

GRAAFF-REINET CID BUSINESS PLAN

Community Improvement District (“CID”)

For the period 1 July 2027 – 30 June 2032



Compiled in accordance with the Dr. Beyers Naude Local Municipality Special Rating Area By-law, 2025 as amended by Special Rating Area amendment By-law 2025, and SRA Policy 2025. As well as compatibility with the Dr. Beyers Naude Local Municipality IDP and section 22 (4) of the MPRA.

This Business Plan is available at www.grtcid.co.za

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DEFINITIONS

AFS	Annual Financial Statements
AGM	Annual General Meeting
ARP	Additional Rate Payer
CBD	Central Business District
CID	Community Improvement District
CIPC	Companies and Intellectual Property Commission
GBV	Gender Based Violence
GRT CID	Graaff-Reinet Community Improvement District
IDP	Integrated Development Plan
KPA	Key Performance Areas

MOI	Memorandum Of Incorporation
MPRA	Municipal Property Rates Act
Municipality	Dr. Beyers Naude Local Municipality
NGO	Non-Governmental Organisation
NPO	Non- Profit Organisation
NPC	Non-Proft Company
PBO	Public Benefit Organisation
PSIRA	Private Security Industry Regulatory Authority
POS	Public Open Space
SAICA	South African Institute of Chartered Accountants
SAIPA	South African Institute of Professional Accountants
UMS	Urban Management Survey

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PART A: MOTIVATION REPORT

1. Introduction

1.1. Background

Graaff-Reinet, located in the Eastern Cape province of South Africa, has long been known for its rich history, beautiful landscapes, and as a centre of cultural heritage. This unique town is completely surrounded by the Camdeboo National Park which is home to the beautiful Valley of Desolation. What sets it apart is its mixture of rich history and the natural beauty of the Karoo landscape. The town was founded in 1786, named after the Governor of the Cape Colony at the time, Cornelis Jacob van de Graaff, and his wife, Cornelia Reinet. Over the years the town has slowly degenerated. We have seen a decline in infrastructure and service delivery. The town is experiencing economic challenges, including high unemployment and poverty, which have led some individuals to engage in criminal activity as a means of survival. However, many of these challenges could be addressed through a Community Improvement District (CID).

The purpose of this Business Plan is to give insight and background to the intention and motivation to establish a CID in Graaff-Reinet. A proposed geographic area has been identified for the CID as detailed in the map below but the aspiration is to effect change and upliftment throughout the broader community of Graaff-Reinet. A CID is a designated geographic area where property owners pay additional rates to support supplemental Municipal services. For communities that desire higher levels of Municipal services, a CID offers the option to pay for these additional services, ensuring they are both affordable and sustainable. A CID is always initiated by the community, run by the community and for the benefit of the community.

Once applied for and approved by the Municipality, the Graaff-Reinet CID (GRT CID) will be run by a Non-Profit Company (NPC) that will be responsible for the implementation of the services detailed in this Business Plan. The GRT CID is established for five years, with an option to apply for another term if property owners agree.

1.2. Nature and Functions of a CID

A CID would serve as a tool for ensuring that Graaff-Reinet stays vibrant, prosperous, and sustainable, while allowing it to address some of the challenges the town faces. Tourism has the potential to be a major contributor to the town's economy and through the GRT CID, we hope to enhance its appeal and potential as a vibrant tourist destination. According to Section 22 of the Municipal Property Rates Act (MPRA) and the Municipality By-law and Policy, a Municipality may designate an area as a CID. The additional rates collected are spent according to the approved Business Plan. The amount of the additional rates is determined by the Municipal property valuation and derived from the budget in this Business Plan. The GRT CID is proposed by a Steering Committee consisting of passionate and active members of the community who live and work in Graaff-Reinet. If established, the GRT CID would be managed via

an NPC where all eligible property-owning residents would have the option to become members, ensuring community involvement in decision making and oversight. The GRT CID will partner with civic organisations to strengthen their efforts on the ground and will engage collaboratively with both the public and private sectors to drive the town's development, promotion, and overall management. The primary objective of the GRT CID is to supplement the services provided by the local authority, with a focus on enhancing Safety & Security, Cleaning & Maintenance services, Environmental Development, including beautification of public spaces and Social Upliftment.

In accordance with the By-laws which govern CIDs and their expenditure allocation, the four primary key 'pillars' that will make up the GRT CID are as follows:

1. Safety & Security: Improving public safety for all residents.
2. Cleaning & Maintenance: Maintaining public spaces to improve overall quality of life.
3. Environmental Development: Promoting inclusivity and diverse community engagement in improving and beautifying public amenities and spaces.
4. Social upliftment: Empowering local communities through support and development.

1.3. Name of the Proposed District

Name:

Graaff-Reinet Community Improvement District Non-Profit Company (GRT CID NPC)

Vision:

Our vision is to ensure a safe, clean and sustainable environment for the benefit of all who live and work in Graaff-Reinet.

Mission:

Our mission is to enhance the community through a commitment to safety, cleanliness and maintenance, while fostering environmental sustainability, beautification, and a strong sense of social responsibility.

Goals:

- Encouraging all residents of Graaff-Reinet to take pride in their town and actively engage as responsible citizens within the community.
- Fostering a sense of safety and security throughout the town, where people can walk, hike, cycle, and children can play freely in the park with their friends.
- Promoting a clean, sustainable town that prioritizes recycling and upcycling waste, minimizing environmental impact while keeping the town clean.
- Celebrating the town's unique landscape and location, surrounded by a Camdeboo National Park, and integrating its natural beauty into urban spaces, ensuring green areas flourish within the town.
- Reducing unemployment and fostering job creation and skill development, helping to build a sense of pride, purpose, and opportunity for the community.
- Working towards poverty reduction and improving the overall well-being of residents.
- Putting in place measures which should support property values which in turn may lead to more investment in our town.

1.4. Applicant

The applicant is a member of the Graaff-Reinet CID steering committee:

Name & Surname: Derek Light

Address: 87 Somerset Street, Graaff-Reinet 6280

Email: moira@dereklight.co.za

The following property owners in the defined area compromise the steering committee:

Name & Surname	Home Address	Erf Number
Mr. Wessel Landman	79 Somerset Street	1100696000
Mr Derek Light	87 Somerset Street	1100692000
Mr. Andy Johnson	11 Egypt Lane	1101674000

Additional members:

- Mr. Chrisjan Maya: 34 Blossom Street, Graaff-Reinet
- Mrs. Tanya Kroon: Paardekraal Farm, Camdeboo
- Ms. Leratho Siyaya: 18 Napier Street, Graaff-Reinet
- Mr Niel Keyser: 110 Stockenstroom street, Graaff-Reinet
- Mrs Anziske Kayster: 3 Meintjies street, Graaff-Reinet
- Mr. Robert Hobson: 15 Cradock street, Graaff-Reinet

1.5. Geographical Area

The geographical area of the proposed GRT CID includes the following areas/neighborhoods:

- **Horseshoe:** The older, historic part of the town itself, situated within the broad, almost encircling loop of the Sundays River. The area will include predominately the ‘main’ business area, including the main roads entering Graaff-Reinet.

The following streets are included:

Aalwyn Street	Caroline Street	Cross Street	Church Street	Church Square
Goedhals Square	Grove Street	Magazine Hill	Market Square	Milner Street
Monument Street	Muller Street	Parliament Street	Rabie Street	Somerset Street
Te Water Street	Parsonage Street	Portion of Bourke Street	Portion of Caledon Street	Portion of Cradock Street
Portion of Donkin Street	Portion of Middel Street	Portion of Murray Street	Portion of Napier Street	Portion of Plasket Street
Portion of Probart Street				

- Graaff-Reinet Community Improvement District composition:
 - Yellow: Residential area
 - Dark Blue: Business Commercial

Site Plan



SITE DETAIL

SITE NAME - NO.

Grasff Reinet

SITE ADDRESS

LATITUDE LONGITUDE ASL

APPROVAL

PLANNER

NAME SIGN



Karoo Plan
188 Cradock Street
Grasff-Reinet, 6280
Tel: (+27 049) 891 0224
Email: Etienne@karrooplan.co.za

OFFICE

DRAWN BY CHECKED BY

NAME NAME
E Terblanche Karoo Plan

DATE DATE

16-5-2026 16-5-2026

REVISION

No.	REVISION	CAD	DATE
No.	PROPOSED DRAWING	ET	16-5-2026
1	PROPOSED DRAWING	ET	16-5-2026

Site Plan

SCALE - NTS

DRAWING NUMBER

SITE No.	SHEET No.	TYPE	REV.
A1	A01/01	PRO	A

1.6. Strategic Objectives

Across South Africa, many other communities have taken on the challenge of establishing a CID. If supported by both the community and the Municipality, the GRT CID will be created to strategically allocate resources towards achieving the following key pillars for the improvement of Graaff-Reinet:

- **Improving Safety & Security:** Improving safety in the area for all residents, by installing security measures such as CCTV cameras, patrol and response vehicles, and supporting local security entities in town.
- **Cleaning & Maintenance:** Including enhanced cleaning and maintenance of public spaces to improve overall quality of life by providing additional services such as litter removal, waste collection points and maintaining street furniture.
- **Environmental Development:** Including but not limited to beautifying and upgrading public areas and facilities; and promoting inclusivity and diverse community engagement in improving public facilities and spaces. Providing supplementary services such as planting indigenous species, development of parks and greenbelts and setting up playparks where appropriate.
- **Promoting Social Upliftment:** Empowering local communities through supporting and developing civic organisations, such as Non-Profit Organisations (NPO) and Public Benefit Organisations (PBO), working closely with the organisations on the ground that are experts in their field. Ensuring coordinated efforts are made to support homeless individuals, abused woman and children and supporting organisations that are upskilling and equipping members of the community for employment.

1.7. Core Principles

The GRT CID Steering Committee recognizes that by voting in favour of establishing a CID in Graaff-Reinet, the community is placing its trust not only in the legal framework that governs CIDs, but also in the integrity of the individuals leading the initiative. In a small town like Graaff-Reinet, where everyone knows each other, this trust carries even greater significance. In return, the Steering Committee is committed to upholding the following principles throughout both the establishment process and the ongoing management of the GRT CID, should it be approved.

Core principles guiding the GRT CID steering committee:

- **Transparency:** The GRT CID is committed to transparency through open, honest, and clear communication and decision-making. All relevant information, including plans, reports, and updates, will be readily accessible to all interested and affected parties to ensure trust and accountability.
- **Performance:** The GRT CID is dedicated to consistently striving for excellence by setting high standards and delivering results with efficiency, effectiveness, and a strong commitment to quality.
- **Inclusivity:** Embracing and respecting diverse perspectives, ensuring that everyone feels welcome, valued and has equal opportunities to contribute.
- **Social Responsibility:** Actively contributing to the well-being of all in our community, making ethical decisions and taking actions that positively impact the environment, community and future generations.
- **Sustainable Development:** We focus on fulfilling the needs of the local community without compromising the ability of future generations to achieve theirs.

In developing this Business Plan, the Steering Committee has placed a strong emphasis on aligning all proposed services and projects with the strategic goals and priorities outlined in the Municipality Integrated Development Plan (IDP). The success of the GRT CID is dependent on working together and bringing together stakeholders in a successful and meaningful way.

2. Proposed Services and /or Projects

2.1. Why does Graaff-Reinet need a CID?

The town of Graaff-Reinet is a very special and unique town, and the Steering Committee embarked on this initiative to preserve and ensure it stays the special and unique town that we know it to be. A CID would help Graaff-Reinet by providing reliable, extra funding to improve Safety & Security, Cleaning & Maintenance, Environmental Development and Social Upliftment in areas where the Municipality is struggling. It would create a coordinated management structure that keeps the Central Business District (CBD) and key tourist zones well-maintained, attractive, and economically active. Overall, a CID supports better service delivery, protects property values, and strengthens Graaff-Reinet's appeal for residents, businesses, and visitors. The Municipality must and will continue to deliver the services we pay for, however due to budgetary constraints and the size of our Municipality, it's not always possible to deliver the scale of services that people would like to enjoy. Therefore, the GRT CID gives residents the opportunity to take ownership of their town.

2.2. Urban Management Survey

In order to establish a CID, formal procedures set out in the Municipality By-law and Policy need to be followed. One of the earliest and most crucial steps in this process is conducting an Urban Management Survey (UMS). This survey plays a vital role in understanding the current state of the town and provides a clear picture of both the strengths and challenges within the community. By gathering valuable input from residents, property owners, and local businesses, the survey ensures that decisions about the CID are informed by the experiences and priorities of those who live and work in the area every day.

Once collected, the responses are carefully analysed by the Steering Committee to identify common themes, areas of concern, and opportunities for improvement. The insights gained from the survey directly informs the development of the GRT CID's Business Plan and budget, ensuring that the proposed interventions and initiatives are both targeted and relevant. Ultimately, this process helps to create a CID framework that is community-driven, transparent, and responsive to local needs, laying the foundation for a safer, cleaner and more vibrant urban environment.

This Business Plan, along with the proposed budget, is then presented to eligible ratepayers, who will ultimately decide whether to support the establishment of the GRT CID. The UMS focuses on four key pillars that reflect people's daily experiences and perceptions: Safety & Security, Cleaning & Maintenance, Environmental Development and Social Upliftment. These areas collectively capture the overall quality of life within the community and help highlight where focused attention and resources are most needed.

The UMS started on the 8th of September 2025. For the GRT CID initiative to move forward, at least 20% of property owners within the defined area needed to participate in the survey. The survey results showed consistent and strong support for improving Graaff-Reinet and for establishing a CID to help achieve those improvements. The survey was completed on the 7th of November 2025. In total **267 unique property owners** within the defined CID boundary completed the survey representing **332 additional rate payers (ARP's)** within the boundary, exceeding the requirement of 20% **(equivalent to 276)**.

Key Highlights

- Respondent profile: 84% of respondents are property owners and 74% of respondents regard Graaff-Reinet as their primary residence. 47% of respondents were female and 52% were male, while 1% prefer not to say.
- Long-term residency: 55% of respondents have lived in Graaff-Reinet for more than 16 years. 84% of respondents indicated that the character of the town has changed over the period that they have been here.
- Safety & Security concerns: 75% of respondents feel that their neighbourhood has become less safe. 68% of respondents feel safe but could feel safer in their neighbourhoods while only 7% felt very safe. 84% of respondents have experienced some form of crime.
- Safety & Security challenges: 79% of respondents feel that there is not sufficient visible policing in our streets. 92% of respondents have spent money on improving their own safety.
- Cleanliness concerns: 93% of respondents feel that litter in public areas in town is a problem. 55% of respondents believe that their neighbourhood has become dirtier.
- Cleanliness challenges: 72% of respondents believe that there is a lack of suitable and clean sidewalks. 80% of respondents feel that there are not sufficient bins in town.
- Maintenance concerns: 79% of respondents rated the overall condition of the braai and open areas as poor while 83% rated the overall condition of the parks and open garden spaces in town as poor.
- Maintenance challenges: 85% of respondents would like to see more dustbins and signage added to the parks and open areas while 74% of the respondents would like to see more toilet facilities being added.

- Environmental concerns: 79% of respondents believe that mowing and weeding would improve the parks and open spaces and 66% of respondents believe that planting of trees would improve the parks and open spaces.
- Environmental challenges: 51% of respondents do not take their recycling to Graaff-Reinet Recyclers. 78% of respondents believe that having more accessible drop off sites will prevent people from dumping their waste illegally.
- Social concerns: 94% of respondents believe that homeless individuals is a cause of concern in Graaff-Reinet. 72% of respondents believe that homelessness presents a problem all the time.
- Social challenges: 71% of respondents indicated that homelessness affects their area by people sleeping in their area. 85% of respondents indicated that homelessness affects their area through people scratching/picking in bins.

2.3. Proposed Improvements

In response to the community priorities identified through the UMS, the GRT CID Steering Committee proposes the introduction of supplementary services to enhance those already provided by the Municipality. The GRT CID operations will be structured around four core pillars: Safety & Security, Cleaning & Maintenance, Environmental Development, and Social Upliftment. As a close-knit community where everyone knows each other, transparent and consistent communication about the GRT CID initiatives and achievements will be essential to keeping stakeholders informed and demonstrating the value of the additional rates contributed by property owners.

Please note that during Year 1 and 2, the CID's primary focus will be on Safety & Security, with 70% of the budget allocated to these initiatives. As the majority of the boundary area consists of businesses, maintaining safety and cleanliness within these areas will be the key priority.

As the CID develops over time, it will aim to expand its boundary and place greater emphasis on the Environmental Development and Social Upliftment pillars. In the meantime, the CID will continue to support other NPOs and PBOs that are actively working to improve our town and whose objectives align with those of the CID.

Therefore, the changes will take place in a phased approach, and the below proposals are suggested over the next 5 years.

2.4. Improving Safety & Security

Safety is a concern shared by many—not only in Graaff-Reinet, but across South Africa. While Graaff-Reinet may not experience the same level of crime as some other parts of the country, it remains a top priority for residents. Unfortunately, the decline in employment opportunities has led to an increase in crime, particularly break-ins and theft, often linked to substance abuse involving drugs and alcohol. To address these concerns, the Steering Committee has explored several possible solutions to improve safety in Graaff-Reinet. Alongside the UMS, the committee convened a group of individuals involved in local safety and security. This included both public and private stakeholders who play key roles in community safety. The purpose of the meeting was to openly discuss crime challenges and identify practical, realistic solutions tailored to the needs of Graaff-Reinet.

Based on the UMS the following concerns were identified:

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

The following practical and realistic safety solutions were proposed:

- A network of monitored CCTV cameras at the three entrances to Graaff-Reinet, namely the N9 coming from Middelburg, passing Umasizakhe, R61 coming from Gqeberha passing Bergendal/ Spandau and the R63 coming from Murraysburg, passing the Nqweba dam.
- A network of monitored CCTV cameras will be strategically located within the main roads of the boundary, primarily along, Church street, Caledon street, Middel street, Murray street, Magazine Hill and Somerset street.

- A maintenance contract will be entered into with an accredited provider to ensure all cameras are maintained in full working order.
- Increase patrol and response vehicles in the area 24/7. The GRT CID will work with a service provider to support and increase the visibility of patrolling in the CID boundary. As well as working with local Law Enforcement to increase their presence in public spaces, especially within the business area, including Church Street, Market/Goedhals Square, Somerset street and Caledon Street during the day, with response vehicles present at night throughout the boundary.
- A service provider will be appointed to manage the control room responsible for monitoring the CCTV network, receiving alerts from patrols and the public (via all available communication channels, including a dedicated WhatsApp number), and coordinating appropriate response and dispatch.
- Assist with training and the registration of car guards within the business area, including Church Street, Market/Goedhals Square, Somerset Street and Caledon Street.

We will work closely with a service provider to oversee the CCTV network using proactive monitoring software that generates alerts. While all cameras will continuously record and store footage for a minimum agreed period (at least several weeks), active monitoring of most internal cameras will only occur during night time hours. However, cameras positioned along the hotspot areas will generate alerts 24/7. Importantly, all cameras will monitor public spaces only—no private properties or land will be surveyed—ensuring full compliance with relevant CCTV legislation, Municipal By-laws, and the CID’s strict public-space-only mandate.

The effectiveness of this Safety & Security strategy relies on seamless coordination and communication between all appointed service providers, who will be selected through a fair and transparent process. The core components; control room operators and patrollers and response units, will remain in constant contact via a secure private radio channel and cellphones. The control room will serve as the central hub, monitoring cameras, receiving alerts, and directing response actions. Collaboration with service providers is essential, particularly given its expertise in handling camera alerts and maintaining close communication with SAPS, Rural Safety and private security companies.

Areas within the CID boundary were improvements and/or upgrades will be carried out:

Upgrade/Improvements	Area of upgrade/improvement
A network of monitored CCTV cameras:	- R63 entrance – Murraysburg road (Nqweba dam) - R61 entrance – Gqeberha road (Bergendal and Spandau) - N9 entrance – Middelburg Road (Umasizakhe) - Church street - Caledon street - Middel street - Murray street - Magazine Hill - Somerset street
Increase patrol and response vehicles in the area: (Please note visible presence during the day will focus on these areas, however response will be available throughout the boundary)	- Caledon street - Church street - Market/Goedhals square - Somerset street
Training and registration of car guards:	- Caledon street - Church street - Market/Goedhals square - Somerset street

Total estimated costs of these services and/or projects over the term of the CID:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total
CCTV & Monitoring	R 1 150 000,00	R 1 219 000,00	R 1 292 140,00	R 1 369 668,40	R 1 451 848,50	R 6 482 656,90
Patrolling	R 250 000,00	R 265 000,00	R 280 900,00	R 297 754,00	R 315 619,24	R 1 409 273,24
Car guard	R 150 000,00	R 159 000,00	R 168 540,00	R 178 652,40	R 189 371,54	R 845 565,64
Annual Total	R 1 550 000,00	R 1 643 000,00	R 1 741 580,00	R 1 846 074,80	R 1 956 839,29	

Motivate the allocation of resources:

CCTV Monitoring

Why it's needed:

- 82% of respondents would feel safer walking unaccompanied in their neighborhood if there were more cameras and patrolling.
- 75% respondents feel that their neighborhood has become less safe.
- Crime rates, vandalism, and petty theft often go unreported or unsolved due to a lack of evidence.
- Certain public areas (for example: parks, intersections, business zones) are hotspots for criminal activity.

Benefits:

- Acts as a strong deterrent to criminal behavior.
- Provides real-time surveillance and evidence for investigations.
- Enhances emergency response through visual monitoring.

- Increases accountability and transparency in both public and private spaces.

Patrolling

Why it's needed:

- 82% of respondents would feel safer walking unaccompanied in their neighborhood if there were more cameras and patrolling.
- 79% of respondents feel that there is not sufficient visible policing in our streets.
- Visible law enforcement or security presence significantly reduces crime and disorder.
- Fast response is critical during emergencies, and regular patrols ensure quicker action.
- Unpatrolled areas may become targets for illegal activities.

Benefits:

- Enhances public confidence and a sense of safety.
- Encourages law-abiding behavior in public areas.
- Helps enforce Municipal By-laws, reduce noise complaints, loitering, and more.
- Enables direct interaction between officers and the community, strengthening trust.

Car guards

Why it's needed:

- Ensures car guards are registered, vetted, and identifiable.
- Provides training to improve professionalism and service.
- Ensures legal compliance with Private Security Industry Regulatory Authority (PSIRA) and Municipal rules.
- Manages placement and schedules for better organization.
- Maintains accountability and performance oversight.

- Promotes fair working conditions and reduces exploitation.
- Strengthens safety and trust for motorists and the community.
- Enhances the town's image and visitor experience.

Benefits:

- Enhances public confidence and a sense of safety.
- Better control in public spaces.
- Ensures guards are trained, vetted, and legal.
- Provides fair working conditions and oversight.
- Strengthens the town's image and visitor experience.

The combination of CCTV monitoring, car guard management and regular patrolling is essential for building a safer, more resilient town. These measures work best together, CCTV ensures oversight, and patrolling provides presence and rapid intervention. Implementing these initiatives will lead to a significant reduction in crime, improved quality of life, and a stronger, more connected community.

The proposed services are consistent with **Municipality IDP KPA 1**; *“Spatial planning, land, human settlement and environmental management”*, under the **Strategic Objective**; *harmonious, sustainable and inclusive land development, within a protected environment*.

