



City Government & Municipal Presentation Template

Welcome to the 2nd Public Meeting
15 January 2026
Botanics Sports Club



Agenda

1. Welcome
2. Introduction to GRT CID
3. Urban Management Survey
4. Business Plan
5. Budget & Finance
6. Comments
7. Next Steps
8. Questions

Steering Committee

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

Additional Members:

- **Chrisjan Maya:** Blossom Street
- **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



Environmental Development

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



Social Upliftment

Empowering local communities through continuous support and development.



Public Safety

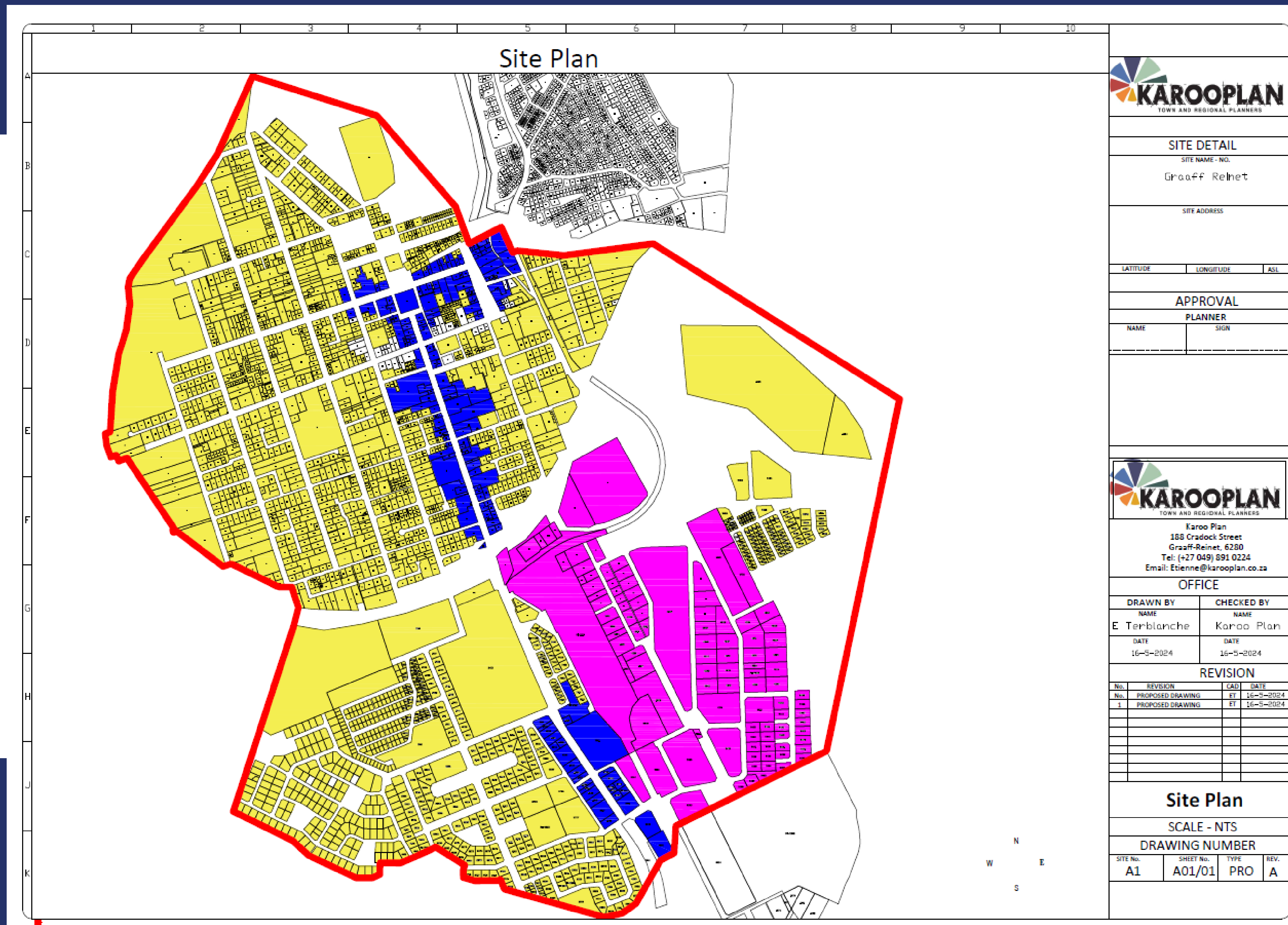
Ensuring Graaff-Reinet is safe for all.



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
7. Host 2nd Public Meeting	Present final Business Plan and budget to the community and proposed additional rate payers'
8. Allow for 30-day commentary period	Community and proposed additional rate payers' comment on final Business Plan
9. Voting for the establishment of the GRT CID	Additional rate payers' consent or object to the establishment of the CID
10. Apply to council	Submit application to council if 60% plus one votes in favour for the establishment of the CID is received

Urban Management Survey

- Conducted from **mid-September to mid-November 2025**.
- Distributed via **email, website, shared on local WhatsApp and Facebook groups, volunteers assisted door-to-door** reaching residents beyond the CID boundary.
- **330 responses** received of which **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).



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.



