary.
- **Volunteers assisted door-to-door** to help residents complete the survey.

Key Data

- 330 **responses** received.

- 267 **unique property owners** within the defined CID boundary completed the survey representing 332 additional rateable properties (ARP's) within the boundary, exceeding the requirement of 20% (equivalent to 276 responses).

- An additional 63 surveys were submitted by **Graaff-Reinet residents**.

Key Highlights: Overview

- The results of the UMS were generally positive and showed a willingness to **support the improvement** and **development** for a CID in Graaff-Reinet.
- Most respondents were **property owners**.
- The majority listed **Graaff-Reinet as their primary residence**.
- Over half have **lived in town for more than 16 years**.
- Most noted that **the town's character has changed over time**.
- The vast majority **support establishing the GRT CID**.

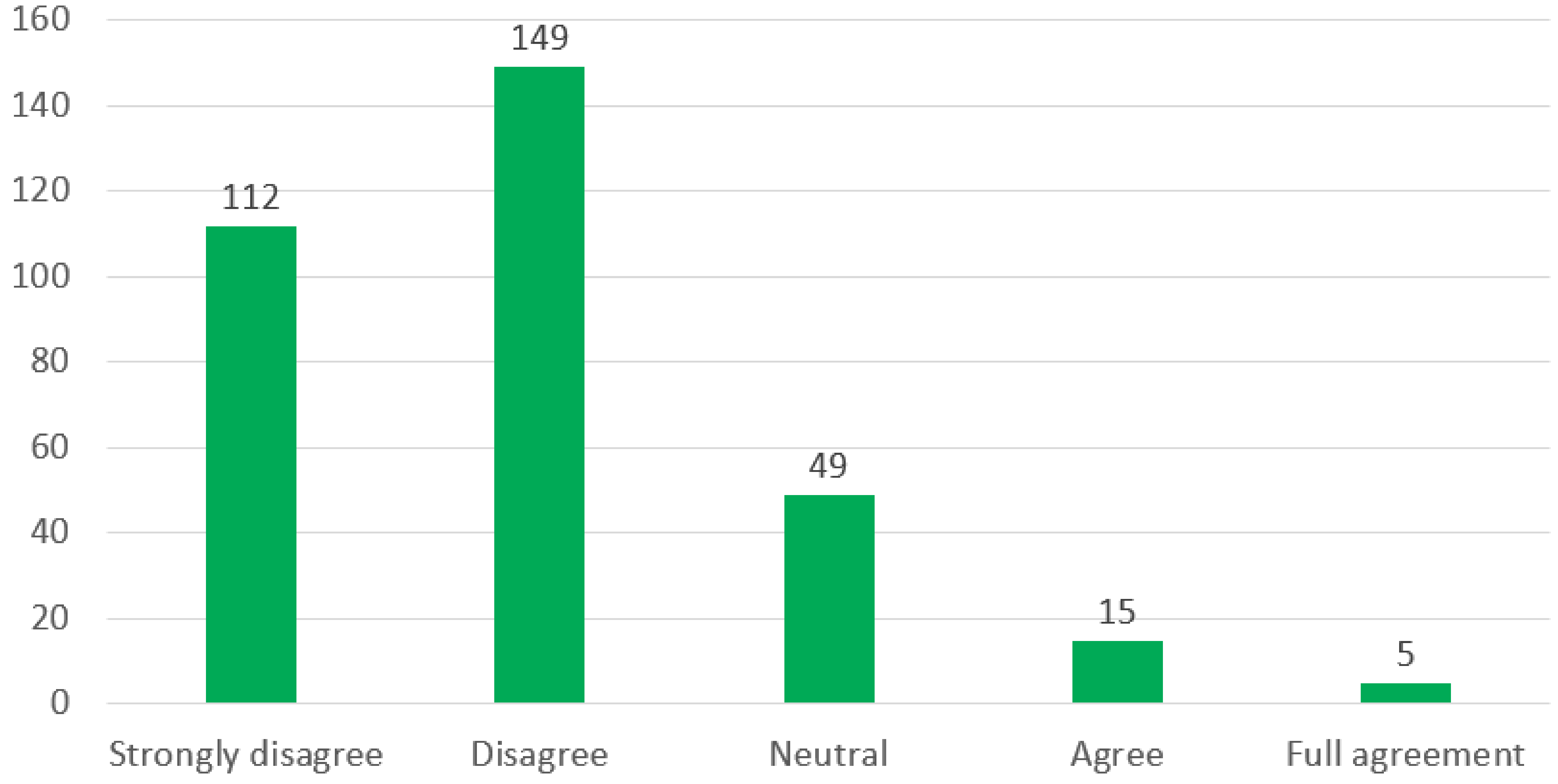
Key Highlights: Security & Safety

- Graaff-Reinet is still viewed as a **relatively safe town**.
- Most feel **reasonably safe at home** during the day and night.
- Residents generally feel **safe walking to and from work**, though few feel **completely safe**.
- Many residents feel their **neighbourhoods have become less secure and safe**.
- Most respondents have **experienced some form of crime**, mainly **break-ins/burglaries** and **vandalism**.
- Most feel there is **insufficient visible policing** in the streets.
- Many would feel **safer with more cameras and patrolling**.

Key Highlights: Security & Safety

Do you believe there is sufficient visible policing in our streets?