2.5. Cleaning & Maintenance

Graaff-Reinet is a relatively clean and well-maintained town. However, as the population has grown over the years, the amount of waste has increased and the infrastructure has begun to show signs of wear and tear. Cleaning & Maintenance efforts will primarily focus on the town's business areas, as these are the zones most frequented by visitors and play a key role in shaping public perception of the town. In addition to the UMS, the committee brought together a group of individuals involved in local Cleaning & Maintenance and Environmental Development. This included both public and private stakeholders who play vital roles in keeping the community clean, well-maintained and beautified. The purpose of the meeting was to openly discuss current challenges and identify practical, realistic solutions tailored to the specific needs of Graaff-Reinet. Important to note is that the Cleaning

& Maintenance pillar will work closely with the Environmental Development pillar. The CID will partner with qualified service providers to assist with the removal of waste and recycling as well as with local civic organizations.

Based on the UMS the following concerns were identified:

- Many respondents believe there is a lack of suitable and clean sidewalks.
- Over half feel their neighbourhood 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.
- The overall condition of braai areas, parks, and open garden spaces is generally considered poor.
- 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.

The following practical and realistic safety solutions were proposed:

- Cleaning and maintenance of open public spaces and sidewalks.
- Installation and emptying of waste bins.
- Supporting organisations that facilitate recycling.
- Maintaining and installing public toilets.
- Installation of public seating.
- Set up of green spaces
- Signage and awareness campaigns, focusing on encouraging and educating locals about recycling.

The biggest challenge in addressing cleaning is education and awareness. The GRT CID will collaborate closely with civic groups doing valuable awareness work, as well as with SANParks, which is particularly concerned about the impact of plastic and waste on the park's environment.

Areas within the CID boundary where improvements and/or upgrades will be carried out:

Upgrade/Improvements	Area of upgrade/improvement
Cleaning and Maintenance of open public spaces and sidewalks:	- Angel Park - Bourke street - Caledon street - Church square - Church street - Caledon street - Market/ Goedhals square - Middel street - Muller street - Murray street - Parsonage street - Somerset street - Rabie street

Installation and emptying of waste bins:	- Angel Park - Bourke street - Caledon street - Church square - Church street - Caledon street - Market/ Goedhals Square - Middel street - Murray street - Parsonage street - Somerset street
Maintaining and installing public toilets:	- Market Square - Town Hall
Set up of green & open space:	- Angel Park - Church square
Installation of public seating:	- Angel Park - Church square - Market/ Goedhals Square - Parsonage street

Total estimated costs of these services and/or projects over the term of the CID:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Cleaning & waste removal	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	R 112 741,86
Restoration & Maintenance	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	R 56 370,96
Annual Total	R 30 000,00	R 31 800,00	R 33 708,00	R 35 730,48	R 37 874,31	

Motivate the allocation of resources to any specific area:

Cleaning Services

Why it's needed:

- 80% of respondents think that having accessible drop off points in town would help with littering.
- 55% of respondents believe that their neighbourhood has become dirtier.
- 80% of respondents feel that there are not sufficient bins in town.
- 85% of respondents would like to see more dustbins and signage.
- Accumulation of litter, waste, and illegal dumping creates health risks and environmental hazards.
- Unsanitary public spaces contribute to lower quality of life.
- A dirty environment discourages tourism, business investment, and community pride.

Benefits:

- Promotes public health by reducing exposure to harmful waste and pollutants.
- Enhances the town's image, making it more welcoming to residents, investors, and visitors.
- Encourages civic responsibility and discourages further littering when spaces are well maintained.
- Supports environmental sustainability through proper waste management and recycling initiatives.

Maintenance

Why it's needed:

- 83% of respondents rated the overall condition of the parks and open garden spaces in town as poor.
- 74% of the respondents would like to see more toilet facilities being added.
- Neglected infrastructure—such as damaged sidewalks and overgrown vegetation—creates safety hazards.
- Poorly maintained public spaces (parks, roads, signage, benches) negatively impact the town's appearance and usability.
- Lack of regular maintenance leads to higher long-term repair costs and reduces the lifespan of Municipal assets.

Benefits:

- Ensures the safety of pedestrians, drivers, and cyclists through regular repairs and upkeep.
- Improves access and mobility, especially for children, the elderly, and people with disabilities.
- Preserves the value of public infrastructure and reduces future repair costs.
- Creates a more live able, organized, and visually appealing environment.

The implementation of consistent Cleaning Services and proactive Urban Maintenance is crucial to the well-being of Graaff-Reinet. These services are not just about appearance—they directly impact public health, safety, economic development, and community morale.

The proposed services are consistent with **Municipality IDP KPA 2**; *“Service Delivery & Infrastructure Planning”*, under the **Strategic Objective**; *“To have all Municipal water-supply, consumers connected to a meeting system and registered on the debtor’s database for monthly billing purposes”*.

2.6. Environmental Development

What sets the town of Graaff-Reinet apart from an environmental perspective is its unique location, surrounded by the Camdeboo National Park and the stunning, expansive landscapes of the Karoo. Many visitors are drawn to Graaff-Reinet to experience this natural beauty and sense of open space. It is therefore essential to preserve and thoughtfully develop these assets to attract even more tourists. The boundary of the CID borders both the Camdeboo National Park and the Nqweba Dam, a popular recreational spot for local residents. In addition to the UMS, the committee brought together a group of individuals involved in local Cleaning & Maintenance and Environmental Development. This included both public and private stakeholders who play vital roles in keeping the community clean, well-maintained and beautified. The purpose of the meeting was to openly discuss current challenges and identify practical, realistic solutions tailored to the specific needs of Graaff-Reinet. Important to note is that the Cleaning & Maintenance pillar will work closely with the Environmental Development pillar.

Based on the UMS the following concerns were identified:

- 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 but don’t otherwise.

The following practical and realistic environmental development services were proposed:

- Planting of indigenous trees and plants.
- Picking up litter.
- Collection and removal of leaves.
- Trimming of vegetation.
- Mowing grass in public spaces, parks and green belts.
- Trimming foliage to ensure clear visibility for CCTV cameras.

Areas within the CID boundary were improvements and/or upgrades will be carried out:

Upgrade/Improvements	Area of upgrade/improvement
Planting of indigenous trees and plants:	- Angel Park - Church square - Market/ Goedhals square
Picking up litter:	- Town entrances: N9 coming from Middelburg, passing Umasizakhe, R61 coming from Gqeberha passing Bergendal/ Spandau and the R63 coming from Murraysburg, passing the Nqweba dam.
Trimming of vegetation:	- Angel Park - Church square - Market/ Goedhals square Please note: This includes all trees within the CID Boundary.
Mowing grass in public spaces, parks and green belts:	- Angel Park - Church square

Total estimated costs of these services and/or projects over the term of the CID:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Environmental Development	R 20 000,00	R 21 200,00	R 22 472,00	R23 820,32	R 25 249,54	R 112 741,86

Motivate the allocation of resources to any specific area:

Planting of Trees

Why it's needed:

- 66% of respondents believe that planting of tree would improve the parks and open spaces.
- Many public areas lack sufficient greenery, which influences the beautification of a space.

Benefits:

- Improves air quality by absorbing carbon dioxide and releasing oxygen.
- Provides shade, reduces heat, and lowers energy costs.
- Prevents soil erosion and enhances stormwater management.
- Beautifies the town and increases property values.
- Supports local biodiversity by providing habitats for birds and insects.
- Supports mental health.

Mowing Grass and Maintaining Green Spaces

Why it's needed:

- 79% of respondents believe that mowing and weeding would improve the parks and open spaces.
- 72% of respondents believe that there is a lack of suitable and clean sidewalks.
- Overgrown grass and neglected parks creates a poor impression of the town.

Benefits:

- Maintains a neat, organized, and safe environment.
- Encourages public use of open spaces for recreation and wellness.

- Discourages illegal dumping or criminal activity in neglected areas.
- Enhances the beautification and pride in public spaces.

Picking Up Litter

Why it's needed:

- 72% of respondents believe that there is a lack of suitable and clean sidewalks.
- Littered streets, parks, and open spaces are unsightly and harmful to the environment.
- Waste on the ground pollutes soil and water.

Benefits:

- Promotes environmental responsibility and community pride.
- Reduces health risks associated with waste and contaminants.
- Prevents clogging of drains and rivers.
- Enhances the town's reputation and attractiveness to visitors and investors.

Investing in Environmental Development through tree planting, grass mowing, and cleaning sidewalks is not just about beautification—it is essential for public health, environmental sustainability, and economic growth. These activities contribute to a cleaner, safer, and more vibrant town where people want to live, work, and visit.

The proposed services are consistent with **Municipality IDP KPA 1**; *“Spatial planning, land, human settlement and environmental management”*, under the **Strategic Objective**; *harmonious, sustainable and inclusive land development, within a protected environment*.

2.7. Social Upliftment

The town of Graaff-Reinet is home to many civic organisations doing valuable work in the community. While most are not located within the identified GRT CID boundary their impact is still felt in the town. One of the major concerns for the GRT CID is homelessness, as there is currently no adult shelter or drop-in center for children. Simply removing individuals from the GRT CID does not address the root of the issue. Meaningful progress will require active collaboration and partnerships to develop long-term solutions for people experiencing homelessness in Graaff-Reinet. Our goal is to create real, lasting support system that helps these individuals reintegrate into society. Alongside homelessness, unemployment remains a major issue in our town. To address this, alternative job opportunities that focus on skill development should be created, giving people a chance to build valuable skills and potentially start their own businesses. The GRT CID will work closely with civics focusing on skills development and providing support to civic organisations that take care of the lost and vulnerable.

Based on the UMS the following concerns were identified:

- 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 Non-Governmental Organisations (NGO) to address issues like homelessness.
- Many support the CID assisting and supporting less fortunate residents beyond the CID boundary.

The following practical and realistic social and economic development solutions were proposed:

- Engage and provide support to the setup of a homeless/street sleepers shelter through collaboration with the Municipality and Department of Social Development.
- Engage and provide support to qualified NPO who develop skills and focus on job creation and job readiness.
- Engage and provide support to qualified NPO who focus on school dropout learners.
- Support local feeding schemes.
- Engage and provide support to qualified NPO who support individuals with drug and substance abuse challenges.

- Engage and provide support to qualified NPO who support disadvantaged members of our community such as women, child, elderly and terminally ill.
- Engage and provide support to qualified NPO to provide support to animals in need.

Awareness and education play a vital role in addressing many of the social and economic challenges facing our communities. While acts of kindness, such as giving money to street children or informal car guards; may seem helpful, they can unintentionally contribute to long-term dependency and continuous cycles of poverty. Similarly, choosing not to recycle may appear harmless, but it often reinforces informal and unsafe forms of income, such as "bag scratching," where individuals sort through waste to find recyclables. Both of these issues have severe impact on our town, especially the tourism sector as many tourists are harassed. Therefore, the GRT CID will work closely with stakeholders to look for alternative ways in which these individuals can be supported. Not only will this have a positive impact on the social and economic development but also Safety & Security and Cleaning & Maintenance of our town. The GRT CID is committed to supporting initiatives that provide sustainable and empowering solutions for disadvantaged individuals in our town. By promoting education, structured assistance, and community-based programs, we aim to foster long-term change that benefits both vulnerable populations and the broader community.

A key concern in Graaff-Reinet is that there is no organisation that is currently focusing on homeless/ street sleepers as well as individuals on drug and alcohol addictions. Therefore, there is nowhere for individuals to go. Based on the results from the UMS, homelessness is a major concern and finding a potential implementer that would be able to set up a shelter that provides support to homeless and addicts in Graaff-Reinet through consultation is essential.

Areas within the CID boundary were improvements and/or upgrades will be carried out:

- Market / Goedhals square
- Church street
- Magazine Hill

Total estimated costs of these services and/or projects over the term of the CID.

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Social Upliftment	R 20 000,00	R 21 200,00	R 22 472,00	R23 820,32	R 25 249,54	R 112 741,86

Motivate the allocation of resources to any specific area:

Why Social Upliftment is Needed:

- 94% of respondents believe that homeless individuals is a cause of concern in Graaff-Reinet.
- 72% of respondents believe that homeless present a problem all the time.
- 94% of respondents would like to see that our area supports the collaboration with NGOs to positively deal with these matters such as homelessness.
- 89% of respondents would be supportive of the CID helping and supporting residents who are less fortunate and are outside of the CID boundary.
- High levels of poverty and unemployment are affecting the well-being of many residents.
- Youth, women, people with disabilities, and other vulnerable groups often lack access to opportunities for education, skills development, and employment.
- Social issues such as substance abuse, crime, and domestic violence are often symptoms of deeper socio-economic inequality.

Benefits of Social Upliftment:

- Economic Empowerment
 - Equipping residents with skills and support helps reduce unemployment and dependency on social grants.
 - Encourages entrepreneurship, local business growth, and community-based job creation.
- Improved Quality of Life
 - Promotes dignity, self-reliance, and social cohesion.

- Reduces crime and social instability by addressing root causes like poverty and homelessness.
- Youth and Skills Development
 - Keeps young people engaged in productive activities and away from negative influences.
 - Builds a skilled, motivated workforce that can contribute to the town's economic growth.
- Strengthened Communities
 - Encourages active citizenship, volunteerism, and pride in the local area.
 - Builds a more inclusive society.

By investing in social programs, skills training, youth empowerment, and support services for vulnerable groups, we will build a stronger, safer, and more prosperous community. The issue of homelessness and addiction is a major concern, it's an issue that cannot be addressed overnight, therefore a suitable partner and solution needs to be found.

The proposed services are consistent with **Municipality IDP KPA 4**; *“Local Economic Development”*, under the **Strategic Objective**; *“To launch a radical battle against poverty, inequality and unemployment – with a particular focus on the youth – and to enhance the quality of life for all citizens through the development of innovative, inclusive and competitive local economies”*.

2.8. Marketing and Communication

Graaff-Reinet is a small town, with not all residents being familiar with technology therefore regular and updated communication is crucial to the success of the GRT CID. The GRT CID website is the vehicle that the GRT CID will use to transfer all the information to the general public. In addition to the information being shared on the website, the GRT CID will use the current Facebook pages of the town (for example: Graaff-Reinet Tourism and The Advertiser) to share any news and upcoming events. The GRT CID will set up its own Facebook and Instagram page once established.

A WhatsApp platform will be available for residents to log any criminal activity that they see or experience. These key statistics will be compiled on a quarterly basis and shared with the public via the website and newsletter. In addition to the stats report, a quarterly report will be compiled and shared with the members of the GRT CID to keep them up to

date of our developments and progress. A welcome letter will be shared with any new property owners that fall within the GRT CID boundary, informing them of the GRT CID and how they can get involved.

A complaint policy will be made available on the website, in case members of the public would like to raise any complaints. Members of the public are also able to send a message to the GRT CID office via the website page. An internal communication policy has been drafted to ensure that all correspondence receives an accurate response. The GRT CID offices will be easily accessible to members of the public should they wish to come and see the officials in person.

3. Financial Impact of CID

3.1. Funding of the CID

All property owners in Graaff-Reinet who fall within the boundaries of the GRT CID (see map above) will be liable to pay. This additional fee will be added to the Municipal bill on a monthly basis, where it will be 'ring fenced' to the GRT CID. A residential and business commercial/industrial (non-residential) fee will be charged. A CID is funded from the additional rates paid by property owners within the boundary of a CID. A CID does not receive any grants or subsidies from the Municipality, but does have the power to raise additional income. Property owners liable for the additional rate are not automatic members and can sign up for membership to allow them to vote on the affairs of a CID. Property owners who receive a rates rebate are exempt from the additional rate and are not entitled to vote on the proposed CID and cannot apply for membership if a CID is established. However, it remains the responsibility of the property owner to apply for this relief.

The following categories of owners / properties will be 100% exempt as per the CID Policy:

- Indigent, Senior Citizens and Disabled Persons who meet the criteria for rates relief.
- Council owned properties used predominantly for official Municipal business.
- Properties owned by an organisation – not for profit and used as an early childhood development facility.
- Properties owned by an organisation – not for profit and used for youth development.
- Properties owned by an organisation – not for profit and used as accommodation for the vulnerable.
- Properties owned by an organisation – not for profit and used for an old age home.
- Properties owned by an organisation – not for profit and used exclusively for amateur sport.

- Properties owned by a Social Housing Regulatory Authority Accredited Social Housing Institution and used for social housing.
- Properties owned by war veterans' associations and used for the welfare of war veterans.
- Properties owned by public benefit organisations and used for specified public benefit activities.
- Properties owned by a religious community and used for specified religious purposes.
- Cemeteries and Crematoria.
- Properties owned by an organisation – not for profit and used for animal shelters.
- Properties owned by an organisation – not for profit and used as a local community museum.
- Nature conservation land.

Financial impact of the CID:

The GRT CID is made up of: 377 properties

- Residential: 202 properties
- Business commercial (non-residential): 175 properties

The weighting for the ARPs is as follows: (total value is R 715 164 000,00)

- Residential is 39% (total value is R 280 539 000,00)
- Business commercial (non-residential) is 61% (total value is R 434 625 000,00)

The rating factor for residential is 0,00106937 and business commercial l (non-residential) is 0,004141501.

The expenditure Budget for each year of this Business Plan:

Budget for each year	Amount budgeted per year
Year 1	R 2 100 000,00
Year 2:	R 2 226 000,00
Year 3:	R 2 359 560,00
Year 4:	R 2 501 133,60
Year 5:	R 2 651 201,62

The additional rates required to fund the annual budget escalates with an average of 6% over the 5 years.

Budget allocation per Portfolio:

Portfolio	Percentage Allocated
Safety & Security	74%
Cleaning & Maintenance	2%
Environmental Development	0.5%
Social Upliftment	0.5%
General Expenditure	20%
Contribution to the Rolling Bad Debt Reserve	3%

In accordance with the Municipality CID By-law, the Board of Directors must annually review the term budget and prepare a detailed budget for the upcoming financial year, aligned with the specific needs outlined in this Business Plan. This budget is funded through an additional property rate based on the Municipal valuation of all properties within the GRT CID boundary. Property owners who received a rates rebate will not pay additional rates. It's the responsibility of the property owner to apply for such relief.

3.2. Calculation of the Additional Rate in the First Year

The additional rate is calculated as a 'rate-in-the-rand' by dividing the total GRT CID budget for the year by the combined Municipal valuation of all eligible properties within the GRT CID area. This rate, along with the GRT CID budget, is approved by Council as part of Municipality overall budget and remains fixed for the financial year starting 1 July 2026. It is recalculated annually during Municipality budget process. In line with the CID By-law, different additional rates may apply to different categories of rateables properties; therefore, both residential and non-residential rates are applicable within the GRT CID.

The individual CID contribution for residential and non-residential properties is calculated as follows, where R.0.XXXXXX represents the additional rate 'rate-in-the-rand':

- Property municipal valuation x R 0.XXXXXX = Annual CID contribution (VAT exclusive)
- Annual CID contribution (VAT exclusive) ÷ 12 = Average monthly CID contribution (VAT exclusive)
- Average monthly CID contribution (VAT exclusive) x 1.15 = Average monthly CID contribution (VAT inclusive).

For example, the monthly CID contribution for a property assuming a 'rate-in-the-rand' of for Residential and Non-Residential would be calculated as follows:

- Residential: (R 1000 000, 00 * R0, 001397 = R 1 397, 00 (Annual contribution VAT excl)) / 12 = R 116.42 (Monthly contribution excl VAT)
- Non-Residential: (R 1000 000, 00 * R0, 002126 = R 2 126, 00 (Annual contribution VAT excl)) / 12 = R 177.17 (Monthly contribution excl VAT)

The Municipality will pay the GRT CID a monthly amount equal to one-twelfth of its approved annual budget, minus 3%, which is retained by the Municipality as a rolling bad debt reserve. This reserve is held in a ring-fenced account specifically for the GRT CID. At the end of each financial year, the Municipality reconciles actual billing against the approved GRT CID budget, and any over-or under-collection is adjusted using the reserve account to ensure there is no negative cash flow impact on the GRT CID. This reserve is then compared to the year-end arrears. If the arrears are less than the reserve balance, 75% of the difference is paid out to the GRT CID in accordance with the Finance Agreement between Municipality and the GRT CID.

3.3. Expected Cost in Subsequent Years

All CIDs operate on five-year terms, and this Business Plan and budget apply to the proposed term from 1 July 2027 to 30 June 2032. Cost increases are anticipated across all budget lines due to inflation, and the GRT CID has factored in an average 6% increase in ongoing expenditure.

Budget increases are not entirely linear. The actual percentage increase in the overall expenditure of the GRT CID is outlined below.

The table below gives an indication of the budget of each year of this Business Plan:

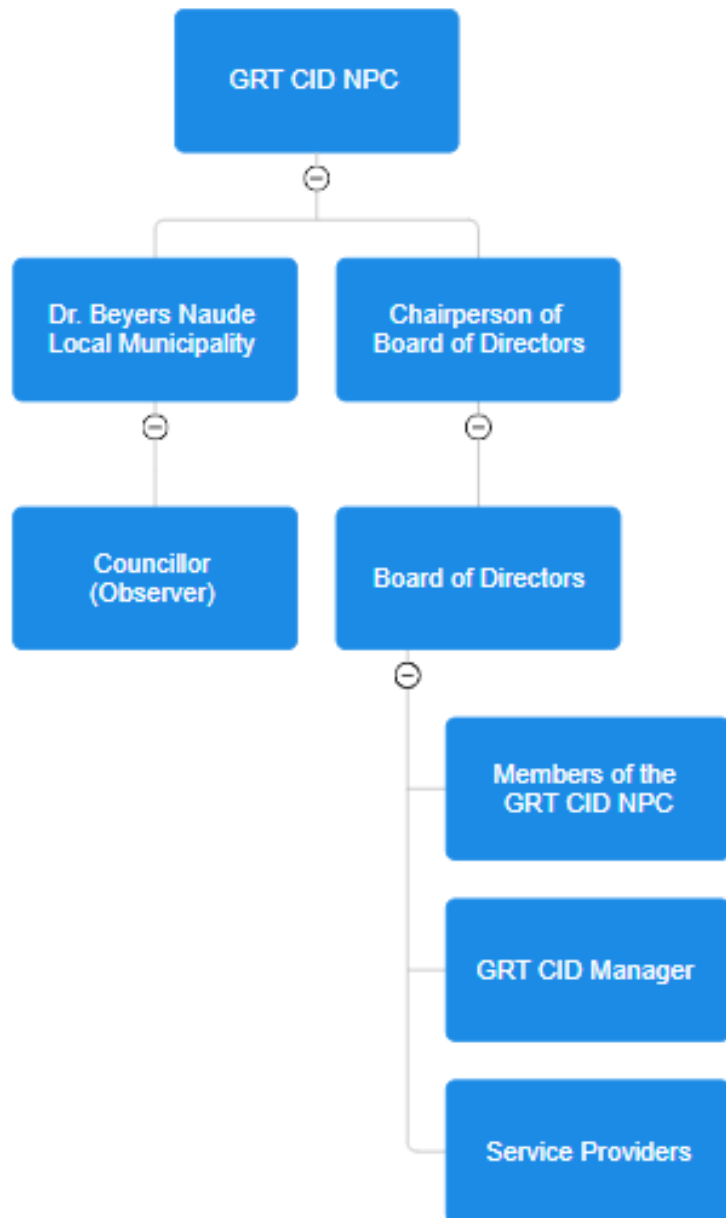
Description	Year 1	Year 2	Year 3	Year 4	Year 5	AVERAGE
Total expenditure	R 2 100 000,00	R 2 226 000,00	R 2 359 560,00	R 2 501 133,60	R 2 651 201,62	6%
Annual increase		6%	6%	6%	6%	6%

4. Proposed Management Structure

The GRT CID will be run by an NPC incorporated in accordance with the provisions of the Companies Act. The members of the Steering Committee will act as the founding directors of the NPC until a Members' Meeting is convened within six months of the date of incorporation. The Municipality is not involved in their day-to-day operations, but merely exercises oversight and legal compliance. A Councilor is appointed by the Executive Mayor to attend the GRT CID Board meetings as an Observer facilitating the Municipality oversight of the NPC. Membership in the GRT CID is free and open to all eligible ratepayers within the defined geographic area, subject to the completion and submission of the required application forms. Only registered members of the NPC will have voting rights on matters concerning the GRT CID. At the Members' Meeting, a Board of Directors will be elected. All nominees for directorship must be members of the NPC. Following their election, the Board will appoint a chairperson and allocate specific portfolios to each director. These directors will be responsible for overseeing their respective portfolios, as detailed in this Business Plan. The sustainability of the GRT CID activities relies heavily on the professional management of service providers and the effective coordination of all initiatives aligned with its core objectives.