Environmental Development

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	
Property Value	Annual Contribution	Monthly Contribution	
R 1 000 000,00	R 1 119,25	R	93,27
R 2 000 000,00	R 2 238,49	R	186,54
R 3 000 000,00	R 3 357,74	R	279,81
Average household			
R 1 334 516,50	R 1 493,65	R	124,47
Non-Residential Properties		Rate in Rand = 0,00433	
Property Value	Annual Contribution	Monthly Contribution	
R 1 000 000,00	R 4 329,95	R	360,83
R 2 000 000,00	R 8 659,91	R	721,66
R 3 000 000,00	R 12 989,86	R	1 082,49
Average property			
R 2 125 300,61	R 9 202,45	R	766,87

Proposed Budget - Overview

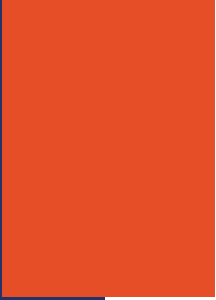
	Year 1	Year 2	Year 3	Year 4	Year 5
	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031
Income from Additional Rate	R 5 000 000,00	R 5 300 000,00	R 5 618 000,00	R 5 955 080,00	R 6 312 384,80
Rolling bad debt reserve 3%	R 150 000,00	R 159 000,00	R 168 540,00	R 178 652,40	R 189 371,54
Core Business	R 4 250 000,00	R 4 505 000,00	R 4 775 300,00	R 5 061 818,00	R 5 365 530,00
Depreciation Repairs & Maintenance					
General Expenditure	R 600 000,00	R 636 000,00	R 674 160,00	R 714 609,60	R 757 483,25
Projects					
Capital Expenditure (PPE)					
TOTAL EXPENDITURE	R 5 000 000,00	R 5 300 000,00	R 5 618 000,00	R 5 955 080,00	R 6 312 384,79
Profit/ Loss	R -	R -	R -	R -	R 0,01

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 1 090 000,00	R 750 000,00	R 655 000,00	R 745 000,00
Patrolling	R 650 000,00	R 710 000,00	R 800 000,00	R 900 000,00	R 870 000,00
Car Guard	R 100 000,00	R 120 000,00	R 105 700,00	R 105 818,00	R 95 000,00
	R 2 550 000,00	R 1 920 000,00	R 1 655 700,00	R 1 660 818,00	R 1 710 000,00
Cleaning & Maintenance					
Cleaning & waste removal	R 420 000,00	R 485 000,00	R 500 000,00	R 540 000,00	R 570 000,00
Urban restoration & maintenance	R 610 000,00	R 1 030 000,00	R 1 199 600,00	R 901 000,00	R 860 000,00
	R 1 030 000,00	R 1 515 000,00	R 1 699 600,00	R 1 441 000,00	R 1 430 000,00
Environmental					
Environmental Development	R 420 000,00	R 500 000,00	R 570 000,00	R 670 000,00	R 700 000,00
	R 420 000,00	R 500 000,00	R 570 000,00	R 670 000,00	R 700 000,00
Social Upliftment					
Social Upliftment	R 250 000,00	R 570 000,00	R 850 000,00	R 1 290 000,00	R 1 525 530,00
	R 250 000,00	R 570 000,00	R 850 000,00	R 1 290 000,00	R 1 525 530,00
TOTAL CORE EXPENDITURE	R 4 250 000,00	R 4 505 000,00	R 4 775 300,00	R 5 061 818,00	R 5 365 530,00

Proposed Budget – General Expenditure

	Year 1	Year 2	Year 3	Year 4	Year 5
	2026/2027	2027/2028	2028/2029	2029/2030	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 31 561,90
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 10 099,00
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 31 560,00
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 5 049,90
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
Secretarial 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 18 937,00
TOTAL GENERAL EXPENDITURE	R 600 000,00	R 636 000,00	R 674 160,00	R 714 609,60	R 757 483,25



Focus Group: 18 December 2025

Key findings:

1. Awareness & Education for all 4 pillars

2. Safety & Security

- Safety & Security is a broad topic (food security)
- Connection between the other pillars
- Implications for local residents

3. Cleaning & Maintenance

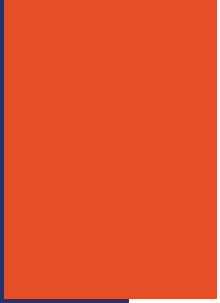
- Enforcement of Bylaws

4. Environmental Development

- What falls within the scope of environmental (fracking)

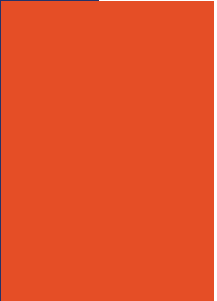
5. Social Upliftment

- Involvement of different stakeholders



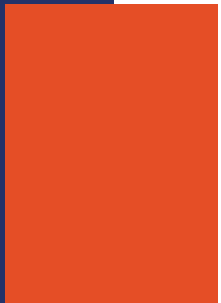
Comments & Feedback received: 9 December 2025 – 12 January 2026

- **Budget discrepancies**
- **Additional Rate**



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 operations 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
 - 071 244 0820
- Maintain regular community engagement
- Support accessibility and transparency

Next Steps

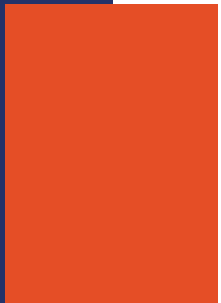
1. 2nd Public Meeting:

- 15 January 2026
- Present final Business Plan taking comments into consideration

2. 30-day Commentary period:

- Starts: 16 January 2026
- Ends: 16 February 2026
- Comments via info@grtcid.co.za or 071 244 0820





Next Steps

3. Voting:

- Starts: 15 January 2026
- Ends: 16 March 2026
- Voting via www.grtcid.co.za or hardcopies at 68 Somerset Street

PLEASE NOTE THAT CONSENT FORMS WILL BE AVAILABLE AFTER TODAY'S MEETING

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

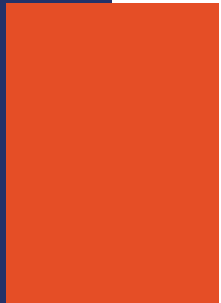
5. Council approves application

6. CID established

7. Business Plan implemented July 2026



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



Run by the
COMMUNITY, for the
COMMUNITY!