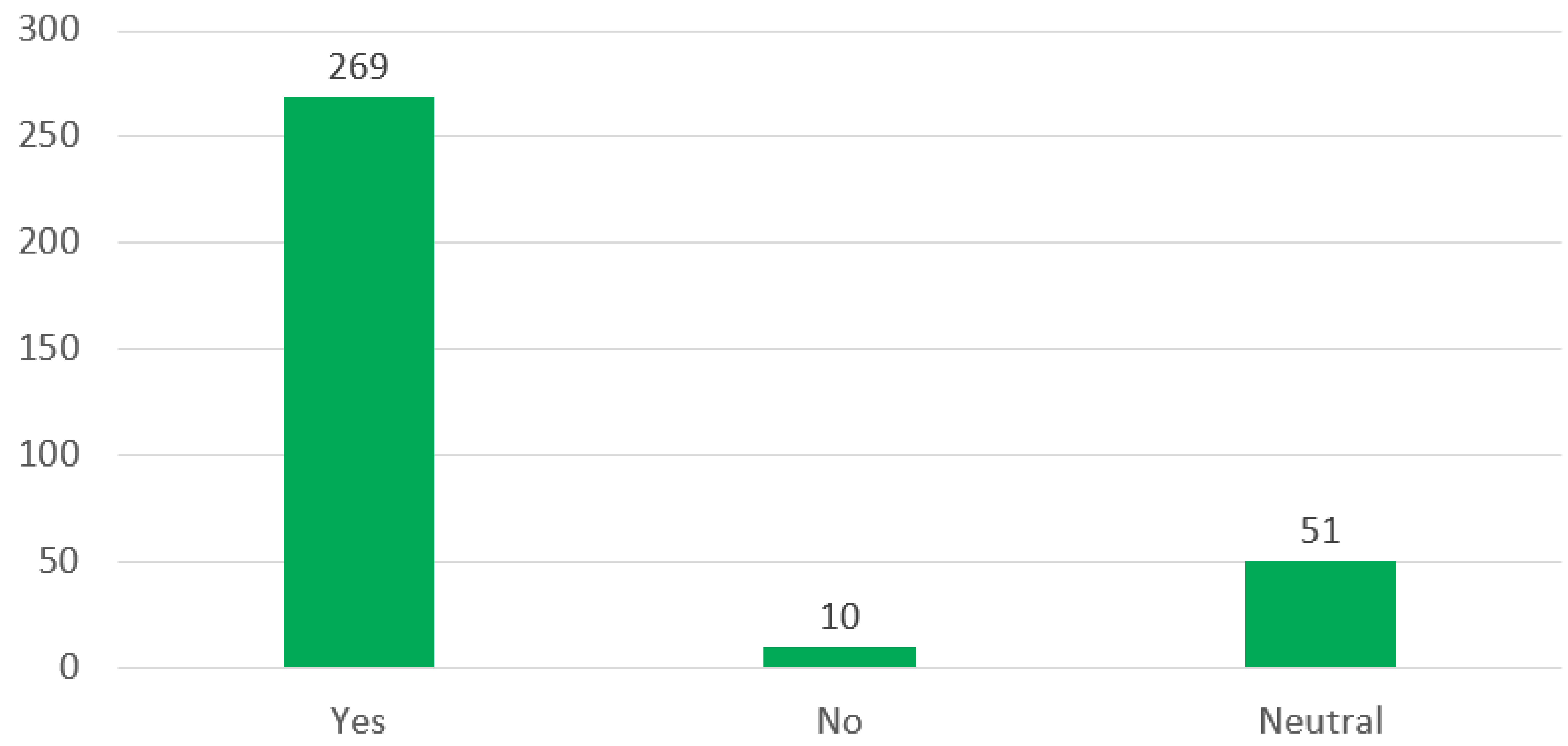
330 responses



Key Highlights: Security & Safety

Would you feel safer walking in your neighbourhood unaccompanied if there were more cameras and patrolling?