A CID Manager will be appointed to manage the day-to-day operations of the GRT CID. Their responsibilities will include overseeing the performance of appointed service providers, ensuring effective communication with stakeholders on CID-related matters, and handling the administrative functions necessary for the smooth and efficient running of the organization. The GRT CID Manager will report directly to the GRT CID Board.

1. Example of Management Structure



4.1. Membership of the CID Company

All property owners who fall within the GRT CID boundary can participate in the affairs of the GRT CID, but only members can vote at Members Meetings (for example: Annual General Meeting (AGM)). In accordance with Companies and Intellectual Property Commission (CIPC) rules, every property owner within the GRT CID must apply in writing to the GRT CID Board for membership of the NPC. Properties owned by corporate entities or trusts are subject to additional documentation requirements.

4.2. Composition and Election of Directors

The board shall elect a Chairperson, Deputy Chairperson and Treasurer from its members at the first meeting of the board of directors convened after each AGM.

Although the GRT CID includes only the boundaries specified, areas of the community beyond these defined limits will also benefit from its implementation. It is not in the best interest of our town for improvements to be limited to a select few areas; a unified, comprehensive approach is essential for meaningful and sustainable development.

- All meetings will be advertised on the GRT CID website, Facebook page, the local newspaper; the Advertiser as well as be put up on local news boards around town (Spar, PnP, Shoprite, local businesses).
- A website will be available that will share all the information of what the GRT CID is doing in Graaff-Reinet.
- The GRT CID will have office hours for members of the community (including ARPs and non-ARPs).
- Any member of the community can also contact the office with any questions or concerns they might have.

4.3. Oversight and Accountability

Although the GRT CID Board, in collaboration with the appointed GRT CID Manager, will oversee day-to-day operations and manage the deployment of the budget, all CIDs remain subject to strict external oversight and accountability.

The GRT CID will have to adhere to the following:

- The NPC will have a Memorandum of Incorporation (MOI) that will guide the process and decision making.
- Annual budget needs to be submitted to the Executive Director for onward submission to Council.
- Within three months of the AGM, the management body must provide the Executive Director and Council with an annual report on its progress in implementing this Business Plan.
- A qualified external accountant will be appointed.
- Treasurer of management body must present written financial reports of expenses, revenues and bank balances for the boards review and consideration at each board meeting.
- A South African Institute of Chartered Accountants (SAICA) external auditor will be appointed to conduct the annual audit.
- Audited annual financial statements must be provided to Executive Director and Council by 31st of August each year.
- Audited annual financial statements and an annual report is provided to the Executive Director and Council.
- Regular Board meetings will be scheduled, with dates published in advance on the GRT CID website. The first 30 minutes of each meeting will be open to non-Board members who wish to raise questions or concerns, subject to compliance with the attendance requirements outlined in the Memorandum of Incorporation (MOI).
- A Councillor representative, along with an alternate, will be appointed by the Executive Mayor to serve on the Board in an observer capacity.

4.4. Procurement Policy

An inclusive procurement policy will be developed and made publicly available on the GRT CID website. This policy will outline the procedures for appointing service providers for both ongoing and ad hoc services, ensuring transparency, fairness, and accountability in all procurement processes.

4.5. Complaints Procedure

A complaints policy will be drafted and published on the GRT CID website to provide clear guidance for additional ratepayers and other affected parties on how to raise concerns. The policy will also outline the process for escalating issues if an initial response is unsatisfactory, ensuring transparency and accountability in addressing complaints.

5. Permissible Amendments to the Business Plan

If, at any point in the future, it is decided that the geographical boundaries of the GRT CID should be amended, such changes must be carried out through the formal process prescribed in Section 25 of the Municipality CID By-law. If the deployment of additional services—beyond those specified in this Business Plan—is deemed necessary, and such services do not constitute material deviations, amendments may be requested in accordance with Section 25 of the Municipality CID By-law. Any such request will require due consideration by the Board of Directors and Executive Director.

5.1. List any provisions of the Business Plan which may be amended in accordance with section 25(2) of the By-law:

- 5.1.1. Alter the geographic boundaries of the CID;
- 5.1.2. Vary the terms of Liability for or the amount of the additional rate;
- 5.1.3. Increase the approved total expenditure to be funded by the additional rate (excluding funds generated by other means as contemplated in in Section 4(1)(b) for the relevant financial year in terms of the term budget unless such increase:
 - 5.1.3.1. Is directly attributable to property development(s) within the CID, substantially increasing the number of ARPs and
 - 5.1.3.2. Is borne by the new ARPs of such development;
- 5.1.4. Alter the scope or level of services performed by the Management Body

PART B: IMPLEMENTATION PLAN

1. MANAGEMENT & OPERATIONS											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS,MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Register GRT CID as an NPC	Proof of NPC registration documentation	Once	1					Board	Operational	
2	Apply for tax exemption with SARS	Proof of SARS tax exemption documentation	Once	1					Board	Operational	
3	Register for VAT	Proof of VAT registration documentation	Once	1					Board	Operational	
4	Open bank account	Proof of banking confirmation letter	Once	1					Board	Operational	
5	Appoint an auditor	Proof of valid registration with SAICA	Once	1					Board	Operational	

6	Appoint an accountant	Proof of valid South African Institute of Professional Accountants (SAIPA)	Once	1					Board	Operational	
7	Appointment of relevant service providers	Relevant documents in place within procurement process	Annually	1	1	1	1	1	CID Manager	Operational	Ongoing performance management
8	Draw up a procurement policy	Procurement policy signed off by the Municipality	Once	1					Board	Operational	Published on website
9	Draw up a complaints policy	Complaints policy signed off by the Municipality	Once	1					Board	Operational	Published on website
10	Board meetings	Registers of attendance for board meetings held with minimum of 85% attendance	Monthly/Quarterly	12/4	12/4	12/4	12/4	12/4	Board	Operational	Quorum of directors present at every meeting. Feedback on portfolios/subcommittees.
11	Hold Annual General Meeting	Register of attendance annually and minutes of each meeting are recorded	Annually	1	1	1	1	1	Board/ CID Manager	Operational	
12	Submit financial reports to the Board	Submit all required financial reports to the Board on time with 100% compliance requirements	Monthly	12	12	12	12	12	Accountant	Board	

13	Financial monthly reports to the Municipality	Submit all required financial reports to the Municipality with 100% compliance requirements	Monthly	12	12	12	12	12	Accountant	Operational & Annual Report	Submit by 15 th of each month
14	Prepare Audited Financial statements (AFS)	Ensure audited financial statements are completed and submitted within statutory deadlines	Annually	1	1	1	1	1	Auditors	Operational & Annual Report	
15	Reporting on the GRT CID Arrears to the Board	Submit complete and accurate CID arrears reports on time every reporting cycle	Monthly	12	12	12	12	12	Treasurer	Board	
16	Submit Chairpersons report and AFS	Submit to the Municipality by 31 st August annually	Annually	1	1	1	1	1	Chairperson & Treasurer	Operational & Annual Report	
17	Ensure Companies & Intellectual Property Commission (CIPC) compliance	Maintain full CIPC compliance by submitting 100% of statutory filings on time, with zero penalties and 100% accuracy	Annually	1	1	1	1	1	Board	Operational	
18	VAT Tax compliance & SARS Tax Clearance Certificate maintained	Maintain full SARS compliance by filing 100% of VAT and tax returns on time, ensuring zero penalties, and holding a valid SARS Tax Clearance Certificate 100% of the year	Annually	1	1	1	1	1	Auditor & Board	Operational	

19	Community input to IDP (Integrated Development Plan)	Submit feedback received to IDP officials	Annually	1	1	1	1	1	CID Manager & Board	Operational & the Municipality	
20	Community Input to the Municipality's Operating Budget	Submit feedback received to Financial Manager	Annually	1	1	1	1	1	Board	Operational & the Municipality	
21	Successful day to day management and operations of the GRT CID	Ensure smooth daily CID operations by completing 95% of operational tasks on schedule, resolving 90% of issues within 48 hours, and maintaining full adherence to the approved budget	Ongoing	-	-	-	-	-	CID Manager	Operational	
22	Maintain NPC membership	Maintain an up-to-date NPC membership register by ensuring 100% of membership changes are recorded within 7 days, all records are 100% accurate, and member information is complete	Ongoing	-	-	-	-	-	CID Manager & Board	Board	
23	Maintain civic and volunteer network	Maintain an up-to-date civic and volunteer network register by ensuring 100% of changes are recorded within 7	Ongoing	-	-	-	-	-	CID Manager	Board	Update on website civic partners and success stories

		days, all records are 100% accurate, and all member details are complete									
24	Perform Mid-Year Budget Review	Perform the Mid-Year Budget Review on time, ensuring 100% compliance with financial regulations	Annually	1	1	1	1	1	Accountant & Board	Board	Submit Board minutes and proved adjustment budget to Municipality by 31 March annually
25	Submit annually reviewed CID Implementation plan and budget	Submit the annually reviewed CID Implementation Plan and Budget on time, ensuring 100% compliance with regulatory requirements	Annually	1	1	1	1	1	Accountant & Board	Board	
26	Monthly reports to the GRT CID Directors	Submit monthly reports to CID Directors on time, ensuring 100% accuracy, completeness, and inclusion of actionable insights for decision-making	Monthly	12	12	12	12	12	CID Manager & Board Directors	Board	
27	Build working relationships with the Municipality Management and relevant officials and departments that deliver services to town	Build and maintain effective working relationships with the Municipality by conducting at least 4 engagement meetings per quarter	Quarterly	4	4	4	4	4	Portfolio Directors	Operational	

28	Manage and monitor defects to the Municipality	Manage and monitor defects to the Municipality by reporting 100% of defects within 48 hours, tracking all defects until resolved, ensuring 90% resolution within 30 days	Ongoing	-	-	-	-	-	CID Manager	Operational	
29	Communicate with property owners	Communicate effectively with property owners by sending at least 1 formal communication per month	Ongoing	-	-	-	-	-	CID Manager	Operational	Keep website updated and monthly newsletter
30	Visit GRT CID NPC members	Visit GRT CID NPC members by ensuring 100% coverage at least once per year, conducting monthly engagement visits	Ongoing	-	-	-	-	-	CID Manager & Board	Operational	
31	Promote and develop GRT CID NPC membership	Promote and develop GRT CID NPC membership by achieving 10% annual growth and retaining 95% of existing members	Ongoing	-	-	-	-	-	CID Manager & Board	Operational	
32	Implement Business Plan	Implement the GRT CID Business Plan by completing 90% of initiatives on schedule, staying within 100% of the approved budget	Ongoing	-	-	-	-	-	CID Manager	Operational & Annual Report	

33	Establish productive working relationships with Ward Councillors	Establish productive working relationships with Ward Councillors by holding monthly engagement meetings	Ongoing	-	-	-	-	-	Board & CID Manager	Operational	
34	Protection of Personal Information Act (POPIA) declaration and Code of Conduct	Ensure full compliance with POPIA by having 100% of staff and board members sign the declaration and Code of Conduct annually	Annually	1	1	1	1	1	Board	Operational	
35	Compile CID renewal application	Compile and submit SRA renewal applications on time, ensuring 100% accuracy and completeness, and achieving 100% first-time approval	Once off				1		CID Manager & Board	Business plan	

2. SAFETY & SECURITY											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Safety & Security strategy and management plan	Develop a Safety & Security Strategy and Management Plan, ensuring 100% compliance with statutory and governance requirements, consulting all relevant stakeholders	Ongoing	-	-	-	-	-	Board/Service provider	Operational & Annual report	Continuously
2	Determine the specific crime threat in the different areas	Determine the specific crime threat in all areas by completing 100% of assessments, ensuring 100% accuracy and validation, submitting all reports to the Board, and consulting all relevant stakeholders	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	
3	Appoint Safety & Security Service provider to patrol public spaces	Appoint a Safety & Security Service provider to patrol public spaces by completing 100% of appointments on time	Ongoing	-	-	-	-	-	Board/ CID Manager	Operational	

4	Installation of cameras and monthly monitoring	Install and monitor GRT CID cameras by ensuring 100% of planned cameras are installed and operational, submitting monthly monitoring reports on time	Monthly	12	12	12	12	12	Service provider/ CID Manager	Operational & Annual report	
5	Training and registration of car guards	Ensure all car guards are fully trained and registered by completing 100% of training programs, registering 80% of trained guards, maintaining valid certification for all active guards	Ongoing	-	-	-	-	-	Service provider/ CID Manager	Operational & Annual report	
6	Establish a centrally located office open to members and residents to request security assistance or report information	Establish a centrally located GRT CID office that is fully operational	Once off	1					Service provider/ CID Manager	Operational & Annual report	
7	Coordinated efforts between different safety stakeholders	Ensure coordinated efforts between all safety stakeholders by holding monthly meetings, engaging 100% of key stakeholders	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	

3. MAINTENANCE AND CLEANSING											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Cleaning & Maintenance strategy document including clear deliverables and defined performance indicators	Develop a Cleaning & Maintenance strategy document, defining 100% of key deliverables	Annually	1	1	1	1	1	CID Manager/ Board	Operational & Annual Report	
2	Appoint Cleaning and Maintenance service providers	Appoint Cleaning and Maintenance service providers by completing 100% of appointments on time	Ongoing	-	-	-	-	-	Board	Operational & Annual Report	Ongoing performance management
3	All identified open public spaces and sidewalks and ensure they are cleaned and maintained	Ensure all identified open public spaces and sidewalks are cleaned and maintained by completing 100% of scheduled cleaning cycles	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	
4	All identified public parks are upgraded, cleaned and maintained	Ensure all public parks are upgraded, cleaned, and maintained by completing	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	

		100% of planned upgrades, adhering to 100% of cleaning schedules									
5	Installation and emptying of waste bins	Ensure all public bins are upgraded, cleaned, and maintained by completing 100% of planned upgrades and adhering to 100% of scheduled cleaning and maintenance activities	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	
6	Installing and maintaining public toilets	Number of public toilets installed per year	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational	
7	Identifying health and safety issues within the area and reporting to council	Identify and report 100% of observed health and safety issues within the area to the council within 48 hours	Monthly	12	12	12	12	12	CID Manager	Operational	
8	Signage and awareness campaigns	Implement at least 10 new community awareness campaigns and install 30 educational signage units within 36 months	Ongoing	-	-	-	-	-	CID Manager	Operational	

4. ENVIRONMENTAL & TOURISM DEVELOPMENT

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop an Environmental Development strategy and management plan	Develop an Environmental Development Strategy and Management Plan, ensuring 100% compliance with statutory and governance requirements, consulting all relevant stakeholders	Ongoing	-	-	-	-	-	Board/ Portfolio Director	Operational & Annual Report	
2	Planting of indigenous trees and plants	Plant at least 500 indigenous trees and plants in designated areas within 36 months, achieving a 70% survival rate after the first year through proper maintenance and monitoring	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	
3	Maintain public verges	Ensure 100% of public verges are regularly maintained according to boards standards, with at least 90% inspected and deemed in good condition every quarter	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	

4	Mowing of public spaces, parks and green belts	Complete mowing of 100% of designated public spaces, parks, and green belts according to the scheduled maintenance plan	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	
5	Seating in public spaces	Ensure that 100% of identified public spaces have adequate seating installed and maintained	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	
6	Upgrading open spaces and gardens and maintaining the facilities	Upgrade the number of play facilities, open spaces, and gardens by 10% within 24 months, and ensure at least 100% of all identified facilities are regularly maintained, safe, and fully functional each quarter	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	
7	Entrances to Graaff-Reinet	Ensure 100% of entrances to Graaff-Reinet are regularly maintained	Ongoing	-	-	-	-	-	CID Manager/ Service provider	Operational & Annual Report	
8	Signage of our town	Ensure 80% of town signage is correctly installed, visible, and well-maintained	Ongoing	-	-	-	-	-	CID office & Portfolio Director	Annual Report	

5. SOCIAL AND ECONOMIC DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Engage with the Department of Social Development regarding the establishment and support of shelter (Homeless and Women)	Conduct at least 4 formal engagement meetings with the Department of Social Development within 36 months to progress the planning, approval, and establishment of a homeless shelter, with documented action plans from each meeting	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
2	Identify a partner who can help establish a social plan for town	Identify and secure at least one suitable partner organization to support the social plan	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
3	Engage with a qualified NPO to reduce and provide support to victims of Gender Based Violence (GBV)	Establish a formal partnership with at least one qualified NPO within 12 months to provide support services to victims of GBV, with documented joint action plans and at least 60% of	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	

		referred cases receiving assistance within 30 days									
4	Engage with a qualified NPO to provide support to women, children and people with disabilities	Establish a formal partnership with at least one qualified NPO within 12 months to provide support services to women, children and people with disabilities	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
5	Engage with a qualified NPO to provide support to people with terminal illnesses	Partner with a qualified NPO within 12 months to support people with terminal illnesses, ensuring 60% of referred cases receive assistance within 30 days	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
6	Engage with a qualified NPO to provide support for the elderly from low-income households	Partner with a qualified NPO within 12 months to support elderly residents from low-income households, ensuring 60% of referred cases receive assistance within 30 days	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
7	Engage with a qualified NPO who develop skills and focus on job creation and job readiness	Partner with a qualified NPO within 24 months to provide skills development and job readiness programs, ensuring at least 60% of participants complete training	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	

8	Support local feeding schemes	Provide support to at least 3 local feeding schemes within 12 months	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
9	Engage with a qualified NPO that provides support to animals in need	Partner with a qualified NPO within 12 months to provide care and support to animals in need	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
10	Engage with a qualified NPO that provides support to individual that struggle with drug and substance abuse	Partner with a qualified NPO within 24 months to provide care and support to animals in need	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	
11	Engage with a qualified NPO that addresses school dropout learners	Partner with a qualified NPO within 24 months to provide care and support to animals in need	Ongoing	-	-	-	-	-	CID Manager/ Service Provider	Operational & Monthly report	

6. COMMUNICATION & MARKETING INITIATIVES											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Maintaining the website	Ensure the website is fully functional, up-to-date, and free of errors 80% of the time, with content updates completed within 5 business days of submission	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational & Annual Report	
2	Establish a social media presence	Launch official social media accounts within 3 months and achieve at least 300 followers and a 5% engagement rate across platforms within 6 months	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational & Annual Report	Facebook is most common media used by most residents in Graaff-Reinet
3	Newsletter	Publish a monthly newsletter	Monthly	12	12	12	12	12	CID Manager/ Portfolio Director	Operational	
4	Database of volunteers	Develop and maintain a database of at least 50 active volunteers within 24 months,	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	Share programs and activities on website and

		ensuring contact information and availability are updated at least quarterly									social media to encourage people to volunteer
5	Open communication	Respond to all queries or feedback within 48 hours	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	
6	GRT CID Signage and branding	Install and maintain 100% of designated GRT CID signage and branding within 24 months, ensuring at least 80% are visible, accurate, and compliant with CID standards during quarterly inspections	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	
7	WhatsApp groups per pillar	Establish and maintain at least one active WhatsApp group for each strategic pillar within 12 months	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	
8	Communication to members	Ensure 100% of members receive key communications within 48 hours of release	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	
9	Welcome Pack	Distribute a welcome pack to 100% of new members within 7 days of joining, ensuring at least 90% acknowledge receipt and provide feedback on usefulness within the first month	Ongoing	-	-	-	-	-	CID Manager/ Portfolio Director	Operational	Will need Municipality to share with the CID office and

											work closely with real estates.
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PART C: TERM BUDGET

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	
INCOME						
Income from Additional Rate	R 2 100 000,00	R 2 226 000,00	R 2 359 560,00	R 2 501 133,60	R 2 651 201,62	
TOTAL INCOME	R 2 100 000,00	R 2 226 000,00	R 2 359 560,00	R 2 501 133,60	R 2 651 201,62	R 11 837 895,22
EXPENDITURE						
Core Business						
SAFETY & SECURITY						
CCTV & Monitoring	R 1 150 000,00	R 1 219 000,00	R 1 292 140,00	R 1 369 668,40	R 1 451 848,50	
Patrolling	R 250 000,00	R 265 000,00	R 280 900,00	R 297 754,00	R 315 619,24	
Car Guard	R 150 000,00	R 159 000,00	R 168 540,00	R 178 652,40	R 189 371,54	
TOTAL	R 1 550 000,00	R 1 643 000,00	R 1 741 580,00	R 1 846 074,80	R 1 956 839,29	R 8 737 494,09
CLEANING & MAINTENANCE						
Cleaning & waste removal	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	
Urban restoration & maintenance	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
TOTAL	R 30 000,00	R 31 800,00	R 33 708,00	R 35 730,48	R 37 874,31	R 169 112,79
ENVIRONMENTAL						
Environmental Development	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	
TOTAL	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	R 112 741,86

SOCIAL UPLIFTMENT						
Social Upliftment	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	
TOTAL	R 20 000,00	R 21 200,00	R 22 472,00	R 23 820,32	R 25 249,54	R 112 741,86
TOTAL	R 1 620 000,00	R 1 717 200,00	R 1 820 232,00	R 1 929 445,92	R 2 045 212,68	R 9 132 090,60
DEPRECIATION REPAIRS & MAINTENANCE						
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 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
Auditors' remuneration						
Bank Charges	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
Catering & Food	R 4 000,00	R 4 240,00	R 4 494,40	R 4 764,06	R 5 049,91	
Communication						
Computer expenses						
Contingency/Sundry						
Insurance	R 4 000,00	R 4 240,00	R 4 494,40	R 4 764,06	R 5 049,91	
Marketing & promotions	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
Printing	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
Stationary	R 6 000,00	R 6 360,00	R 6 741,60	R 7 146,10	R 7 574,86	
Protective clothing	R 8 000,00	R 8 480,00	R 8 988,80	R 9 528,13	R 10 099,82	
Secretarial duties						

Seed Capital						
Telecommunications	R 10 000,00	R 10 600,00	R 11 236,00	R 11 910,16	R 12 624,77	
TOTAL	R 417 000,00	R 442 020,00	R 468 541,20	R 496 653,67	R 526 452,89	R 2 350 667,76
Projects						
Capital Expenditure (PPE)						
Rolling bad debt reserve 3%	R 63 000,00	R 66 780,00	R 70 786,80	R 75 034,01	R 79 536,05	
TOTAL EXPENDITURE	R 2 100 000,00	R 2 226 000,00	R 2 359 560,00	R 2 501 133,60	R 2 651 201,62	R 11 837 895,22
Profit/ Loss						

Annexure A: Public Participation Plan

- Explanatory note 1: This template serves as a guide for steering committees when compiling their proposed public participation plan for approval by the Executive Director as contemplated in section 6(2) of the CID Bylaw. The template provides examples of a wide range of notification and consultation methods that may be employed. The steering committee should identify methods that would be both meaningful and cost-effective, taking into account the particular characteristics of the local community of the proposed CID. Where the proposed methodology deviates from any mandatory requirements in terms of the By-law, the steering committee must motivate such deviation to Sub-Council, NGOs and any other focus groups the program.
- Explanatory Note 2: “local community” in relation to a CID- means the body of persons comprising individuals falling under one or more of the following categories –
 - (a) property owners in the district, irrespective of whether or not they will be liable for paying the additional rate;
 - (b) residents of the district;
 - (c) tenants and body corporates in the district;
 - (d) any civic organizations and non-governmental, private sector or labor organizations or bodies which are involved in local affairs in the district affected by the proposed improvement or upgrading of the district.