330 responses



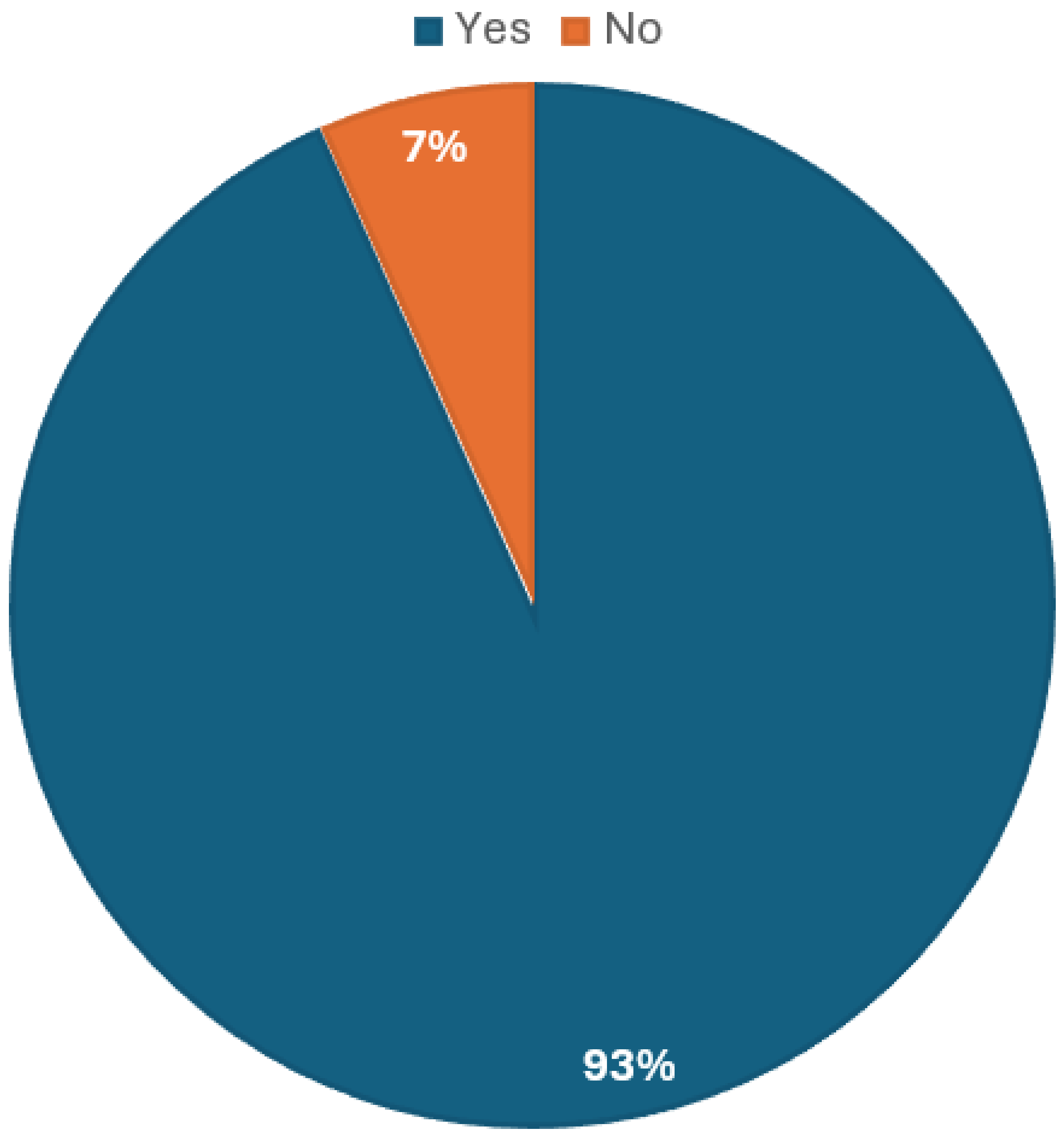
Key Highlights: Cleanliness

- Many respondents believe there is a **lack of suitable and clean sidewalks**.
- Over half feel their **neighborhood has become dirtier**.
- **Litter in public areas** is widely seen as a problem.
- There are **insufficient bins**, and existing bins are **not regularly cleaned**.
- Accessible **drop-off points** in town are seen as a way to help reduce littering.

Key Highlights: Cleanliness

Do you feel that litter in the public areas in town is a problem?

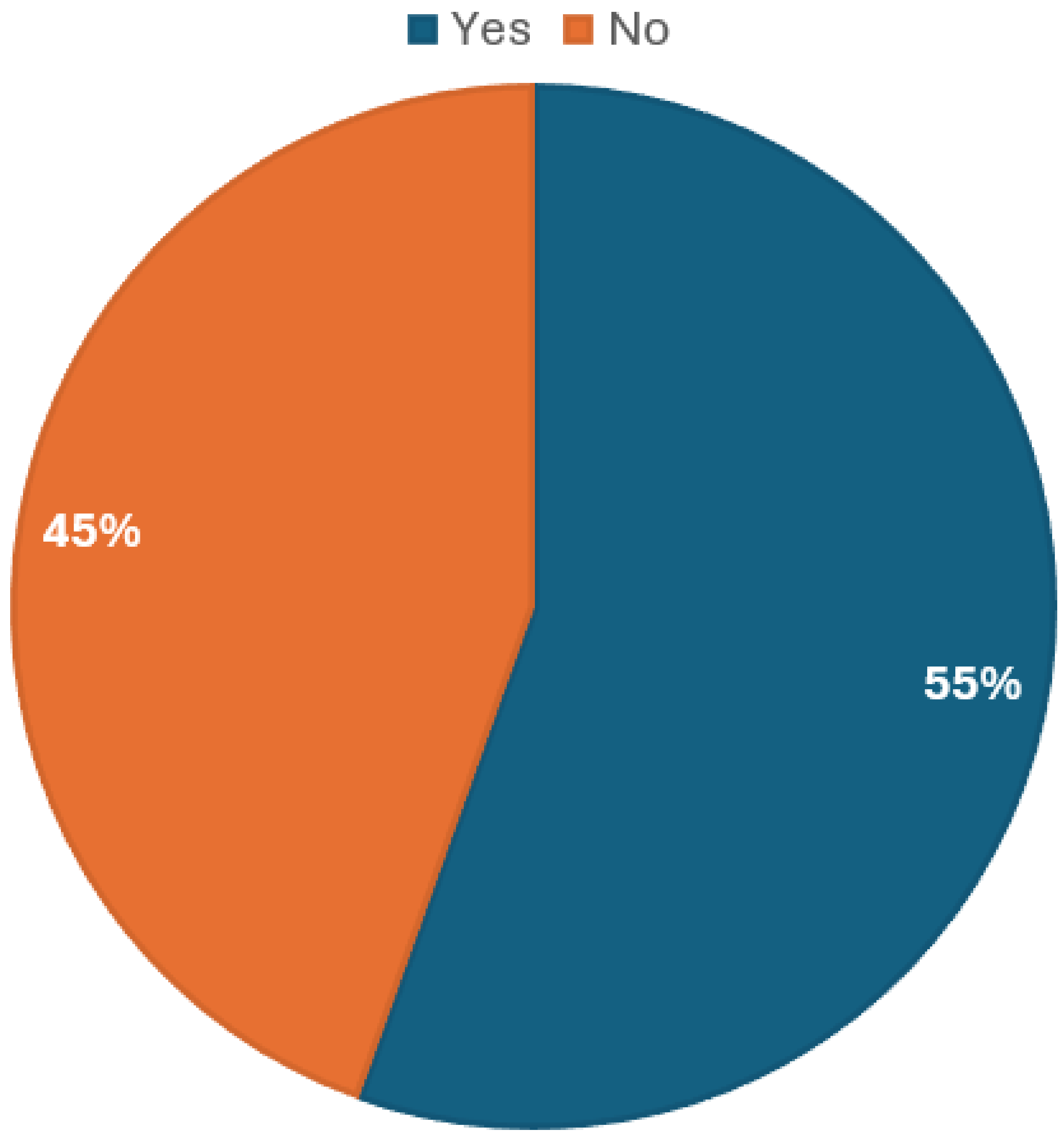
330 responses



Key Highlights: Cleanliness

Has your neighbourhood become dirtier?

330 responses



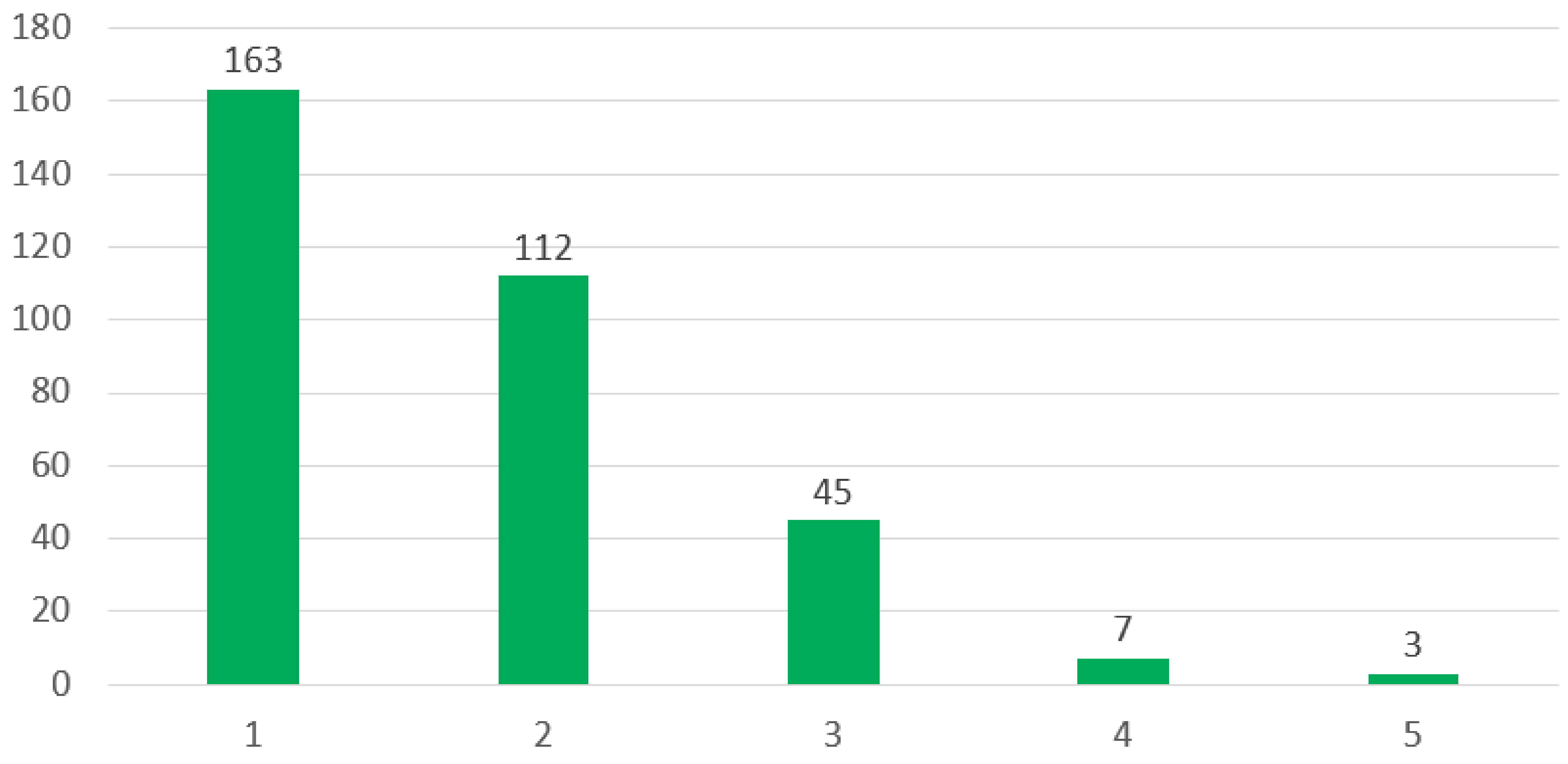
Key Highlights: Maintenance & Environmental

- Most respondents want **more measures to improve braai, open areas, parks and gardens**.
- Many would like **more dustbins and signage** in parks and open areas.
- There is a desire for **additional toilet facilities** in these public spaces.
- Many respondents feel that **mowing, weeding, and tree planting** would improve parks and open spaces.
- Most respondents would **recycle if home collection services were available**.