PUBLIC PARTICIPATION PLAN (required under S6(2) of CID By-law)					
PROPOSED METHODS OF NOTIFICATION (requirement under S6(7) of CID By-law)					
Notification Medium	Details	Targeted Interested & Affected Party ("I&AP")	By-law	Policy	Deviation sought?
Internet	GRT CID website: www.grtcid.co.za	Local community & proposed Additional Rate Payers (ARP's)		Clause 9.4.3	N
Email Notification	Email documents & notices to email addresses of proposed ARPs- (a) contained in the Municipality's records (b) listed in the steering committees register of listed members of the local community (clause 9.3)	Proposed ARP's	S 6(7)(a)(i)	Clause 9.4.1	N
	Email documents & notices to email addresses of- (a) Local community members listed in the steering committees register of members of the local community (clause 9.3). (b) NGOs and other community organisations carrying out activities in the proposed GRT CID as listed in the steering committees register of members of the local community.	Local Community	S 6(7)(a)(ii)	Clause 9.4.1	N
Hand deliver	Deliver relevant documents or notice to:	Proposed ARP's and Local Community	S 6(7)(a)	Clause 9.4.1	Y – pamphlets will be

	(a) Those ARPs for whom the steering committee does not have email addresses; and (b) Members of the local community contemplated who have not provided email addresses for purposes of the written notice. (c) Pamphlets will be distributed to all homes in Graaff-Reinet.				distributed to all households in SRA boundary. Register of streets will be recorded not signed receipt per household.
Email Notification/Physical meeting	Over and above the public meetings required in terms of section 6 of the By-law: (a) The steering committee shall convene one or more focus groups for purposes of conveying information about, (b) Eliciting comment on, both draft and final business plans, and (c) Group(s) should consist of between 3 to 15 participants	Sub council, NGOs and any other focus groups	`	Clause 9.8	N
Newspaper	Advertisement in: • The Advertiser (online) • The Advertiser Facebook page	Proposed ARP's and Local Community	S 6(7)(b)	Clause 9.4.4	Y – Only one English newspaper in Graaff-Reinet.

Public notices	Public notices to be affixed at the following locations: - Library: Kroonvale, Umasizakhe and Horseshoe - Notice boards at the following shopping complex: Superspar Spandau, SPAR Camdeboo, Shoprite and PNP - Sport facilities: Botanics Sports Ground, Bowling Club, Golf club - Petrol stations: 7 – Astron x2, Engen x2, Shell, Chargo, Quest	Proposed ARP's and Local Community	Not a legal Requirement	Not a legal Requirement	N
Other means	Broadcasts via social media channels and messaging apps i.e. Facebook and WhatsApp groups	Proposed ARP's and Local Community		Clause 9.4.5	N

A. REGISTER OF THE LOCAL COMMUNITY

Proposed Date	Proposed Action	Content of register	By-law	Policy	Deviation sought?
March 2025	Open and maintain a register of member of the local community "Local community" in relation to a CID means the body of persons comprising individuals falling under one or more of the following categories: a) property owners in the district, irrespective of whether or not they	Name, contact details & addresses of persons listed in clause 9.3 of the Policy.		Clause 9.3	N

	will be liable for paying the additional rate b) residents of the district c) tenants and body corporates in the district d) any civic organisations and non-governmental, private sector or labour organisations or bodies which are involved in local affairs in the district affected by the proposed improvement or upgrading of the district.				
B. OBTAIN INPUT FROM I&AP					
1. Focus Group					
Proposed Date	Proposed Action	Targeted Interested & Affected Party ('I&AP')	By-law	Policy	Deviation sought?
17 & 18 December 2025	Convene focus groups consisting of the following groups of people: i. Representatives of NGOs in local community ii. Representatives of any neighbourhood watch association in the local community and Community Policing Forum members iii. ARPs	Local Community & Proposed ARPs		Clause 9.8	N
2. First Public Meeting					
a. Notice of First Public Meeting					

Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
24 November 2025	i. Websites ii. Email iii. Hand delivered iv. Public Notices/ Posters v. Newspaper advertisement	PLEASE TAKE NOTICE THAT: Derek Light, the registered owner of Erf no. 692, 87 Somerset Street, Graaff-Reinet intends to apply for the establishment of a Community Improvement District (CID) in terms of the Dr Beyers Naude Local Municipality: Community Improvement District By-law, 2025. The proposed Graaff-Reinet CID (GRT CID) will include all commercially rated and residential properties in the area within: • Horseshoe, • Spandau and Bergendal • Sunnyside • Industrial area A map depicting these geographical boundaries is attached hereto as Annexure A. The purpose of the upcoming public meeting is to discuss the draft Business Plan and proposed application for establishment of the CID and to elicit comments for purposes of preparing the final Business Plan.	S 6 (6)	Clause 9.4.1	N

		DATE: 9 December 2025 TIME: 18:00 VENUE: Botanics Sports Ground ADDRESS: 34 Park Street ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING. PLEASE TAKE FURTHER NOTICE THAT: All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law. Other members of the local community who wish to register as interested persons must contact the applicant at cell: 071 244 0820 or email: info@grtcid.co.za The draft Business Plan is available for download at www.grtcid.co.za and available for inspection at the: 68 Somerset Street, Graaff-Reinet after the 9th December 2025. Any written comments on the draft Business Plan and proposed application must be submitted to the applicant as appears in para 1 above by the 12th January 2026.			
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		If you are not registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@grtcid.co.za of the registered owners contact details, so that he/she may relay the contents of this notice.			
b. Convene First Public Meeting					
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
9 December 2025	Botanics Sports Grounds	The meeting will be chaired by Mr Derek Light. Contact details: Email address – moira@dereklight.co.za Cell phone number - 083 227 1922	S 6(5) S 6(7)(a) S 6(7)(b) S 6(7)(c)		N
c. Written Comments on Draft Business Plan					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?
9 December 2025 – 12 January 2026	Provide local community until at least 30 days after the date of the public meeting an opportunity to submit to the applicant written comments on the proposed application and the draft business plan.		S 6(8)		N
d. Include Written Comments in Final Business Plan					

Date	Action/Steps	Details	By-law	Policy	Deviation sought?
10 – 15 January 2026	Prepare a table to accompany final Business Plan, which summarise: i. Comments made during the 1st Public meeting ii. Written comments received pursuant to section 6(10) iii. The applicant's response to these comments, including references to changes in the final business plan that were made pursuant to any relevant comment.		S 6(9)		N

3. Second Public Meeting

a. Notice of 2nd Public Meeting

Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
24 November 2025	I. Website II. Email III. Hand delivered IV. Public Notices / Posters V. Newspaper advertisements	PLEASE TAKE NOTICE THAT: Derek Light, the registered owner of Erf no. 692, 87 Somerset Street, Graaff-Reinet intends to apply for the establishment of a Community Improvement District (CID) in terms of the Dr Beyers Naude Local Municipality: Community Improvement District By-law, 2025. The proposed Graaff-Reinet CID (GRT CID) will include all commercially rated and residential properties in the area within:	S 6(7)(a) S 6(7)(b) S 6(7)(c) S 6(10) S 6(11)	Clause 9.4.1	N

		• Horseshoe • Spandau and Bergendal • Sunnyside • Industrial area A map depicting these geographical boundaries is attached hereto as Annexure A. The purpose of the upcoming public meeting is to discuss the final Business Plan and proposed application for establishment of the CID and to elicit comments for purposes of preparing the final Business Plan. DATE: 15 January 2026 TIME: 18:00 VENUE: Botanics Sports Ground ADDRESS: 34 Park Street ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING. PLEASE TAKE FURTHER NOTICE THAT: All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law. Other members of the local community who wish to register as interested persons must			
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		contact the applicant at cell: 071 244 0820 or email: info@grtcid.co.za The final Business Plan is available for download at www.grtcid.co.za and available for inspection at the: 68 Somerset Street, Graaff-Reinet after the 15th January 2026. Any written comments on the final Business Plan and proposed application must be submitted to the applicant as appears in para 1 above by 16th February 2026. If you are not registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@grtcid.co.za of the registered owners contact details, so that he/she may relay the contents of this notice.			
b. Convene 2nd Public Meeting					
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
15 January 2026	Botanics Sports Grounds, 34 Park Street, Graaff-Reinet	The meeting will be chaired by Derek Light, chairperson of the GRT CID steering committee. Contact details: Email address -moira@dereklight.co.za Cell phone number -083 227 1922	S 6(10)		N

c. Written Comments on Final Business Plan					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?
16 January – 16 February 2026	Provide local community until at least 30 days after the date of the second public meeting an opportunity to submit to the applicant written comments on the proposed application and the final Business Plan.		S 6(12)		N
d. Include written Comments on Final Business Plan					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?
16 - 20 February 2026	Prepare a table to accompany final Business Plan, which summarise: i. Comments made during the 2nd Public meeting ii. Written comments received pursuant to section 6(14) iii. The applicant's response to these comments		S 6(13)		N
4. Voting for the establishment of a CID					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?

16 January – 20 March 2026	Voting for the establishment of the Graaff-Reinet Community Improvement District.	Mixed Use Community Improvement District: - At least 60% in the event that more than 40% of the rates base value consists of residential property. - At least 50% plus one in the event that less than 40% of rates base value consists of residential property. - Meet objectors.	S 5(5)(c) (i)(ii) S 6(15)	Clause 10.1 Clause 10.2 Clause 10.3 Clause 10.6	N
24 March 2026	Apply for Section 22(2)(b) MPRA for establishment of the CID		S 5(6)		Y- Not sufficient votes in area
5. Third Public Meeting					
a. Notice of 3rd Public Meeting					
Date	Notification Mediums	Content of Notice	By-law	Policy	Deviation sought?
11 June 2026	i. Website ii. Email iii. Public Notices / Posters iv. Newspaper advertisements	PLEASE TAKE NOTICE THAT: Derek Light, the registered owner of Erf no. 692, 87 Somerset Street, Graaff-Reinet intends to apply for the establishment of a Community Improvement District (CID) in terms of the Dr Beyers Naude Local Municipality: Community Improvement District By-law, 2025.	S 6(7)(a) S 6(7)(b) S 6(7)(c) S 6(10) S 6(11)	Clause 9.4.1	Y

		The proposed Graaff-Reinet CID (GRT CID) will include all commercially rated and residential properties in the area within: • Horseshoe A map depicting these geographical boundaries is attached hereto as Annexure A. The purpose of the upcoming public meeting is to discuss the final Business Plan and proposed application for establishment of the CID and to elicit comments for purposes of preparing the adjusted Business Plan. DATE: 30 June 2026 TIME: 18:00 VENUE: Botanics Sports Ground ADDRESS: 34 Park Street ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING. PLEASE TAKE FURTHER NOTICE THAT: All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-			
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		law. Other members of the local community who wish to register as interested persons must contact the applicant at cell: 071 244 0820 or email: info@grtcid.co.za The adjusted Business Plan is available for download at www.grtcid.co.za and available for inspection at the: 68 Somerset Street, Graaff-Reinet after the 30th of June 2026. Any written comments on the adjusted Business Plan and proposed application must be submitted to the applicant as appears in para 1 above by 30 July 2026. If you are not registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@grtcid.co.za of the registered owners contact details, so that he/she may relay the contents of this notice.			
b. Convene 3rd Public Meeting					
Date	Venue	Details of Chairperson	By-law	Policy	Deviation sought?
30 June 2026	Botanics Sports Grounds, 34 Park Street, Graaff-Reinet	The meeting will be chaired by Derek Light, chairperson of the GRT CID steering committee. Contact details:	S 6(10)		Y

		Email address -moira@dereklight.co.za Cell phone number - 083 227 1922			
c. Written Comments on adjusted Business Plan					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?
30 June – 30 July 2026	Provide local community until at least 30 days after the date of the third public meeting an opportunity to submit to the applicant written comments on the proposed application and the adjusted Business Plan.		S 6(12)		Y
d. Include written Comments on adjusted Business Plan					
Date	Action/Steps	Details	By-law	Policy	Deviation sought?
30 July – 7 August 2026	Prepare a table to accompany final Business Plan, which summarise: i. Comments made during the 3rd Public meeting ii. Written comments received pursuant to section 6(14) iii. The applicant's response to these comments		S 6(9)		Y
6. Voting for the establishment of a CID					

Date	Action/Steps	Details	By-law	Policy	Deviation sought?
30 June – 30 July 2026	Allow members within the boundary to review their vote with the option to change it and allow any member within the boundary who hasn't voted to vote.	Mixed Use Community Improvement District: • At least 60% in the event that more than 40% of the rates base value consists of residential property • At least 50% plus one in the event that less than 40% of rates base value consists of residential property	S 5(5)(c)(i)(ii)		Y

Annexure B: Public Participation Process

Type of public meetings	Purpose of meetings	Date and Venue
Civics Information Session	The purpose of this meeting was to inform civic organisations about what a CID is, how it works, and what we aim to achieve.	25 March 2025 – Botanics Sport Centre
Municipality Consultation	The purpose of this meeting was to meet with the different department heads in the Municipality, to explain the purpose of the CID and working together with the Municipality.	16 September 2025 – Robert Sobuke Building Municipal Officials present: - Edwardine Abader - Dennis Fortuin - Bennie Arendse - Ndumiso Camnga
Information Session	The purpose of this meeting is to inform the community about the CID, explain how it will operate, and outline the goals we aim to achieve.	• 16 September 2025: Botanics Sport Centre • 18 September 2025: Alex Laing Hall • 30 September 2025: Graaff-Reinet Primary School • 2 October 2025: Umasizakhe Community Hall
Ward Councilors	The purpose of meeting with the Ward Councilors was to inform them about the CID as well as get their input regarding the needs to of their wards.	• 13 October 2025: Joy Williams and Ricardo Smith – Derek Light Attorney • 23 October 2025: Annela Mnuni – Derek Light Attorney • 29 October 2025: Xolile Galada – Derek Light Attorney
Workshops	The purpose of the workshops was to meet with experts in their field to get their input regarding the needs of our town.	• 29 August 2025: Safety & Security – Botanics Sports Hall • 5 September 2025: Cleaning & Maintenance /Environmental Development – Botanics Sport Centre • 18 September 2025: Social Upliftment – Botanics Sport Centre
1 st Public Participation Meeting	The purpose of the 1 st Public Participation meeting is to share the draft Business Plan with the community of Graaff-Reinet.	• 9 December 2025 - Botanics Sport Centre

Focus group	The purpose of the focus group is to elicit comments on the draft business plan.	• 18 December 2025 - Botanics Sport Centre
2 nd Public Participation Meeting	The purpose of the 2 nd Public Participation meeting is to share the final Business Plan with the community of Graaff-Reinet.	• 15 January 2026 - Botanics Sport Centre
3 rd Public Participation Meeting	The purpose of the 3 rd Public Participation meeting is to share the adjusted Business Plan with the community of Graaff-Reinet.	• 30 June 2026 – Botanics Sport Centre

2. Example of Civics Information Session



Calling ALL Civic Organizations in Graaff-Reinet to an information sharing session!

Date: 25 March 2025

Time: 18H00 for 18H30

Venue: Botanics Sport Ground

This is a **community project**, and every Civic organisation plays a vital role in its success. We are seeking **active** and **passionate** organisations who want to make a difference.

The Steering Committee aims to establish a Community Improvement District (CID) for the whole of Graaff-Reinet, based on Section 22 of the Municipal Property Rates Act, to enhance local service delivery and create a safer, healthier, and more sustainable environment for all residents.

GRT Community Improvement District
NPC Reg no: 2025/125531/08
Address: 68 Somerset Street, Graaff-Reinet, 6280
Cell: +27 71 244 0820 | Email: info@grtcid.co.za



3. Example of where they were displayed

Location of Notices	
Business in town	Superspar Spandau
	SPAR Camdeboo
	Shoprite
	Pick n Pay
	Merino Pharmacy
	Dr. Marais Surgery
	Dr. Booysen Surgery
	Dr. Kruger Surgery
	Dr. Pieterse and Dr. Smith Surgery
	Dr. Venter Surgery
	Karoo Health

4. Example of Information Session



Calling ALL Residents, Property and Business Owners in Graaff-Reinet to an information sharing session!

Date: 16 September 2025	Date: 18 September 2025
Time: 18H00 for 18H30	Time: 18H00 for 18H30
Venue: Botanics	Venue: Alex Laing Hall
Date: 30 September 2025	Date: 2 October 2025
Time: 18H00 for 18H30	Time: 18H00 for 18H30
Venue: Graaff-Reinet Primary School Hall	Venue: Umasizakhe Hall

This is a **community project**, and every individual and business plays a vital role in its success. We are seeking **active and passionate community members and business owners** who want to make a difference.

The Steering Committee aims to establish a Community Improvement District (CID) for the whole of Graaff-Reinet, based on Section 22 of the Municipal Property Rates Act, to enhance local service delivery and create a safer, healthier, and more sustainable environment for all residents.

GRT Community Improvement District
NPC Reg no: 2025 / 125531 / 08
Address: 68 Somerset Street, Graaff-Reinet, 6280
Cell: +27 71 244 0820 | Email: info@grtcid.co.za



5. Example of where they were displayed

Location of Notices	
Business in town	Superspar Spandau
	SPAR Camdeboo
	Shoprite
	Pick n Pay
	Merino Pharmacy
	Dr. Marais Surgery
	Dr. Booysen Surgery
	Dr. Kruger Surgery
	Dr. Pieterse and Dr. Smith Surgery
	Dr. Venter Surgery
	Karoo Health
Petrol stations	Astron Energy Botha Market Square – 11 Goedhals Square
	Quest – 49 Caledon street
	Shell – 29 Church street
	Chargo – 88 Church street
	Engen Gem Garage – 101 – 105 Church street
	Engen Riverside Motors – 128 Church street
	Astron Energy Graaff-Reinet – 20 College Road

6. Example of 1st & 2nd Public Participation notices



Graaff-Reinet
Community Improvement
District (CID)

**Public
Participation
Meetings**

**Join us for upcoming Public
Participation Sessions about
the proposed GRT CID.**

Venue: Botanics Sports Ground
Time: 18:00
Dates: 9 Dec 2025 & 15 Jan 2026

Contact us for more information:

  info@grtcid.co.za
 071 244 0820
 www.grtcid.co.za

**Our Town.
Our Home.
Our Future.**

NOTICE OF 1st PUBLIC MEETING: ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT ("CID") FOR GRAAFF-REINET

PLEASE TAKE NOTICE THAT:
Derek Light, the registered owner of Erf no. 692, 87 Somerset Street, Graaff-Reinet intends to apply for the establishment of a Community Improvement District (CID) in terms of the Dr Beyers Naude Local Municipality: Community Improvement District By-law, 2025 (the "By-law") read with the Dr Beyers Naude Local Municipality: Community Improvement District Policy, 2025 (the "Policy")

The proposed Graaff-Reinet CID (the GRT CID) will include all non-residential and residential properties within the following geographical boundaries:

- Horseshoe
- Sunnyside
- Industrial Area
- Bergendal
- Spandau

(A map depicting the amended proposed geographical boundaries is attached hereto as Annexure "A").

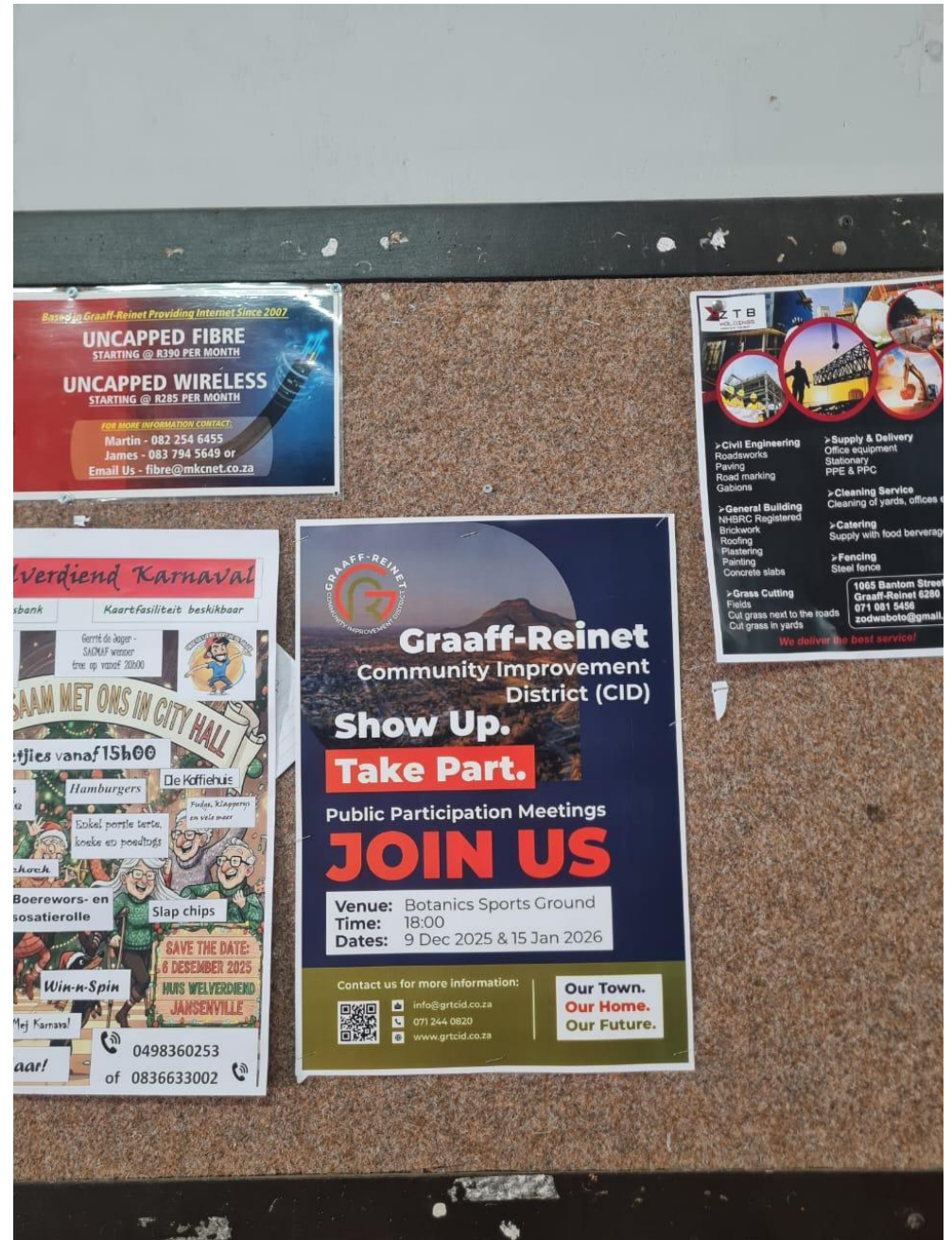
The purpose of the upcoming public meeting is to discuss the draft business plan and proposed application for establishment of the CID and to elicit comments for purposes of preparing the final business plan.