Key Highlights: Maintenance & Environmental

How would you rate the overall condition of the parks and open garden spaces in town? (1 = very poor, 5 = excellent)

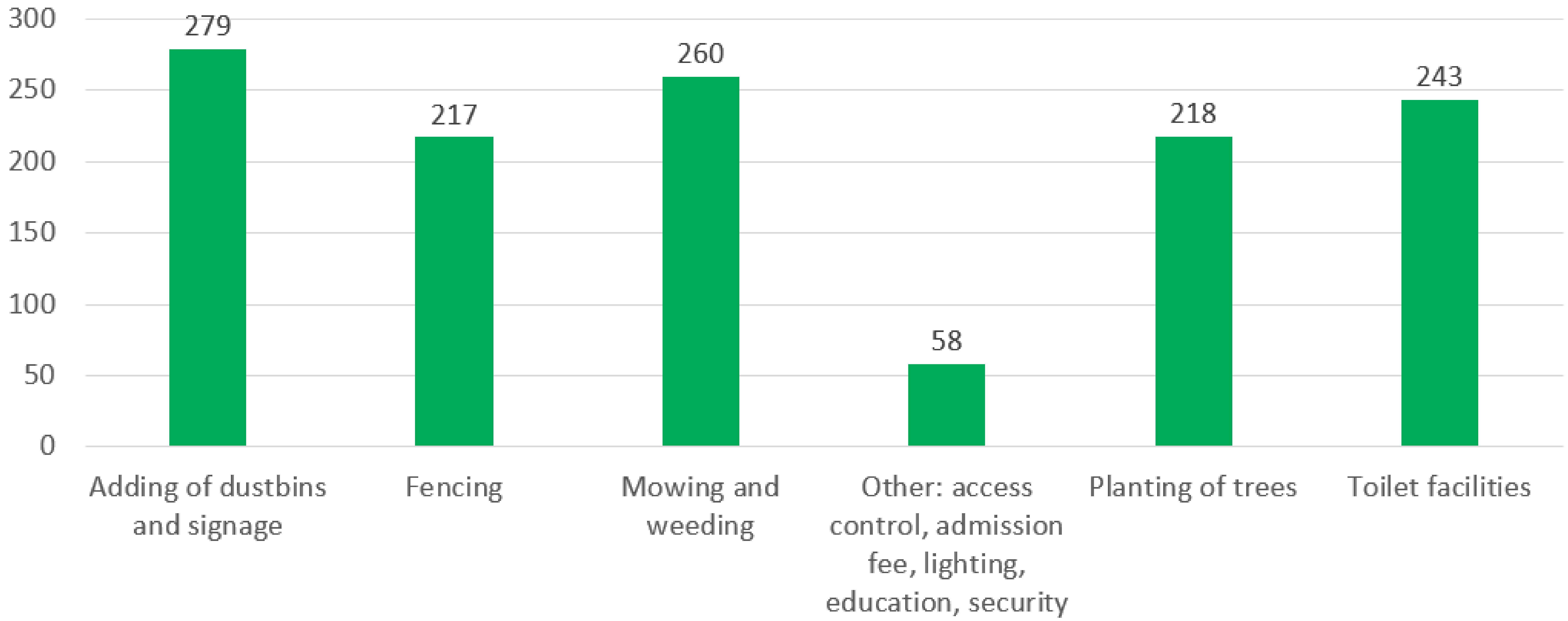
330 responses



Key Highlights: Maintenance & Environmental

Which of the following measures would improve the parks and open spaces?

330 responses



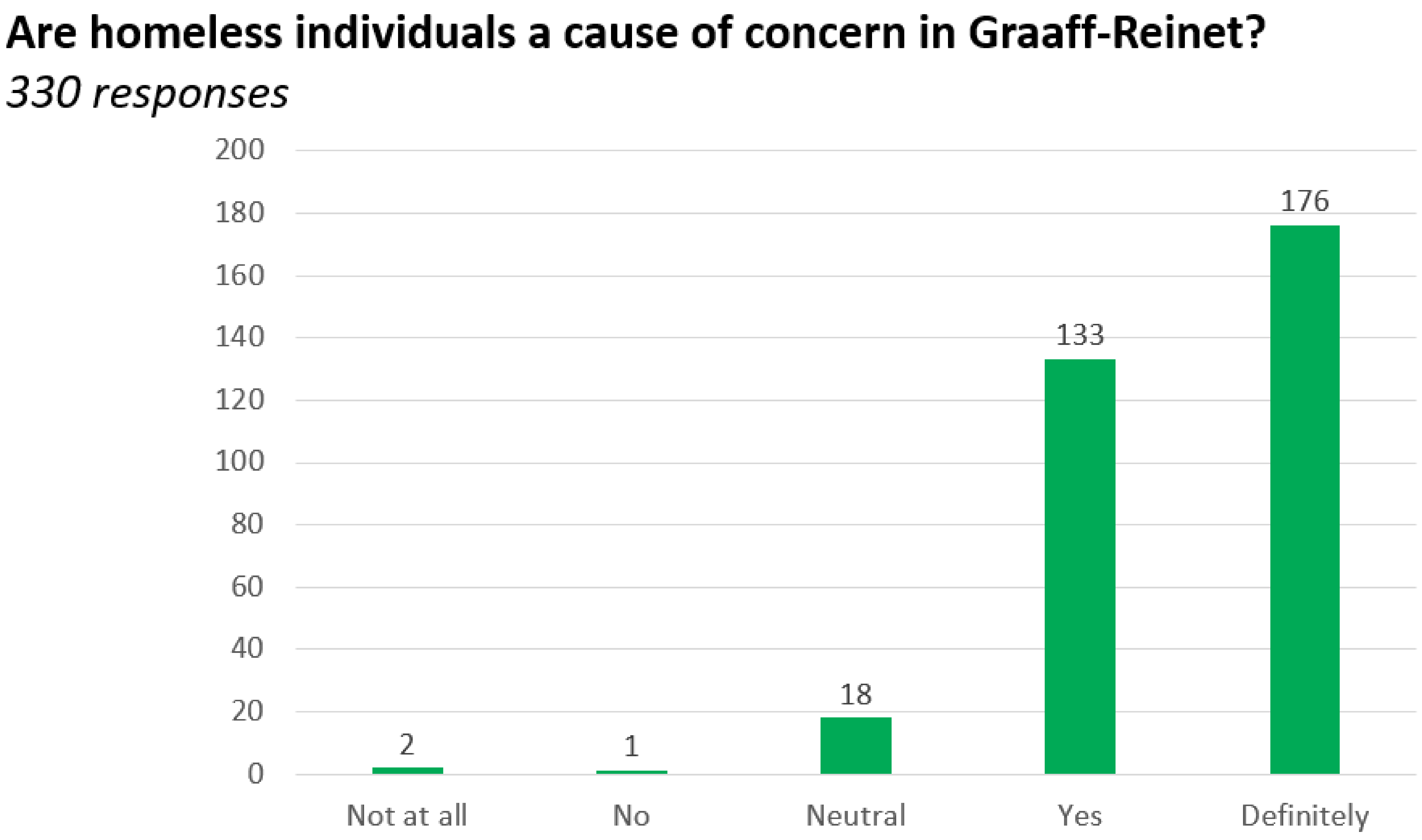
Key Highlights: Social Upliftment

- Homeless individuals are seen as a **major concern in Graaff-Reinet, which presents a problem all the time.**

- Most respondents want the CID to **collaborate with NGOs** to address issues like homelessness.

- Many support the **CID assisting and supporting less fortunate residents** beyond the CID boundary.