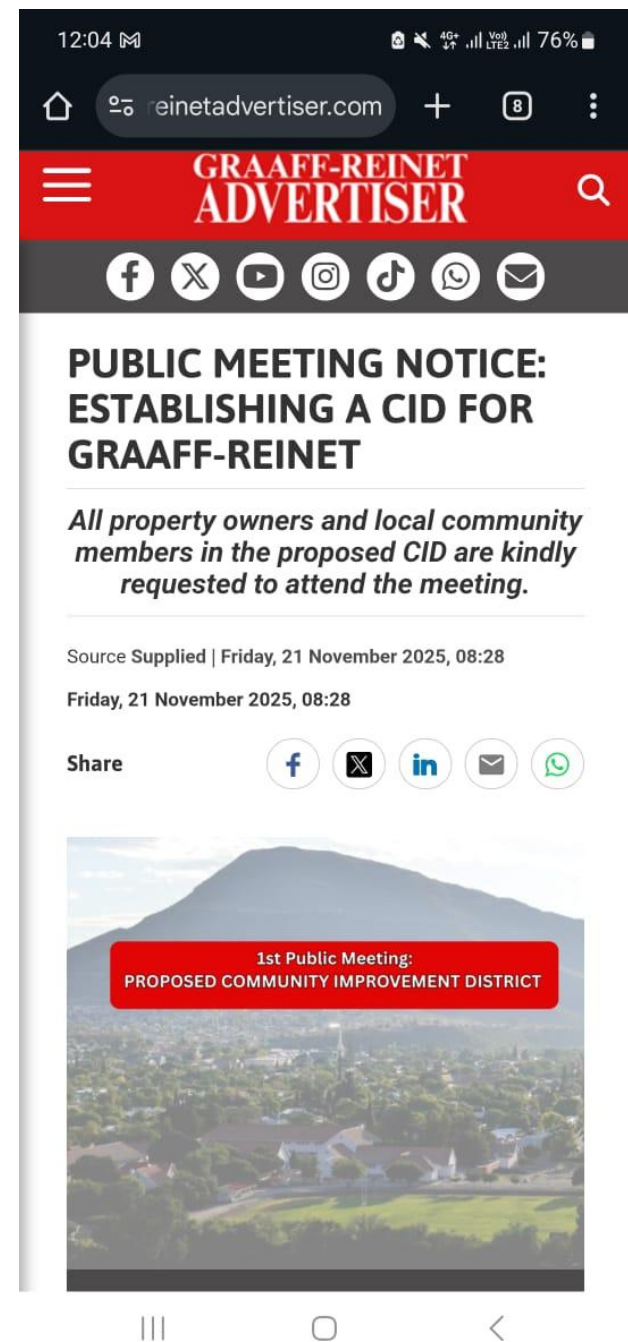
DATE: 9 December 2025
TIME: 18:00
VENUE: Botanics Sports Ground
ADDRESS: 34 Park Street

ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING.

PLEASE TAKE FURTHER NOTICE THAT:

1. All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law. Other members of the local community who wish to register as interested persons must contact the applicant at cell: 071 244 0820 or email: info@grtcid.co.za
2. The draft plan is available for download at www.grtcid.co.za and available for inspection at the: 68 Somerset Street, Graaff-Reinet
3. Any written comments on the draft business plan and proposed application must be submitted to the applicant as appears in para 1 above by the 9th January 2025.
4. If you are not registered owner of the affected property, kindly forward this notice to the registered 4. owners immediately. Alternatively, kindly inform info@grtcid.co.za of the registered owners contact details, so that he/she may relay the contents of this notice.



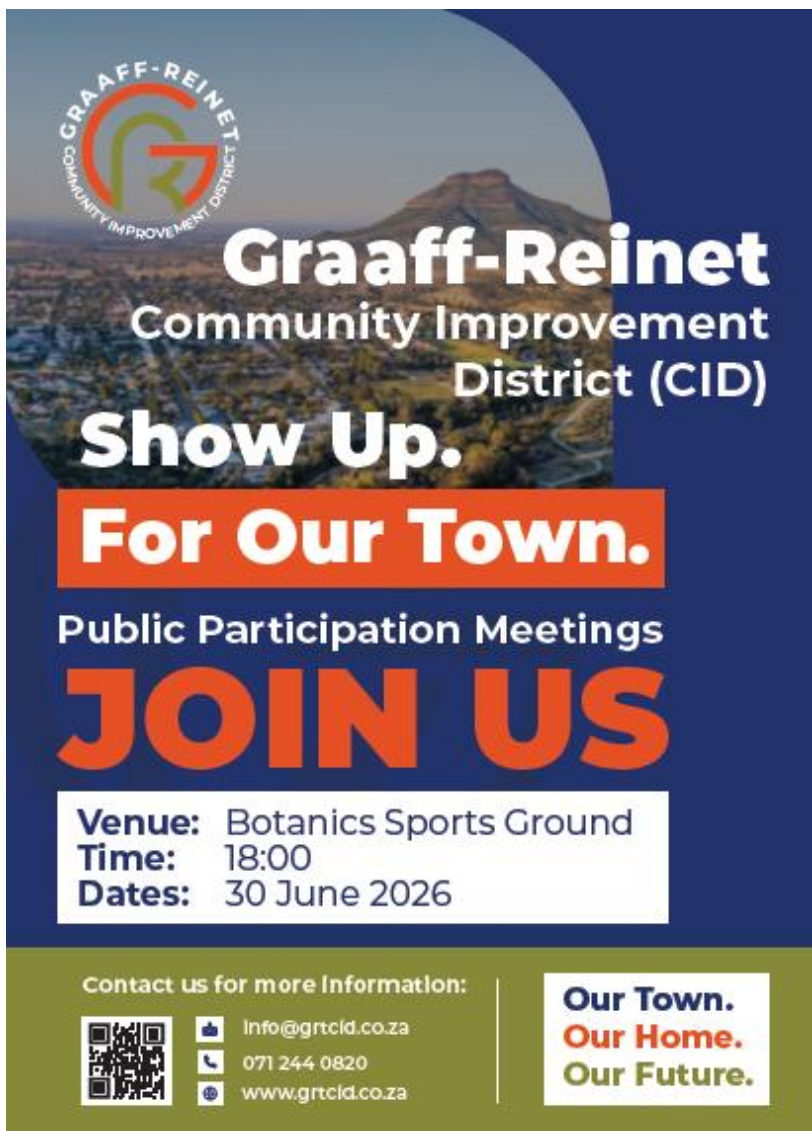


7. Examples of where they were displayed

Location of Notices	
Public libraries	Kroonvale Library
	Horseshoe Library
	Umasizakhe Library
Business in town	Superspar Spandau
	SPAR Camdeboo
	Shoprite
	Pick n Pay
	Merino Pharmacy
	Dr. Marais Surgery
	Dr. Booysen Surgery
	Dr. Kruger Surgery
	Dr. Pieterse and Dr. Smith Surgery
	Dr. Venter Surgery
	Karoo Health
Petrol stations	Astron Energy Botha Market Square – 11 Goedhals Square
	Quest – 49 Caledon street
	Shell – 29 Church street
	Chargo – 88 Church street

	Engen Gem Garage – 101 – 105 Church street
	Engen Riverside Motors – 128 Church street
	Astron Energy Graaff-Reinet – 20 College Road
Sport Facilities	Graaff-Reinet Golf Club
	Graaff-Reinet Bowling Club
	Botanics Sports Ground

8. Examples of the 3rd Public Participation Notices



Graaff-Reinet
Community Improvement District (CID)

Show Up.

For Our Town.

Public Participation Meetings

JOIN US

Venue: Botanics Sports Ground
Time: 18:00
Dates: 30 June 2026

Contact us for more information:

  info@grtcid.co.za
 071 244 0820
 www.grtcid.co.za

Our Town.
Our Home.
Our Future.

NOTICE OF 3rd PUBLIC MEETING: ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT ("CID") FOR GRAAFF-REINET

PLEASE TAKE NOTICE THAT:

Derek Light, the registered owner of Erf no. 692, 87 Somerset Street, Graaff-Reinet intends to apply for the establishment of a Community Improvement District (CID) in terms of the Dr Beyers Naude Local Municipality: Community Improvement District By-law, 2025 (the "By-law") read with the Dr Beyers Naude Local Municipality: Community Improvement District Policy, 2025 (the "Policy")

The proposed Graaff-Reinet CID (the GRT CID) will include all non-residential and residential properties within the following geographical boundaries:

- Horseshoe

A map depicting these geographical boundaries is attached hereto as Annexure A.

Following the public meeting on the 9th of December 2025 and 15th of January 2026, changes have been made to the CID boundary and Business Plan. The purpose of the upcoming public meeting is to discuss the new boundary, adjusted Business Plan and to elicit comments before it is submitted to Council as part of the CID establishment application.

DATE: 30th of June 2026
TIME: 18:00
VENUE: Botanics Sports Ground
ADDRESS: 34 Park Street

ALL PROPERTY OWNERS AND LOCAL COMMUNITY MEMBERS IN THE PROPOSED CID ARE KINDLY REQUESTED TO ATTEND THE MEETING.

PLEASE TAKE FURTHER NOTICE THAT:

1. All property owners are automatically entered in the Interested Parties Register for the CID establishment in terms of section 6(8) of the By-law. Other members of the local community who wish to register as interested persons must contact the applicant at cell: 071 244 0820 or email: info@grtcid.co.za
2. The adjusted Business Plan is available for download at www.grtcid.co.za and available for inspection at the: 68 Somerset Street, Graaff-Reinet after the 30th of June 2026.
3. Any written comments on the adjusted Business Plan and proposed application must be submitted to the applicant as appears in para 1 above by the 30th of July 2026.
4. If you are not registered owner of the affected property, kindly forward this notice to the registered owners immediately. Alternatively, kindly inform info@grtcid.co.za of the registered owners contact details, so that he/she may relay the contents of this notice.

9. *Examples of where they were displayed*

Location of Notices	
Business in town	Superspar Spandau
	SPAR Camdeboo
	Shoprite
	Pick n Pay
	Merino Pharmacy
	Dr. Kruger Surgery
	Dr. Booysen Surgery
	Dr. Pieterse and Dr. Smith Surgery
	Dr. Venter Surgery
	Karoo Health
	Oppi Dorp
	Astron Energy Botha Market Square – 11 Goedhals Square
	Quest – 49 Caledon street

MINUTES OF FOCUS GROUP**DATE: 18TH DECEMBER 2025****TIME: 09H00****VENUE: BOTANICS SPORT CLUB**

NO.	AGENDA ITEM	DISCUSSION	
1	OPENING	Imke Marais welcomed everyone to the focus group.	Imke Marais
2	WELCOME	Imke Marais thanked everyone for their attendance. • Imke Marais informed the group that the Business Plan is available on the website as well as the presentation and the survey results. • Derek Light emphasizes that it's very important that the Business Plan reflects the needs of our community.	Imke Marais Derek Light
	STEERING COMMITTEE PRESENT	1. Derek Light 2. Rob Hobson	
	APOLOGIES	None	
3	INTRODUCTION	• Imke Marais informed the group of the purpose of workshop. • Imke Marais asked the group that if they have any other comments and/or feedback that they would like to add after the focus group, they need to please share it with the CID office.	Imke Marais

4	PRESENTATION OF SURVEY RESULTS	Imke Marais presented a summary of the key results of the Urban Management Survey that was conducted from mid-September to mid-November.	Imke Marais
5	PRESENTATION OF BUSINESS PLAN & SOLUTIONS PER PILLAR	Imke Marais presented the Business plan and suggested solutions, followed by feedback from the focus group per pillar. Safety & Security Q: For the ordinary house owner, previously you had to pay money to be safe. Is this still going to be the same? Or are people going to have a connection and how will the connection work? How are we going to benefit from this (CID)? A: The CID safety measures will add value to your current safety measures; it will not replace them. A monitoring and control centre will allow us to see the crime before it happens, therefore taking a proactive approach rather than reactive. Q: Will the crime not move to other areas outside the CID boundary? A: Yes. The CID has a five-year plan, that will follow a phased approach which will hopefully lead to the whole of town being monitored and secure. Statement: There is a big drug problem in our town. We need to address the root cause of this problem which lies with unemployment. A rehabilitation facility is also needed to help individuals. Q: Do street lights and potholes fall within the work of the CID?	Imke Marais

		A: They definitely influence safety and security; however, the CID does not replace the role of the Municipality and they will still be held accountable to deliver on their services such as street lights and potholes. 5. Q: Are the solutions only for a certain part of town? A: The Business plan includes the whole of Graaff-Reinet; however, we will use a phased approach to implement. 6. Q: Does the word security only focus on specific issues related to crime or does the pillar also focus on things such as food security etc.? A: In this regard, safety and security is related predominately to crime and one's well-being related to crime. Food security is an important topic; however, it will fall under the social upliftment pillar. 7. Statement: To be able to ensure safety and security in town, we (CID) have to ensure that the Bylaws are enforced. We also need to approach the college for the students that need to do their integrated learning. We (CID) can apply to a SETA for stipends for these students. 8. Statement: The CID should adopt the UN 1994 Human security approach.	
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Cleaning & Maintenance

1. **Statement:** Our town is surrounded by a National Park. It's essential we keep it clean, the education surrounding that is crucial. As well as the enforcement of Bylaws to ensure there is no illegal dumping.
2. **Statement:** The CID should link up with the EWP workers to assist with the cleanup.
3. **Statement:** The amount of illegal dumping taking place in the river is a major concern for fire and flood and currently nothing is being done about it.
4. **Statement:** There is a lack of rubbish bins in our community. Having a place to put your rubbish will limit the amount of illegal dumping currently taking place.

Environmental Development

1. **Q:** Does this budget include areas such as the mountain drive?
A: Mountain drive is an area we would like to give attention to; however, it is not currently a top priority.
2. **Q:** Does mining and fracking fall under this pillar?
A: Unfortunately, it doesn't, we will leave that in the capable hands of the private sector.
3. **Q:** If a private person wants to develop a 'green/open' space in the CID boundary, will they be able to do it via the CID?

		A: Yes, there will be opportunities for collaboration between the private sector and the municipality to enhance public spaces. 4. Statements: Having access to water tanks will assist members especially in the poorer communities. 5. Q: Does the budget make allowance for awareness and education? A: Yes, it does. Social Upliftment 1. Statement: Historically churches were the places where people went for assistance, then government took on the role but they haven't managed. I think we need to get the churches involved again. 2. Statement: COFTA is supposed to appoint a community development worker in every ward of the municipality. We need to hold them accountable that they fill these roles. They are responsible for rendering social services and they collect important data about the community. 3. Statement: BADISA is also not working in our municipality. 4. Statement: Ward committees are supposed to offer activities in their wards.	
6	ADDITIONAL QUESTIONS	1. Q: The additional remainder of 15% of the budget will be used for operational costs? Will it stay 15% or lessen out in the long run?	

		A: Yes, it will stay the same. 2. Statement: People need to see the impact before trusting the CID. We need to bring visible change.	
7	NEXT STEPS	• Imke Marais explained that the feedback from today will be added to the Business Plan. • She reminded the group about the 2nd Public Participation Meeting that will take place on the 15th of January 2026.	Imke Marais
8	CLOSURE	Imke Marais thanked everyone for their participation and closed the focus group.	Imke Marais

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. 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	Derek Light
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		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 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.	
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		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	
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		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 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?	
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		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. 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?	
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		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.	
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		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	
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		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	
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		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

MINUTES OF 2nd PUBLIC PARTICIPATION MEETING

DATE: 15 JANUARY 2026

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 highlighted the fact that Graaff-Reinet is celebrating its 240th Birthday this year and this is a great opportunity for our town. • 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	Derek Light

		CID is driven by the community, for the benefit of the community. • Derek Light thanked the members of the community who commented on the draft Business Plan. • Derek Light informed the members that the Business Plan has been revised and that this is a statutory meeting that must be convened to present the final Business Plan. • Derek Light informed the members that the Business Plan is available online and that after tonight's meeting voting for the establishment of the CID is open. • Derek Light informed the members that if we receive the required 60% plus one vote, we will need to submit our application to the Municipality, whereby Council will need to approve the application. • Derek Light informed the members that if approved, the steering committee will fall away and an NPC will be formed and the rate payers can apply to become members of the NPC that will be responsible for the implementation of the Business Plan. • Derek Light informed the members that the Business Plan will be implemented in a phased approach.	
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		Derek Light finished off with a quote by Rabbi Hillel the Elder - <i>“if I am not for myself, who will be for me? But if I am only for myself, what am I? and if not now, when?”</i>	
	STEERING COMMITTEE PRESENT	Derek Light introduced the steering committee 1. Derek Light – Chairperson (DL) 2. Wessel Landman (WL) 3. Rob Hobson 4. Anziske Kayster 5. Andy Johnson 6. Niel Keyser 7. Chrisjan Maya 8. Tanya Kroon	Derek Light

3	INTRODUCTION TO GRT CID	• WL highlighted the fact that the details of this meeting are similar to the previous meeting, however adjustments have been made based on comments and feedback that were received since the last meeting. This is a statutory requirement. • WL gave an outline of what a CID is and why there is a need to establish a CID. • WL reemphasized the GRT CID focus areas. • WL outlined the proposed geographical area of the proposed GRT CID. • WL outlined the processes to date that the steering committee has completed and highlighted the current step that we are currently busy with, highlighting that voting will be open until the 16th of March 2026.	Wessel Landman
4	SURVEY RESULTS	WL highlighted the details 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 noted that changes have been made to the budget due to discrepancies that were highlighted by a member in the community. • WL highlighted that residential properties will contribute two fifths of the budget while commercial properties will contribute three fifths. • WL highlighted what an average household and commercial properties additional rate will be. • WL highlighted the issue of VAT as it was asked at the previous meeting, he mentioned that it can change but for now there will be no VAT charged on the additional rate. • WL explained that the budget has been escalated by 6%, he highlighted that we initially had it at 3%, therefore we have made adjustments. • WL explained the breakdown of general expenditure to run a CID. • WL gave details across the core business of the CID.	Wessel Landman
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7	FOCUS GROUP/ COMMENTS	WL presented the feedback received from the Focus Group and Comments. WL highlighted the adjustments made to escalation of the budget, the VAT and adjustments to the additional rate formula.	
8	GOVERNANCE	WL highlighted the details of how the NPC will be governed.	
9	COMMUNICATIONS	WL highlighted the different forms of communications.	
10	NEXT STEPS	WL outlined the next steps to be taken in the process after the meeting concluded. WL highlighted the fact that voting will start after today's meeting and encouraged everyone to participate.	Wessel Landman
11	QUESTIONS	1. Q: I would like clarity on the relevance of the word upliftment. Is it inclusive or exclusive? It seems like upliftment isn't open to new initiatives. A: It's a word that comes out of the statutory documentation. Social upliftment is aimed at addressing the most desperate individuals in our communities. It's not exclusive. 2. Q: Did you make a risk assessment with regard to the CIDs relationship with the municipality?	

		A: A specific risk assessment was not done. There's a level of trust with the municipality that we will keep working on because people can let you down and they do. But it gives us greater insight into what's happening in chambers, and it gives us greater involvement. 3. Q: Will you prioritize the high-risk areas within the CID? A: Yes, high risk and problem areas will be identified. 4. Q: Would it be possible to swap the budget of the Safety & Security with Environmental Development? A: Environment is a broad concept. The pillars overlap significantly. As the Environment pillar includes people, safety is inherently embedded and remains a key priority. 5. Q: I just want to ask a question about the impact on the property, especially related to the transfer of our property. If your additional rates become part of your monthly account, what effect will it have on the transfer of the property within this period if you become a member of the CID? What will happen if you decide after year 2 or 3 you want to no longer be part of the CID? A: If a 60% plus one is achieved and the CID is legally established,	
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		you will be bound to pay the additional rate. With the transfer of property, you will have to get clearance from the municipality. 6. Q: What do you have in mind for under the biodiversity heading? A: We will meet with specialists in this field to help put together a plan for all the 'green' spaces within town. 7. Q: I would like some background information regarding the consultation with the community. A: We had a responsibility to meet with members who are directly impacted by the CID and the ward councilors of that area. However, we went above that and hosted meetings in Umasizakhe, Kroonvale and Asherville as well as we hosted additional focus groups. We went out of our way to consult as broadly as possible. 8. Q: Most of the problems, lie in the broader community. I would suggest taking the worst area, applying this concept and making it a centre of excellence. A: The law prevents us from including areas that don't meet the 80% collection ratio. However, our vision is to have an impact beyond the boundaries of the CID.	
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		9. Q: You can't think of social upliftment without thinking about overpopulation. We have an issue of overpopulation. We should make it our responsibility to address that issue. A: Unfortunately, I don't think this question is related to the business of the CID. 10. Q: Why is significant emphasis not put on economic development? A: The pillars are prescribed by law. The vision is that if you continue to improve your town and its environment, that attracts investment, and that creates job opportunities. And that creates opportunities for all of our people. 11. Q: This is a help to the municipality; is there any support they provide? A: No. 12. Q: There is so much corruption in the municipalities. They will use the money collected from the CID for their own projects. A: The funds will be swept off to a dedicated account and administered by the NPC. It's not a municipality initiative.	
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12	CLOSURE	DL thanked everyone for their participation and closed the meeting.	Derek Light
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Annexure C: Urban Management Survey



Urban Management Survey 2025

Index

Page 1:	Why conduct a survey
Page 2:	Method of conducting the survey
Page 3:	Key Data
Page 4:	Key Highlights – Overview
Page 5:	Key Highlights – Safety & Security
Page 7:	Key Highlights – Cleanliness
Page 8:	Key Highlights – Maintenance
Page 9:	Key Highlights – Environmental
Page 10:	Key Highlights – Social upliftment
Page 12:	Key Highlights – General
Page 13:	Full Results of survey

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OUR TOWN.
OUR HOME.
OUR FUTURE.





Why conduct a survey?

- The steering committee established in terms of Section 22 of the Local Government: Municipal Property Rate Act no.6 of 2024 has applied for the establishment of a special rating area (SRA) to the Dr. Beyers Naude Local Municipality.
- The municipal **policy and bylaw** requires a completed Urban Management Survey (UMS) to establish a Community Improvement District (CID).
- The UMS provides a clear view of the town's **condition, strengths, and challenges**.
- By collecting input from the community, the UMS ensures CID decisions reflect **local needs and experiences**.
- The UMS focuses on the **four key pillars** relating to individuals personal experience to **safety, cleanliness and maintenance, environmental** as well as social issues.

Method of conducting the 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.



“

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

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 **unverified Graaff-Reinet residents**.