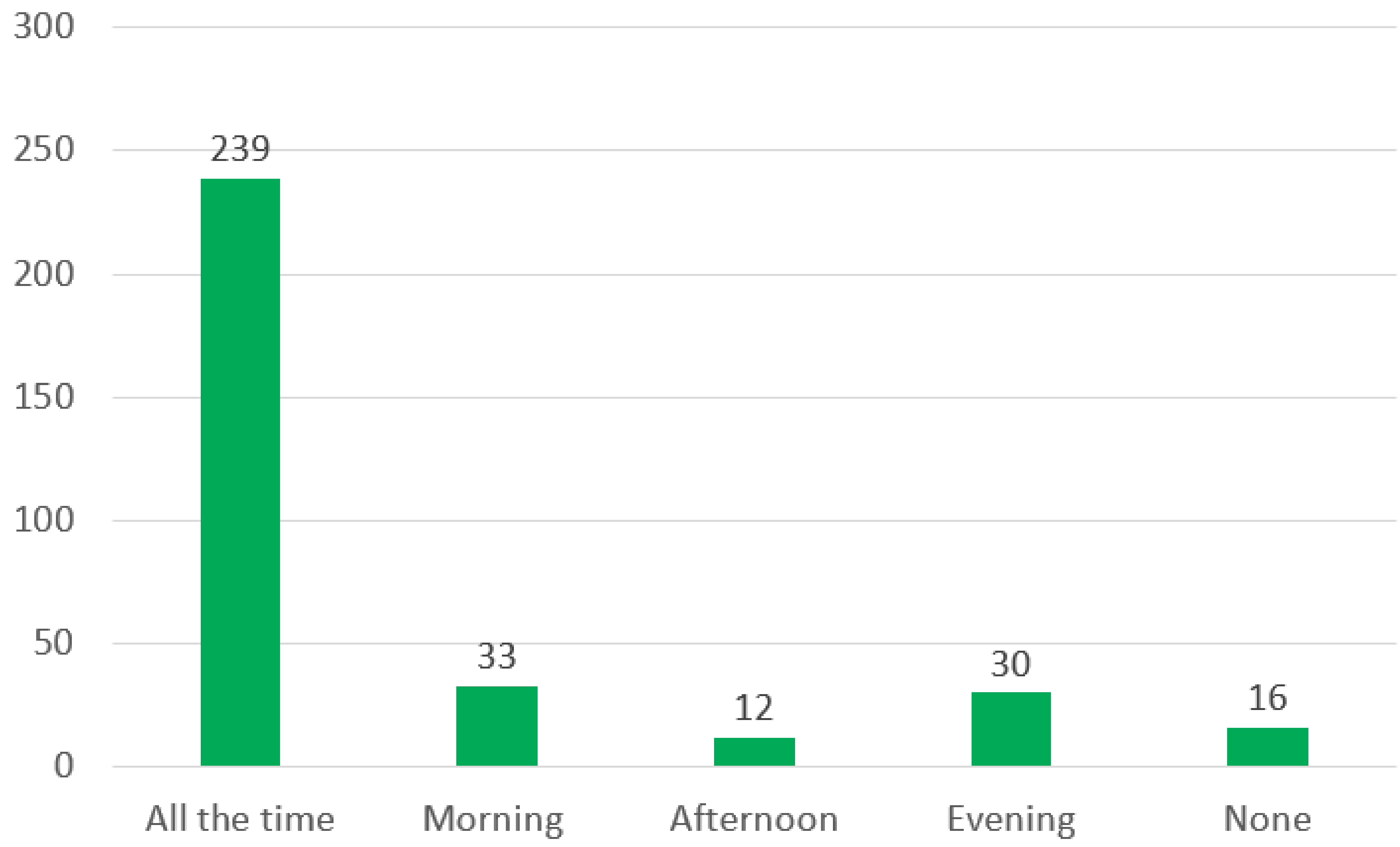
Key Highlights: Social Upliftment



Key Highlights: Social Upliftment

At which time do the homeless present a problem?

330 responses



Business Plan

1. Improving Safety & Security
2. Cleaning & Maintenance
3. Environmental Development
4. Social Upliftment
5. Communications
6. Financials

Safety & Security

- **51%** of YEAR 1 total expenditure

- Safety & Security **solutions**:

  - ➢CCTV across Graaff-Reinet
  - ➢Monitoring of cameras in town
  - ➢24 hour patrolling in Graaff-Reinet
  - ➢Centralised control room and coordination of stakeholders
  - ➢Support community watch initiatives

Public Safety

Ensuring Graaff-Reinet is safe for all.

Cleaning & Maintenance

- **20.6%** of YEAR 1 total expenditure

- Cleaning & Maintenance **solutions:**

  - Maintain and clean public areas
  - Support recycling efforts
  - Improve public amenities

The GRT CID will focus greatly on education and awareness about cleaning!

Cleaning & Maintenance

Ensuring cleaning and maintenance of public spaces to improve overall quality of life.

Environmental Development

- **8.4%** of YEAR 1 total expenditure

- Environmental Development **solutions:**

  - Maintain vegetation and greenery
  - Keep public spaces clean

The GRT CID will work closely with passionate individuals in our town already doing wonderful work taking care of the plants and green spaces in town such as the Tree Committee.

Biodiversity/ Environmental

Promoting inclusivity and diverse community engagement in public facilities and spaces.

Social Upliftment

- **5%** of YEAR 1 total expenditure
- Social Upliftment **solutions**:
  - Support vulnerable community members
  - Partner with qualified NPOs

We will focus on providing sustainable support, focusing on a ‘hand up’ rather than ‘hand out’.

Social Upliftment

Empowering local communities through continuous support and development.

Financial Impact

Residential Properties			Rate in Rand = 0,00112		
Proposed Budget 2026/2027	**Property Value**	**Annual Contribution (VAT EXCL)**	**Annual Contribution (VAT INCL)**	**Monthly Contribution (VAT EXCL)**	**Monthly Contribution (VAT INCL)**
R 2,000,000	R 1,000,000.00	R 2 240,00	R 2 576,00	R 186,67	R 214,67
Average	R 1,334,516.50	R 2 989,32	R 3 437,71	R 249,11	**R 286,48**
Non-Residential Properties			**Rate in Rand = 0,00433**		
Proposed Budget 2026/2027	**Property Value**	**Annual Contribution (VAT EXCL)**	**Annual Contribution (VAT INCL)**	**Monthly Contribution (VAT EXCL)**	**Monthly Contribution (VAT INCL)**
R 3,000,000	R 1,000,000.00	R 12 990,00	R 14 938,50	R 1 082,50	R 1 244,88
Average	R 2,125,300.61	R 27 416,38	R 31 528,83	R 2 284,70	**R 2 627,40**

Proposed Budget - Overview

	Year 1	Year 2	Year 3	Year 4	Year 5
	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Income from Additional Rate	R 5 000 000,00	R 5 150 000,00	R 5 304 500,00	R 5 463 635,00	R 5 627 544,00
Core Business	R 4 250 000,00	R 4 359 500,00	R 4 471 205,00	R 4 585 116,35	R 4 701 231,50
Depreciation Repairs & Maintenance					
General Expenditure	R 600 000,00	R 636 000,00	R 674 160,00	R 714 609,60	R 757 486,18
Projects					
Capital Expenditure (PPE)					
Rolling bad debt reserve 3%	R 150 000,00	R 154 500,00	R 159 135,00	R 163 909,05	R 168 826,32
TOTAL EXPENDITURE	R 5 000 000,00	R 5 150 000,00	R 5 304 500,00	R 5 463 635,00	R 5 627 544,00

Proposed Budget – Core Business

	Year 1	Year 2	Year 3	Year 4	Year 5
	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
EXPENDITURE					
Safety & Security					
CCTV & monitoring	R 1 800 000,00	R 1 085 000,00	R 700 000,00	R 400 000,00	R 450 000,00
Patrolling	R 650 000,00	R 700 000,00	R 751 500,00	R 865 000,00	R 851 000,00
Car Guard	R 100 000,00	R 120 000,00	R 80 000,00	R 80 000,00	R 100 000,00
	R 2 550 000,00	R 1 905 000,00	R 1 531 500,00	R 1 345 000,00	R 1 401 000,00
Cleaning & Maintenance					
Cleaning & waste removal	R 420 000,00	R 462 000,00	R 487 000,00	R 514 500,00	R 544 750,00
Urban restoration & maintenance	R 610 000,00	R 1 030 500,00	R 1 194 505,00	R 900 000,00	R 690 000,00
	R 1 030 000,00	R 1 492 500,00	R 1 681 505,00	R 1 414 500,00	R 1 234 750,00
Environmental					
Environmental development	R 420 000,00	R 462 000,00	R 508 200,00	R 559 020,00	R 614 922,00
	R 420 000,00	R 462 000,00	R 508 200,00	R 559 020,00	R 614 922,00
Social Upliftment					
Social upliftment	R 250 000,00	R 500 000,00	R 750 000,00	R 1 266 596,35	R 1 450 559,50
	R 250 000,00	R 500 000,00	R 750 000,00	R 1 266 596,35	R 1 450 559,50
Total Core Business	R 4 250 000,00	R 4 359 500,00	R 4 471 205,00	R 4 585 116,35	R 4 701 231,50

Proposed Budget – General Expenditure

	Year 1 2026/2027		Year 2 2027/2028		Year 3 2028/2029		Year 4 2029/2030		Year 5 2030/2031	
General expenditure										
Accounting & taxation fees	R	45 000,00	R	47 700,00	R	50 562,00	R	53 595,72	R	56 811,46
Administration & management fees	R	300 000,00	R	318 000,00	R	337 080,00	R	357 304,80	R	378 743,09
Advertising costs	R	25 000,00	R	26 500,00	R	28 090,00	R	29 775,40	R	31 561,92
Auditors remuneration	R	-	R	-	R	-	R	-	R	-
Bank charges	R	12 000,00	R	12 720,00	R	13 483,20	R	14 292,19	R	15 149,72
Catering & food	R	8 000,00	R	8 480,00	R	8 988,80	R	9 528,13	R	10 099,82
Communication	R	-	R	-	R	-	R	-	R	-
Computer expenses	R	25 000,00	R	26 500,00	R	28 090,00	R	29 775,40	R	31 561,92
Contingency/sundry	R	-	R	-	R	-	R	-	R	-
Insurance	R	4 000,00	R	4 240,00	R	4 494,40	R	4 764,06	R	5 049,91
Marketing & promotions	R	20 000,00	R	21 200,00	R	22 472,00	R	23 820,32	R	25 249,54
Printing	R	24 000,00	R	25 440,00	R	26 966,40	R	28 584,38	R	30 299,45
Stationary	R	12 000,00	R	12 720,00	R	13 483,20	R	14 292,19	R	15 149,72
Protective clothing	R	10 000,00	R	10 600,00	R	11 236,00	R	11 910,16	R	12 624,77
Secreterial duties	R	-	R	-	R	-	R	-	R	-
Seed capital	R	100 000,00	R	106 000,00	R	112 360,00	R	119 101,60	R	126 247,70
Telecommunications	R	15 000,00	R	15 900,00	R	16 854,00	R	17 865,24	R	18 937,15
Total General Expenditure:	R	600 000,00	R	636 000,00	R	674 160,00	R	714 609,60	R	757 486,18

Governance

- Operated as a **Non-Profit Company (NPC)** under the Companies Act.
- The **Steering Committee will act as founding directors** until a Members' Meeting is held **within 6 months.**
- The **Municipality does not manage daily operation**s but provides **oversight** and ensures **legal compliance.**
- A **Councilor** appointed by the Executive Mayor will attend Board meetings as an **observer.**
- Membership is **free for eligible ratepayers in the area**, subject to completing the application forms.
- **Only registered NPC members have voting rights.**
- A **Board of Directors** will be elected at the **Members' Meeting**, and all nominees must be NPC members.
- The Board will appoint **a chairperson** and assign portfolios to directors to oversee specific activities.
- Sustainability depends on **effective management** of service providers and coordination of initiatives.
- **A CID Manager** will be appointed to run daily operations, manage service providers, communicate with stakeholders, and handle administration.
- The CID operates on **a 5-year cycle,** with a new plan presented at the **5th-year AGM for approval**.
- Members may **dissolve the CID at any time** through the prescribed process.

Communications

- ➢ Use multiple communication channels
  - www.grtcid.co.za

- ➢ Maintain regular community engagement

- ➢ Support accessibility and transparency

Next Steps

1. **30-day Commentary period:**
   - Starts: 10 December 2025
   - Closes: 12 January 2026
   - Comments via info@grtcid.co.za or 071 244 0820

2. **Focus Groups:**
   - 17 & 18 December

3. **2nd Public Meeting:**
   - 15 January 2026
   - Present final Business plan taking comments into consideration

Next Steps

3. 30 Commentary period:

- Starts: 16 January 2026
- Ends: 16 February 2026

➢ Comments via info@grtcid.co.za or 071 244 0820

4. Voting:

- Starts: 16 January 2026
- Ends: 16 March 2026
- Voting via www.grtcid.co.za or hardcopies at 68 Somerset street

5. If support achieved, apply to Council to establish a CID

6. Council approves application

7. CID established

8. Business plan implemented July 2026


GRAAFF-REINET
COMMUNITY IMPROVEMENT DISTRICT
Thank You

QUESTIONS?

GET IN TOUCH

Contact Person: Imke Marais

Contact number: 071 244 0820

Email address: info@grtcid.co.za

Website: www.grtcid.co.za

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Run by the COMMUNITY, for the COMMUNITY!