Key Highlights: Overview

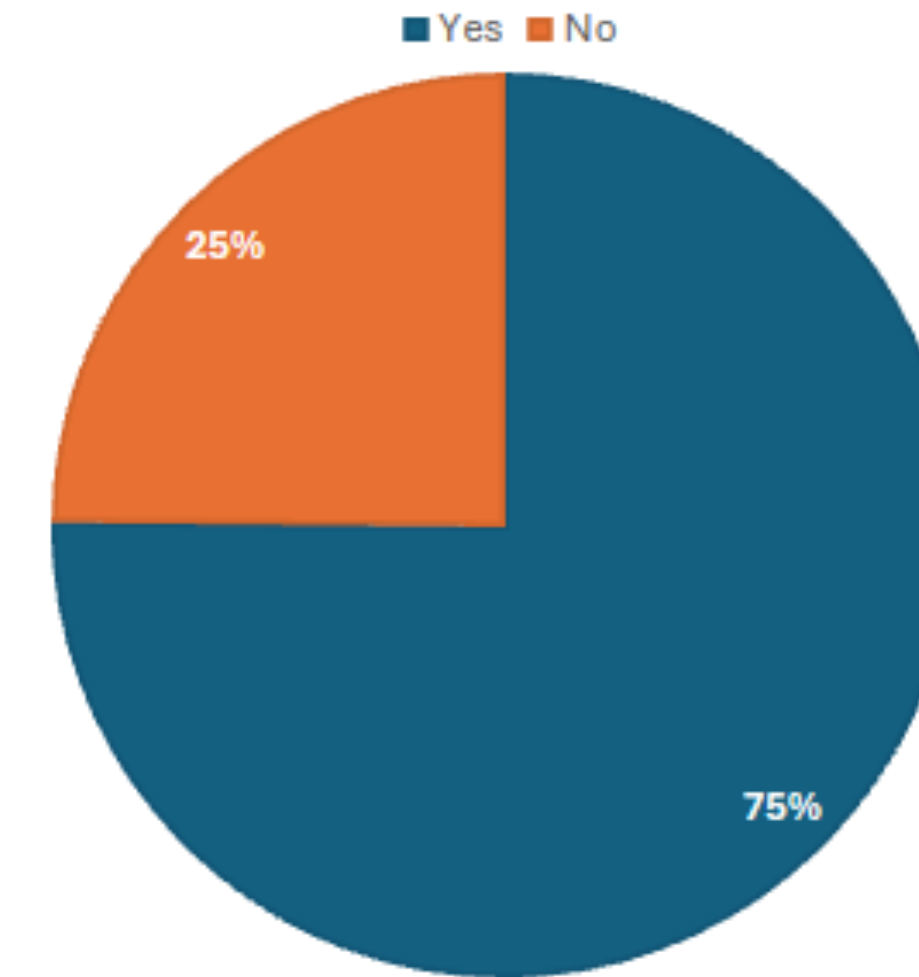
- The results of the UMS were generally positive and showed a willingness to **support the improvement and development** for a CID in Graaff-Reinet.
- Most respondents were **property owners**.
- The majority listed **Graaff-Reinet** as their **primary residence**.
- Over half have **lived in town for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



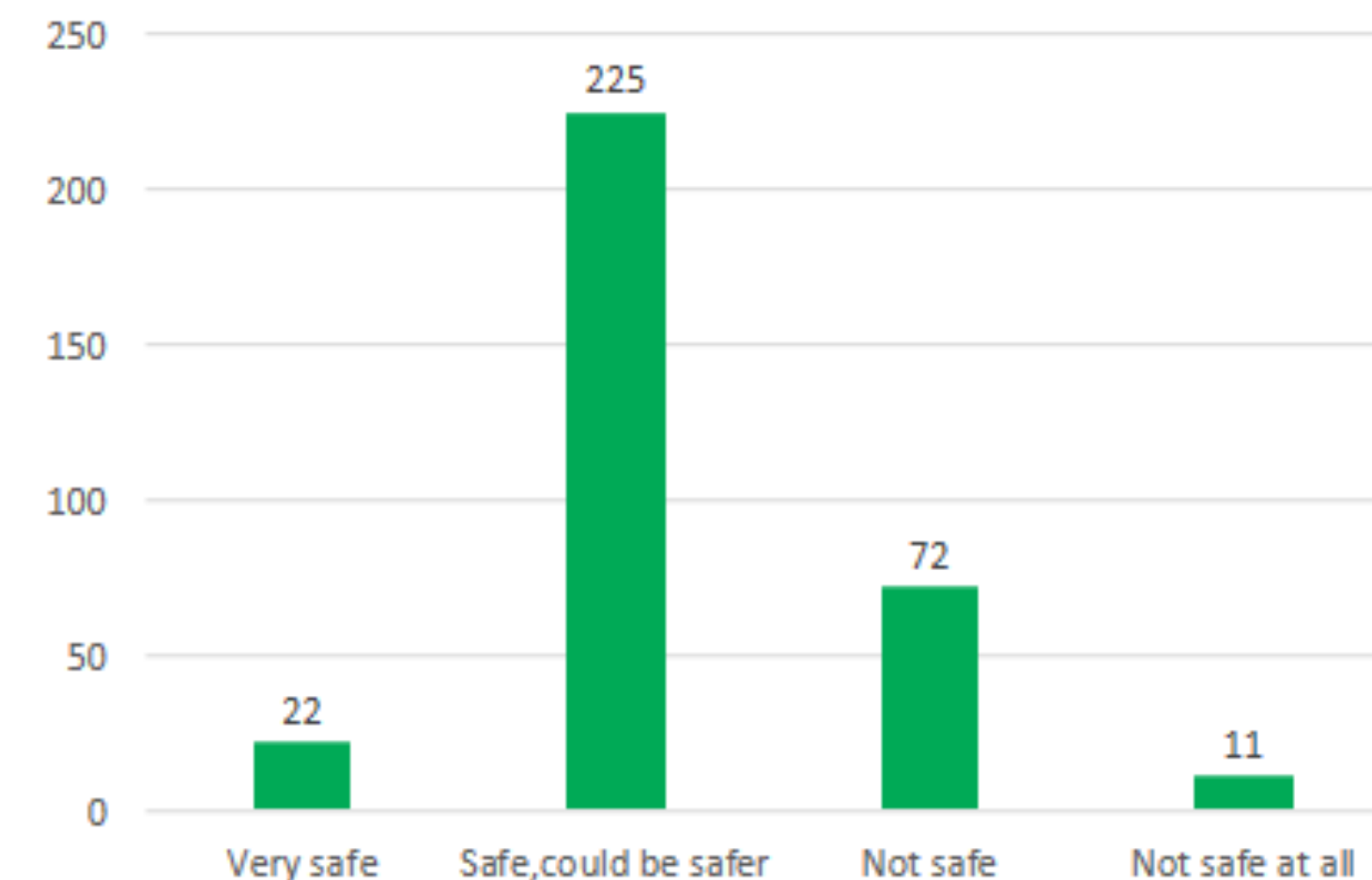
Key Highlights: Security & Safety

- Graaff-Reinet is still viewed as a **relatively safe town**.
- Many residents feel their **neighbourhoods have become less secure and safety**.
- 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**.

Has your neighbourhood become less safe?
330 responses



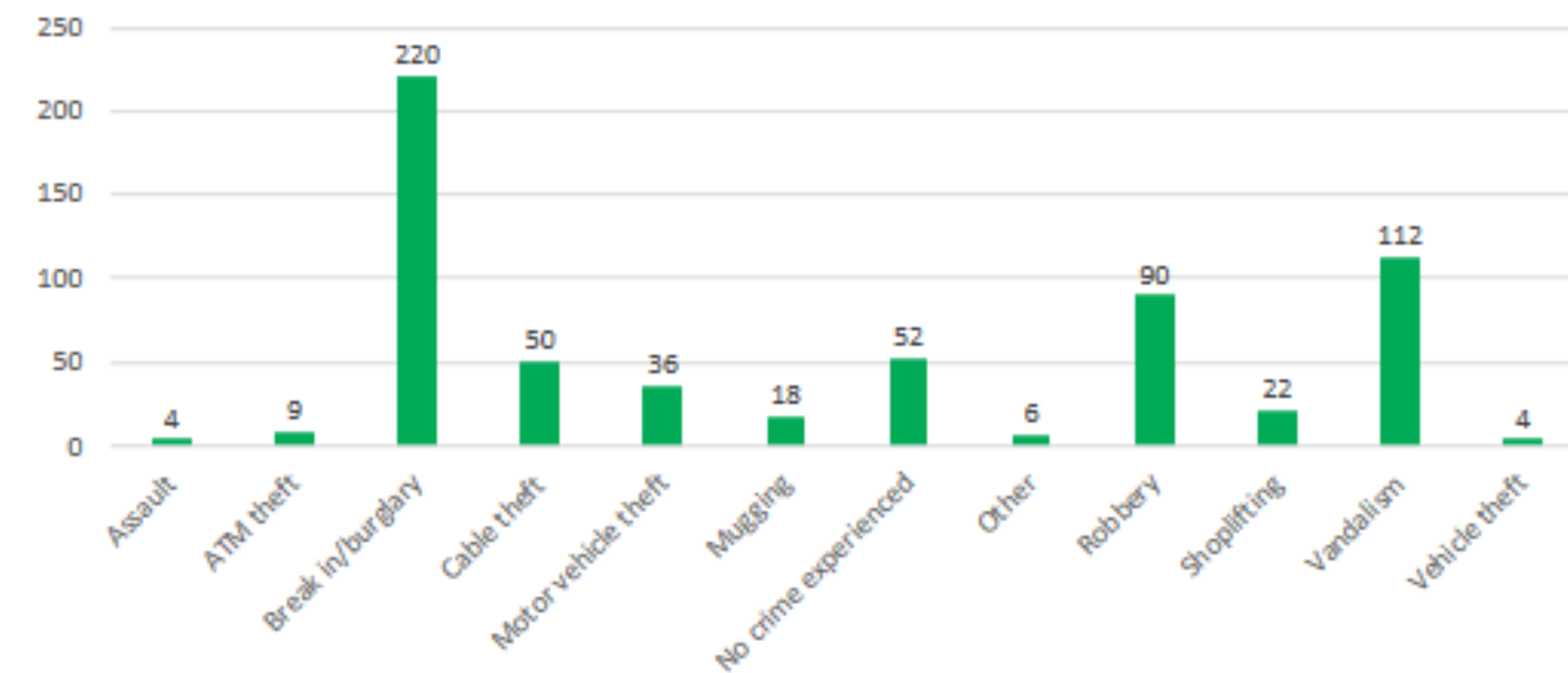
How safe do you feel in your neighbourhood?
330 responses



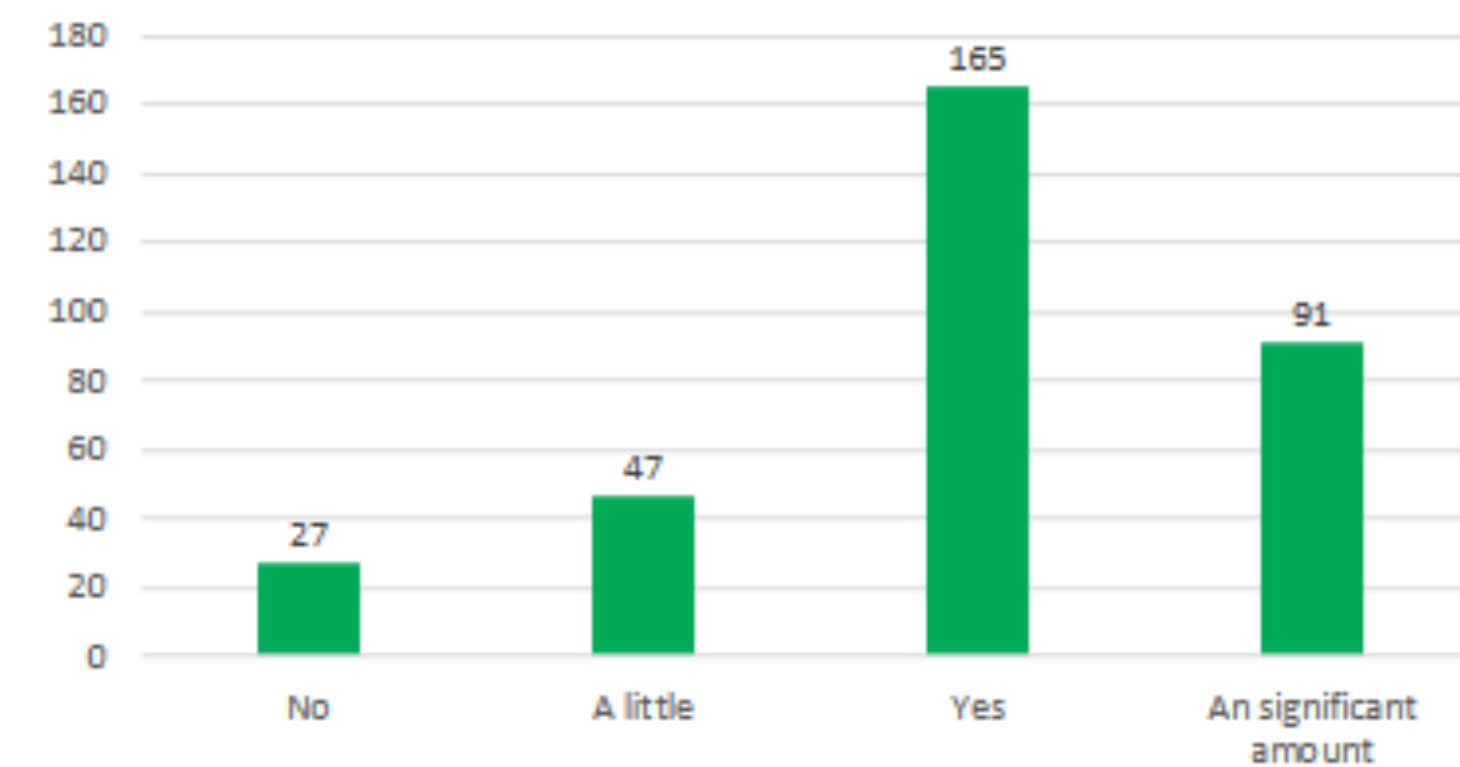
Key Highlights: Security & Safety

- Most respondents have **experienced some form of crime**, mainly **break-ins/burglaries** and **vandalism**.
- Many have **invested in improving their own security**.
- Most feel there is **insufficient visible policing** in the streets.
- Few feel **safe walking alone in their neighbourhoods**.
- Many would feel **safer with more cameras and patrolling**.

Respondents experience of crime
330 responses



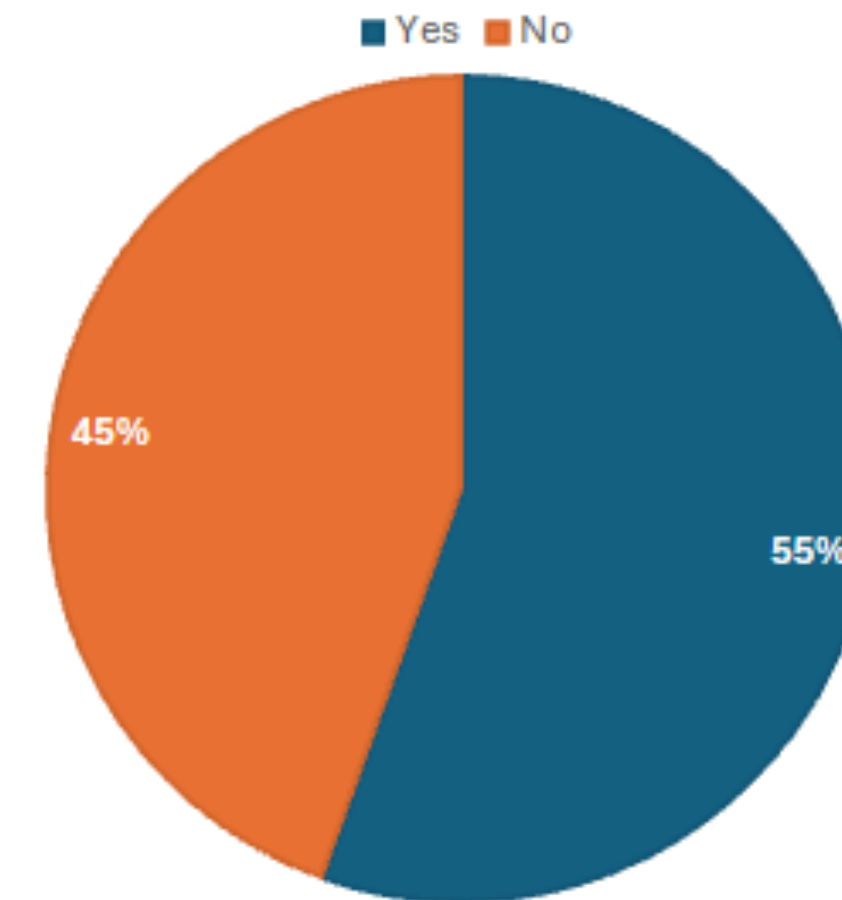
Have you spent money on improving your own security?
330 responses



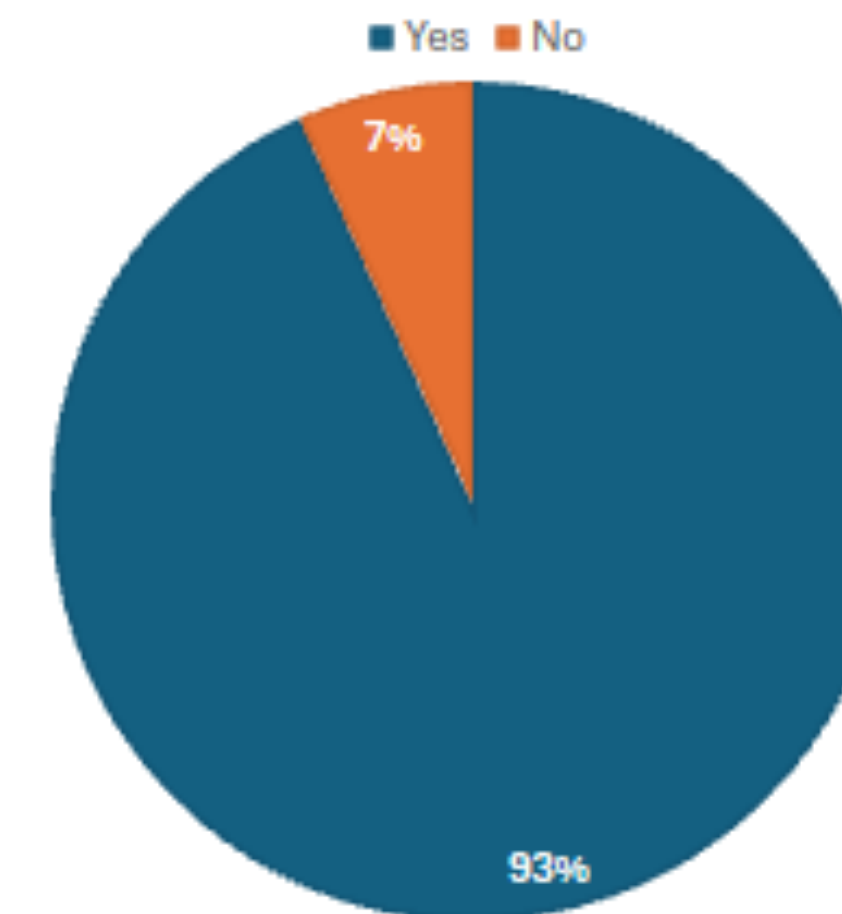
Key Highlights: Cleanliness

- Many respondents believe there is a **lack of suitable and clean sidewalks**.
- Over half feel their **neighbourhood 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.

Has your neighbourhood become dirtier?
330 responses



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

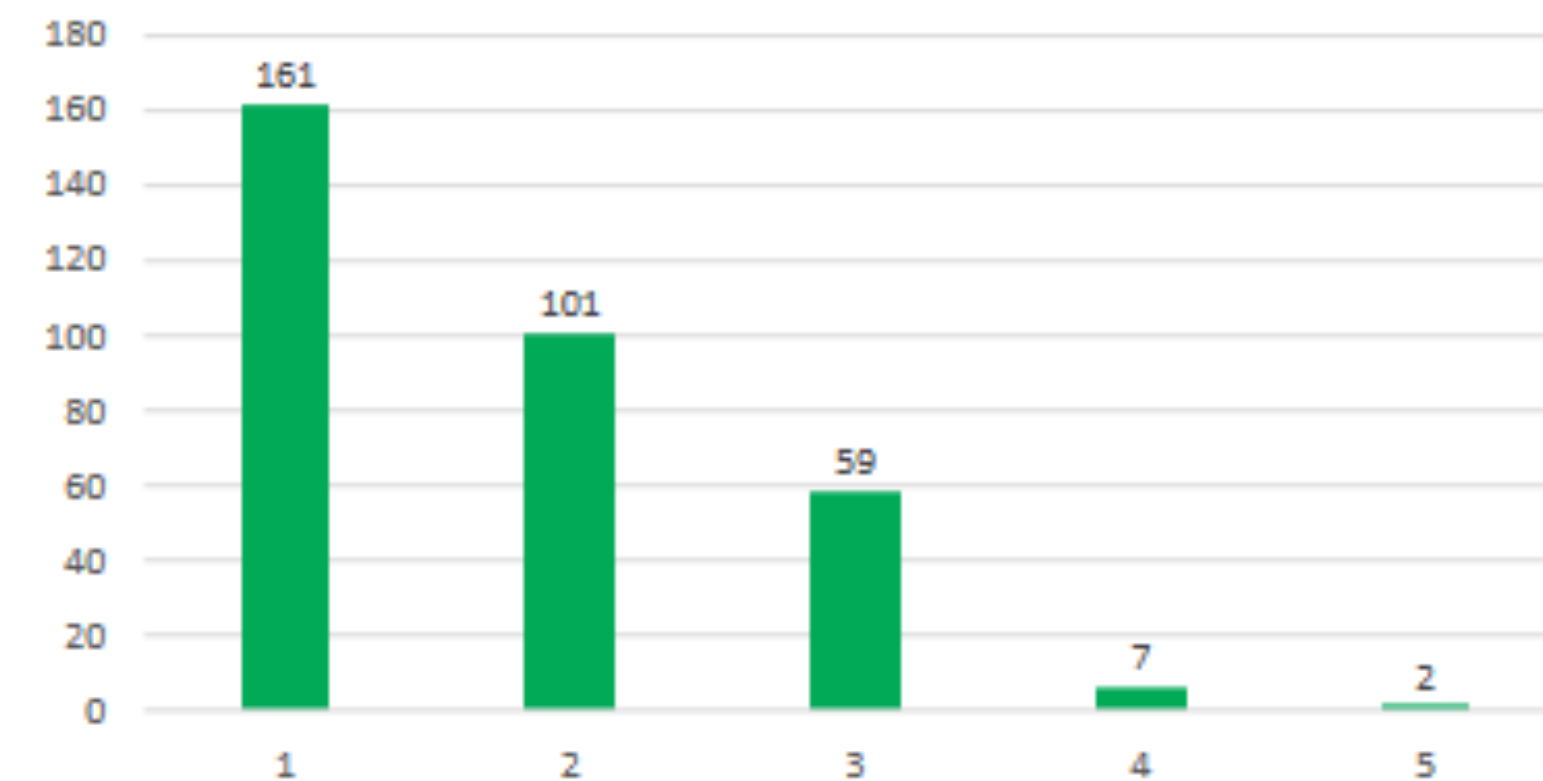


Key Highlights: Maintenance

- The **overall condition of braai areas, parks, and open garden spaces** is generally considered poor.
- 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.

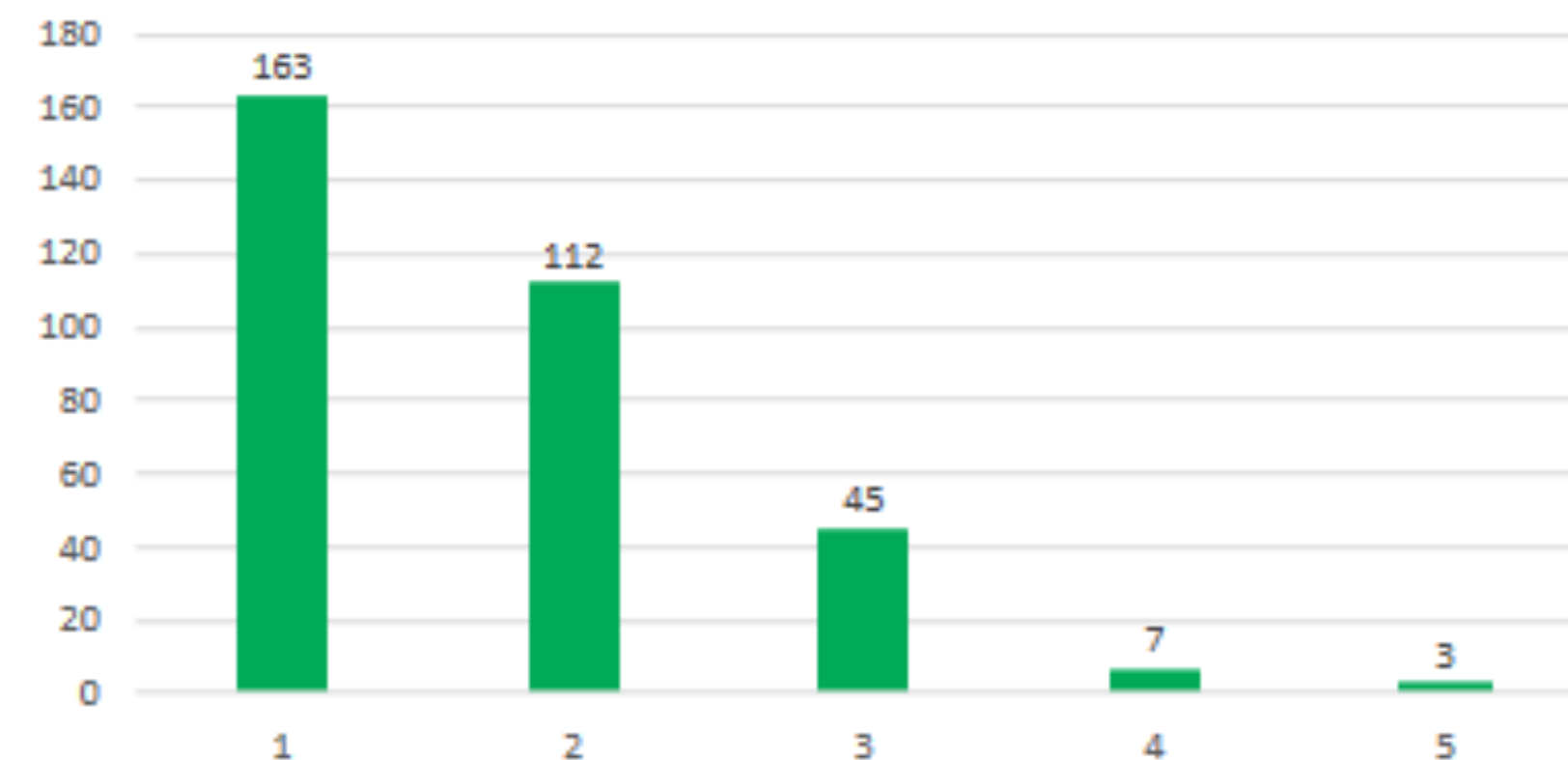
How would you rate the overall condition of the braai and open areas?
(1 = very poor, 5= excellent)

330 responses



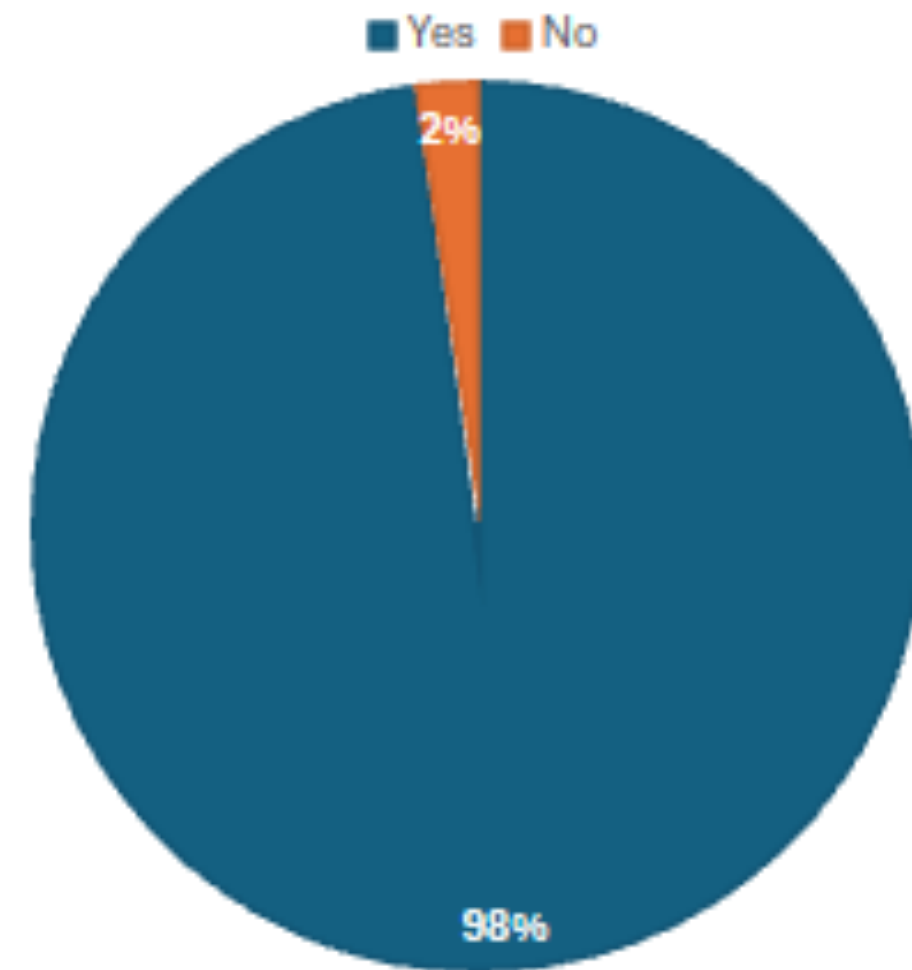
How would you rate the overall condition of the parks and open garden spaces in town? (1 = very poor, 5 = excellent)

330 responses

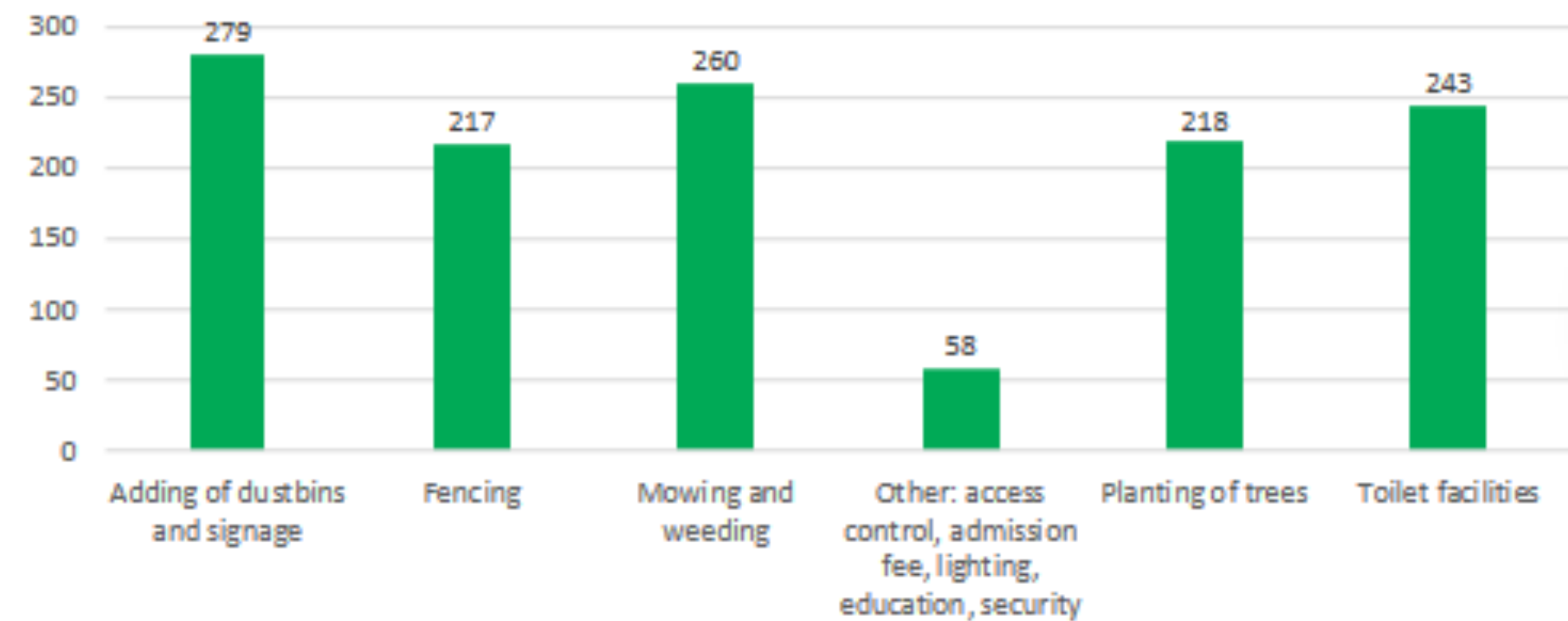


Key Highlights: Environmental

Would you recycle if services were provided to your home?
317 responses



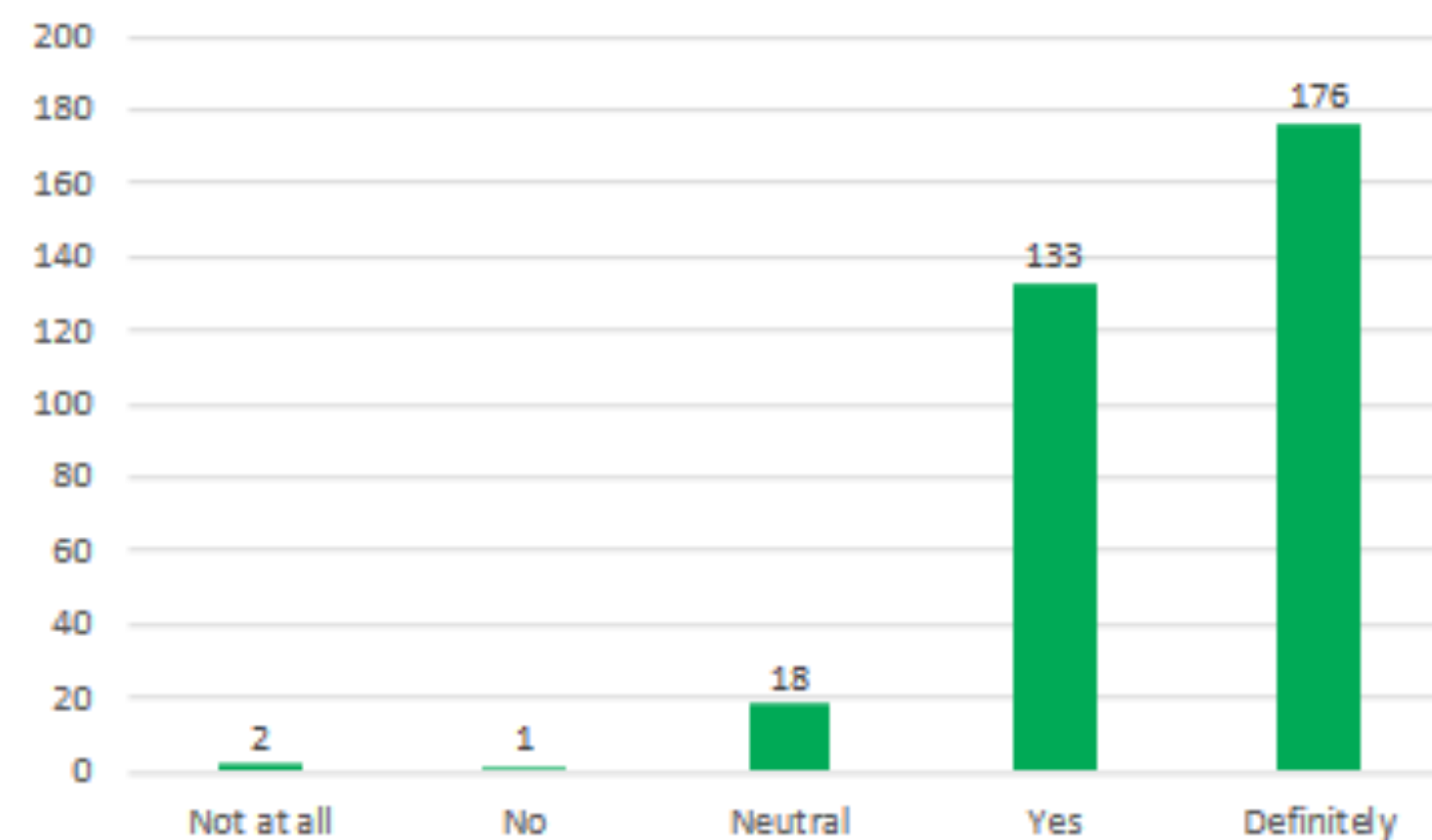
Which of the following measures would improve the parks and open spaces?
330 responses



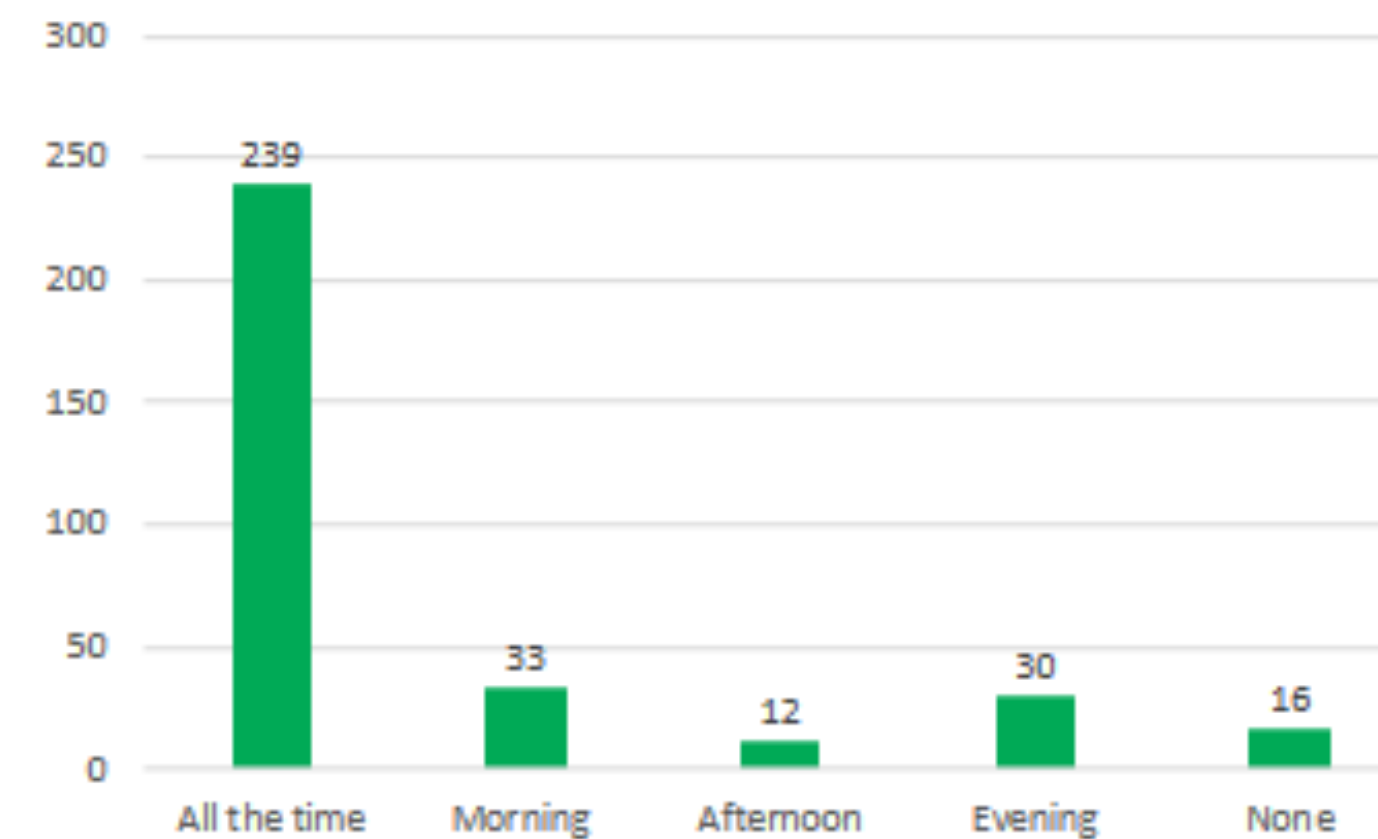
- Many respondents feel that **mowing, weeding, and tree planting** would improve parks and open spaces.
- Most respondents would **recycle if home collection services were available**.

Key Highlights: Social Upliftment

Are homeless individuals a cause of concern in Graaff-Reinet?
330 responses



At which time do the homeless present a problem?
330 responses



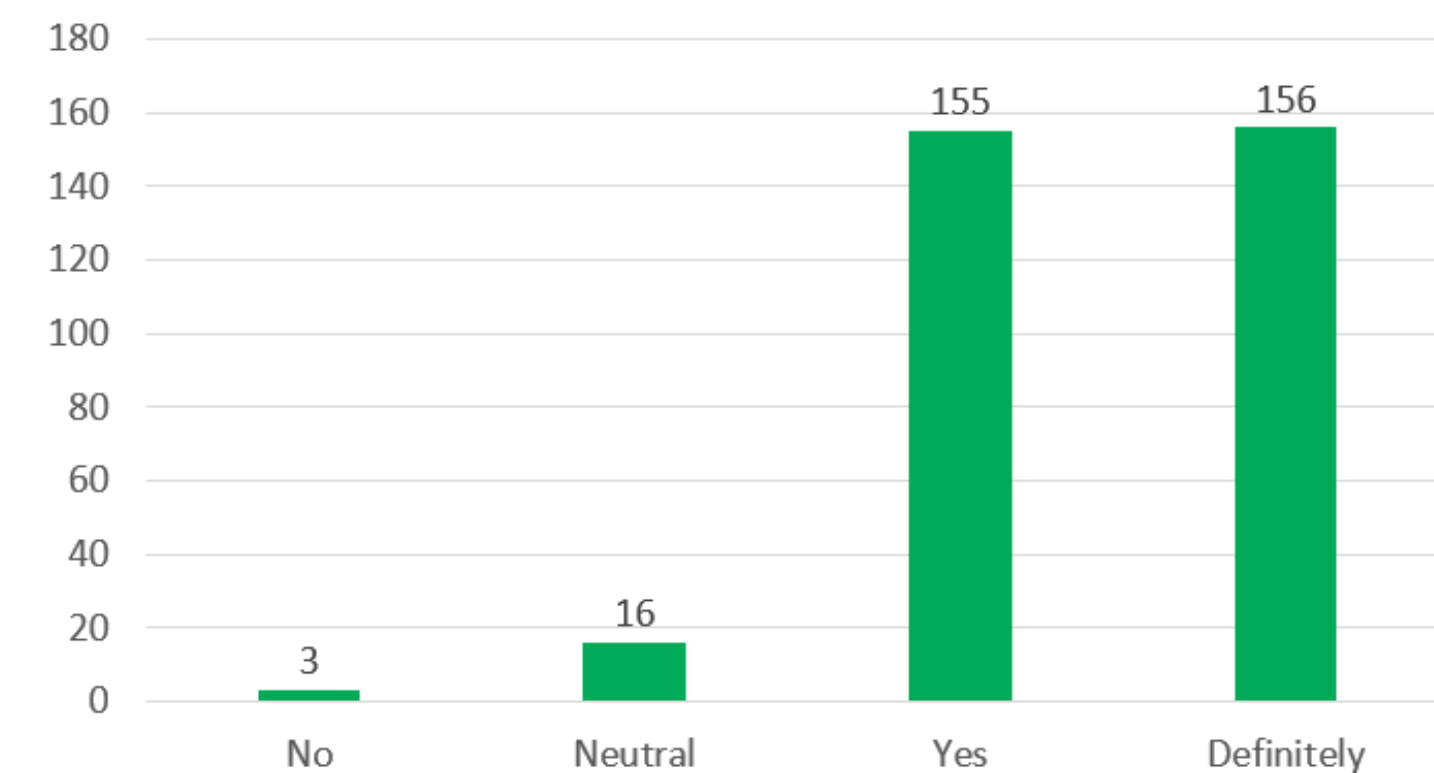
- Homeless individuals are seen as a **major concern in Graaff-Reinet, which presents a problem all the time.**

Key Highlights: Social Upliftment

- 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.

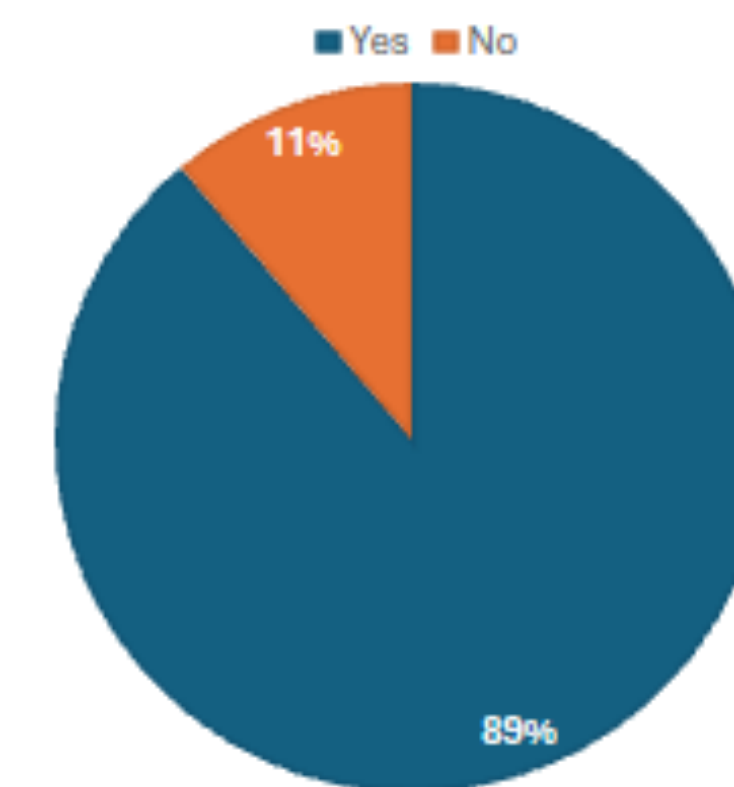
Would you like to see that our area supports the collaboration with NGOs to positively deal with these matters?

330 responses



Would you be supportive of the CID helping and supporting residents who are less fortunate and do not fall within the SRA boundaries?

330 responses



Key Highlights: General

- Most respondents would **support the establishment of GRT CID** if the business plan is favorable.
- Many believe the **town's character has changed** over time.
- The town is generally seen as **friendly and welcoming**.
- Many respondents feel a **strong attachment to the town** and don't want to live elsewhere.

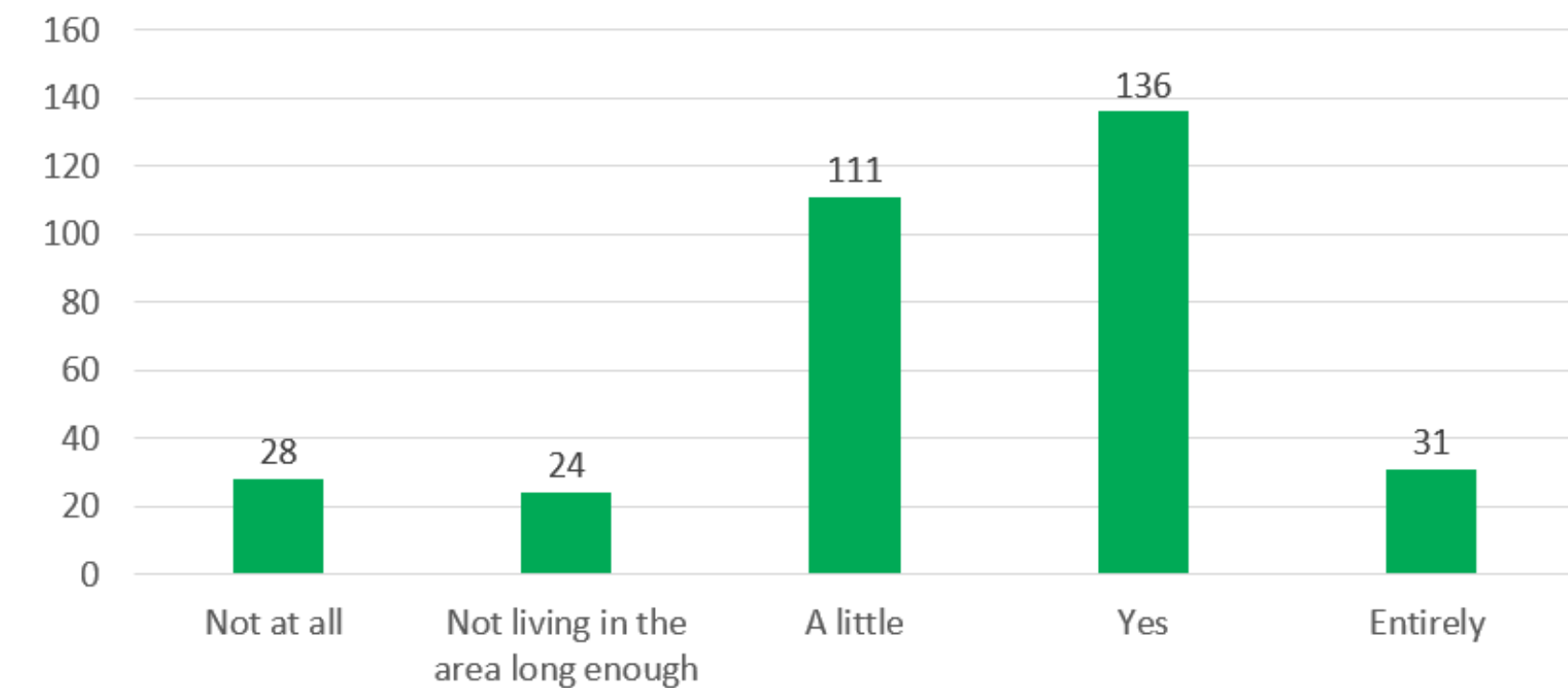
If a business plan that carries your favour is presented, would you support the establishment of the GRT CID?

330 responses



Has the character of the town changed over the period that you have been here?

330 responses





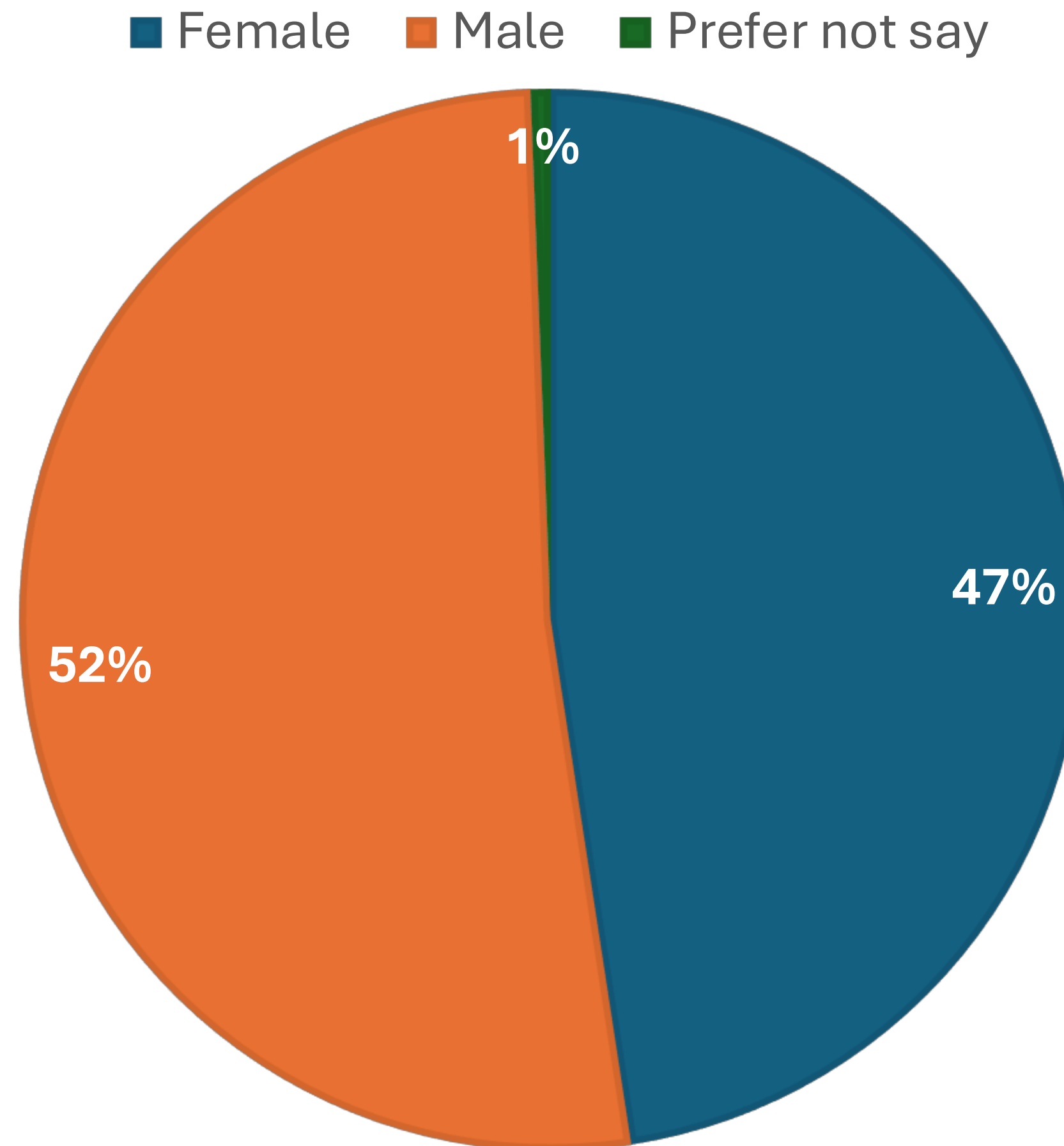
Full Results

Demographics



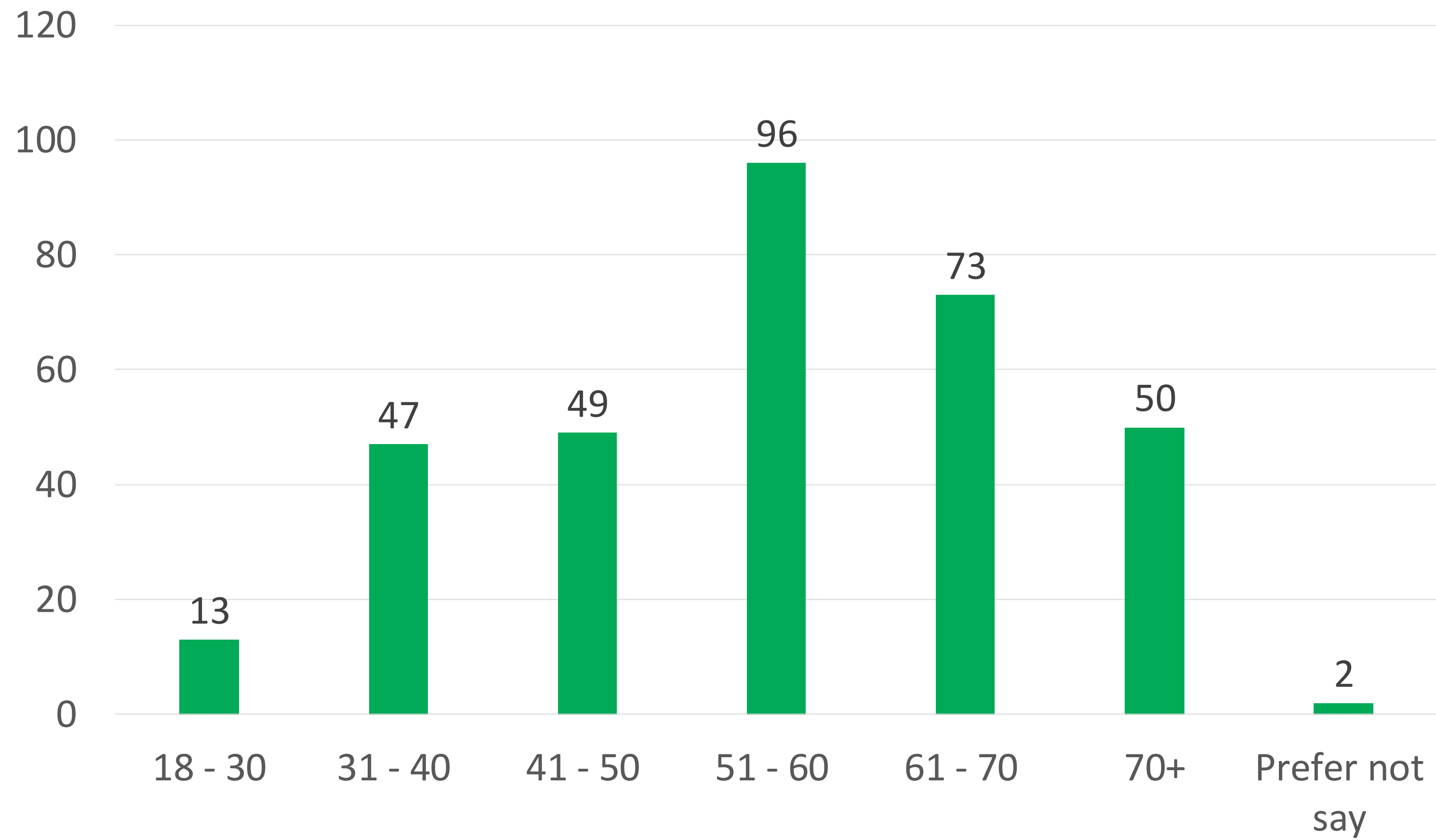
Gender of residents

330 responses



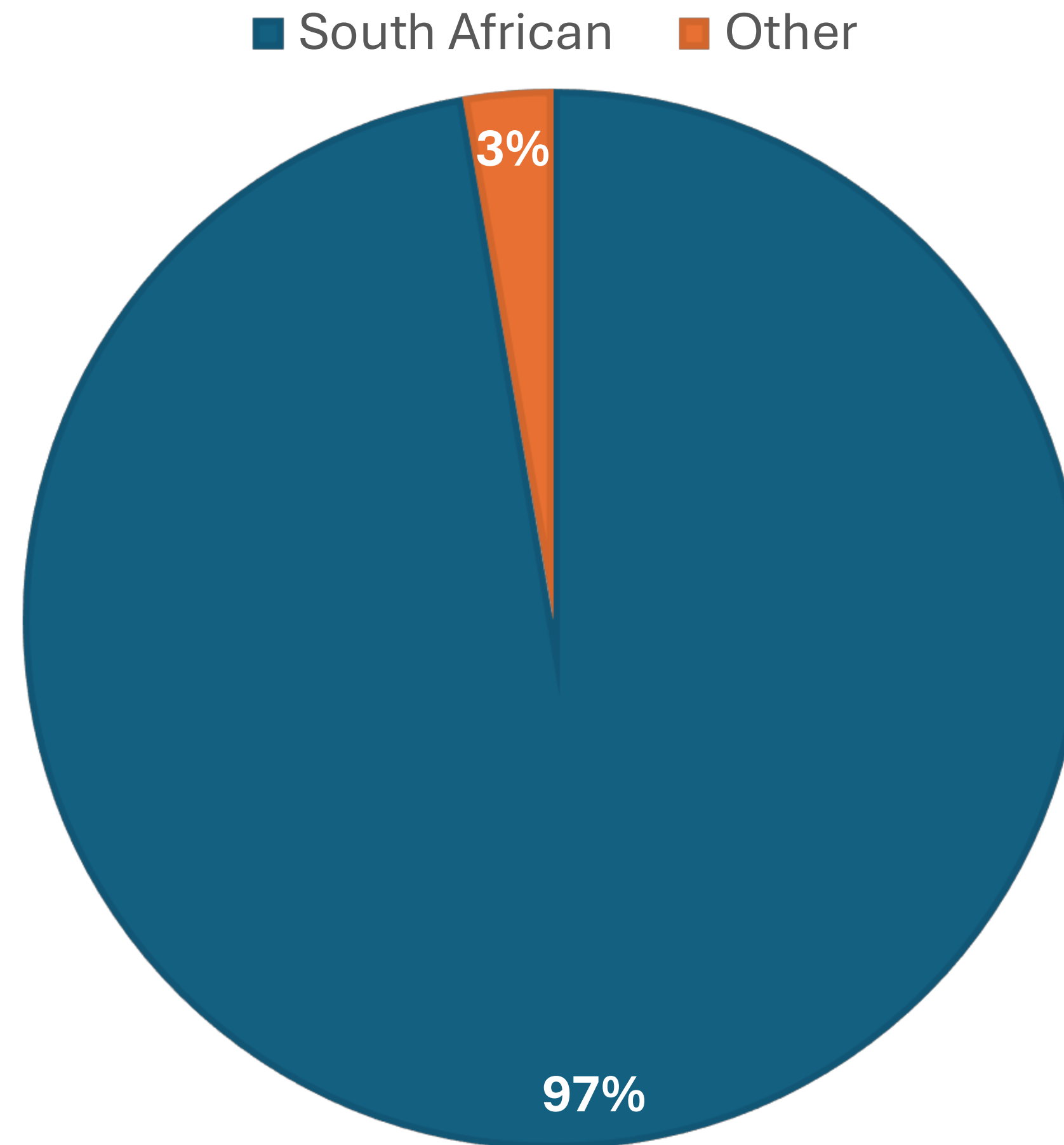
Age bracket of residents

330 responses



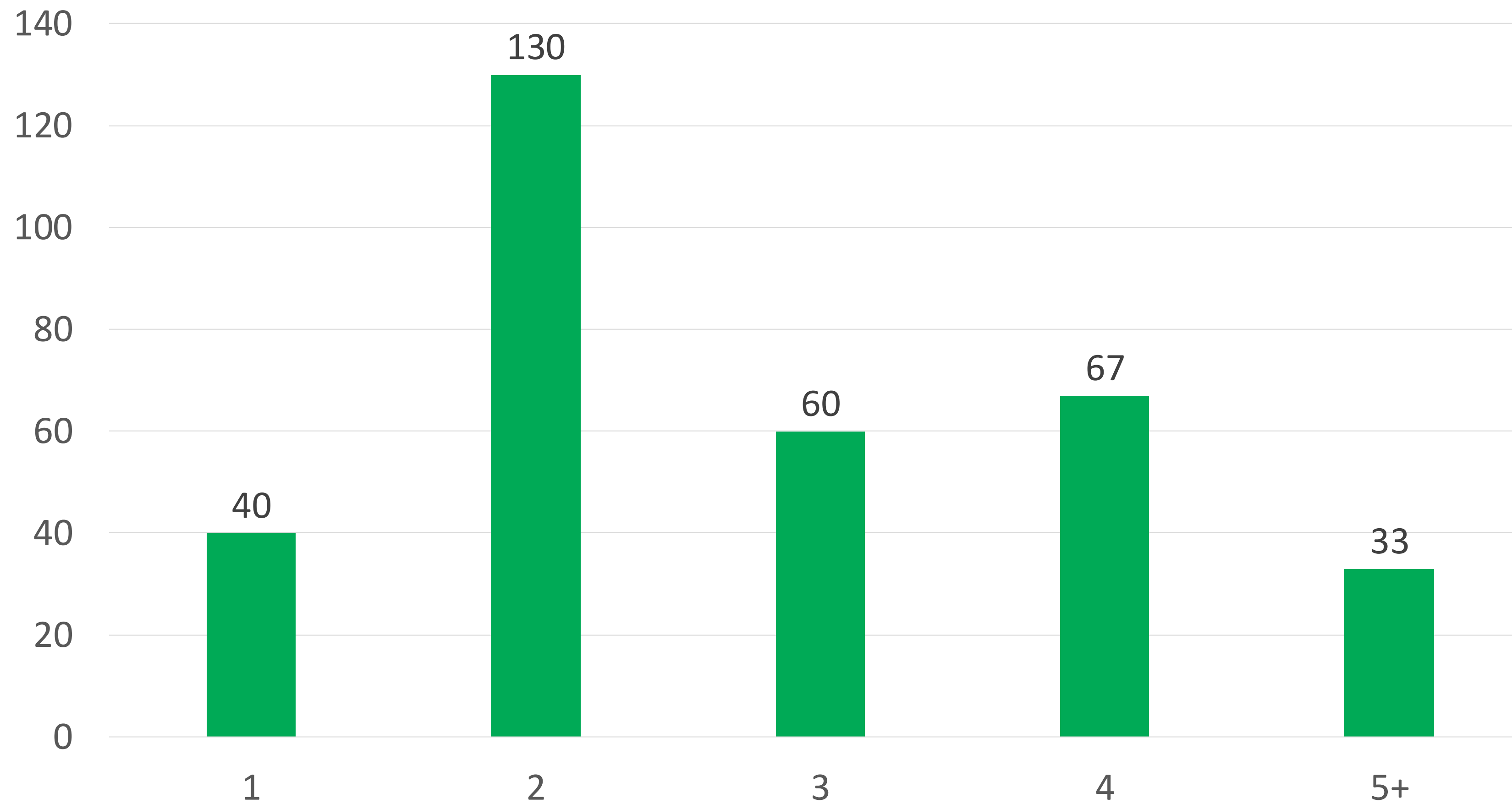
Nationality of residents

330 responses



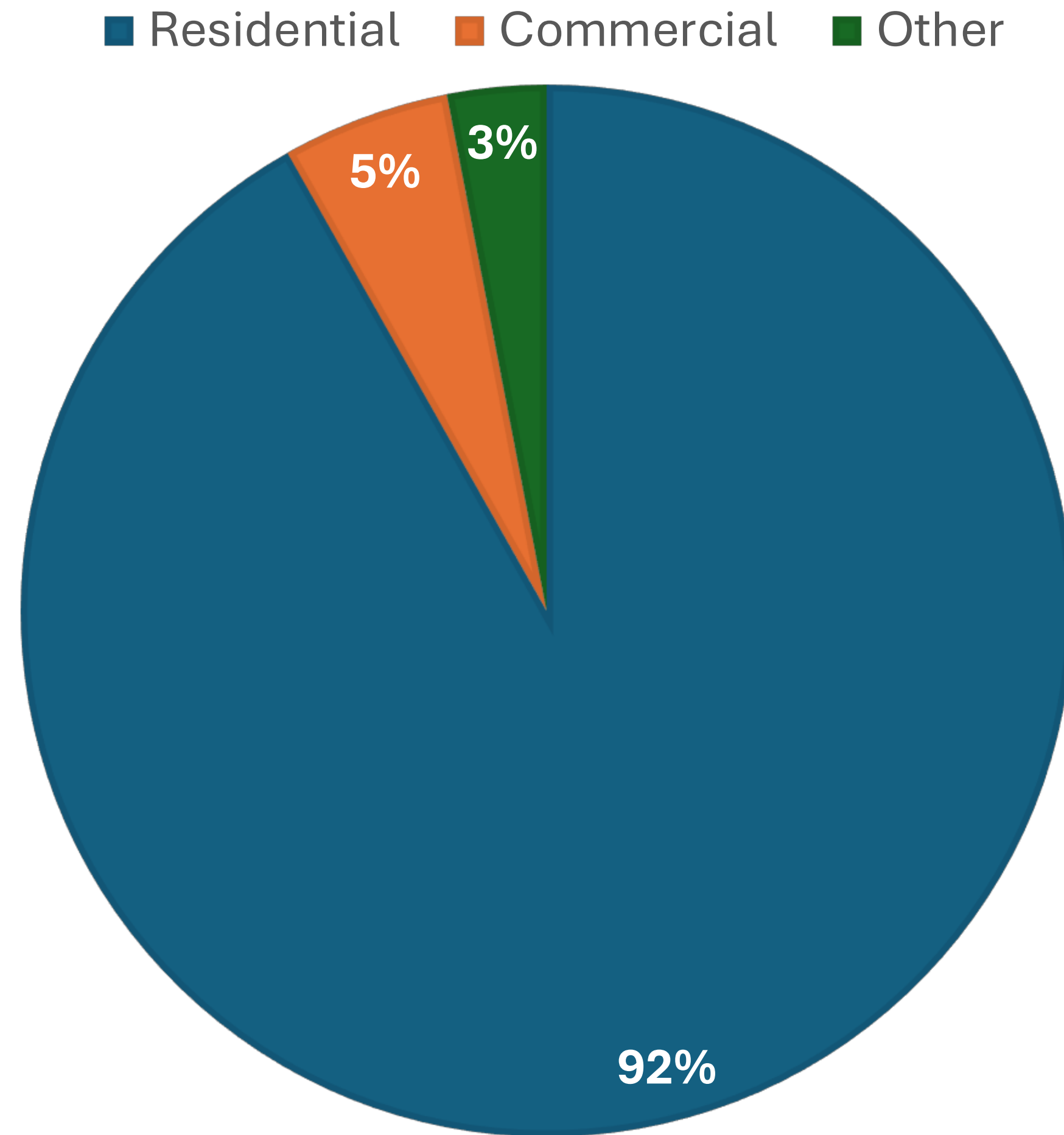
How many people live in your household?

330 responses



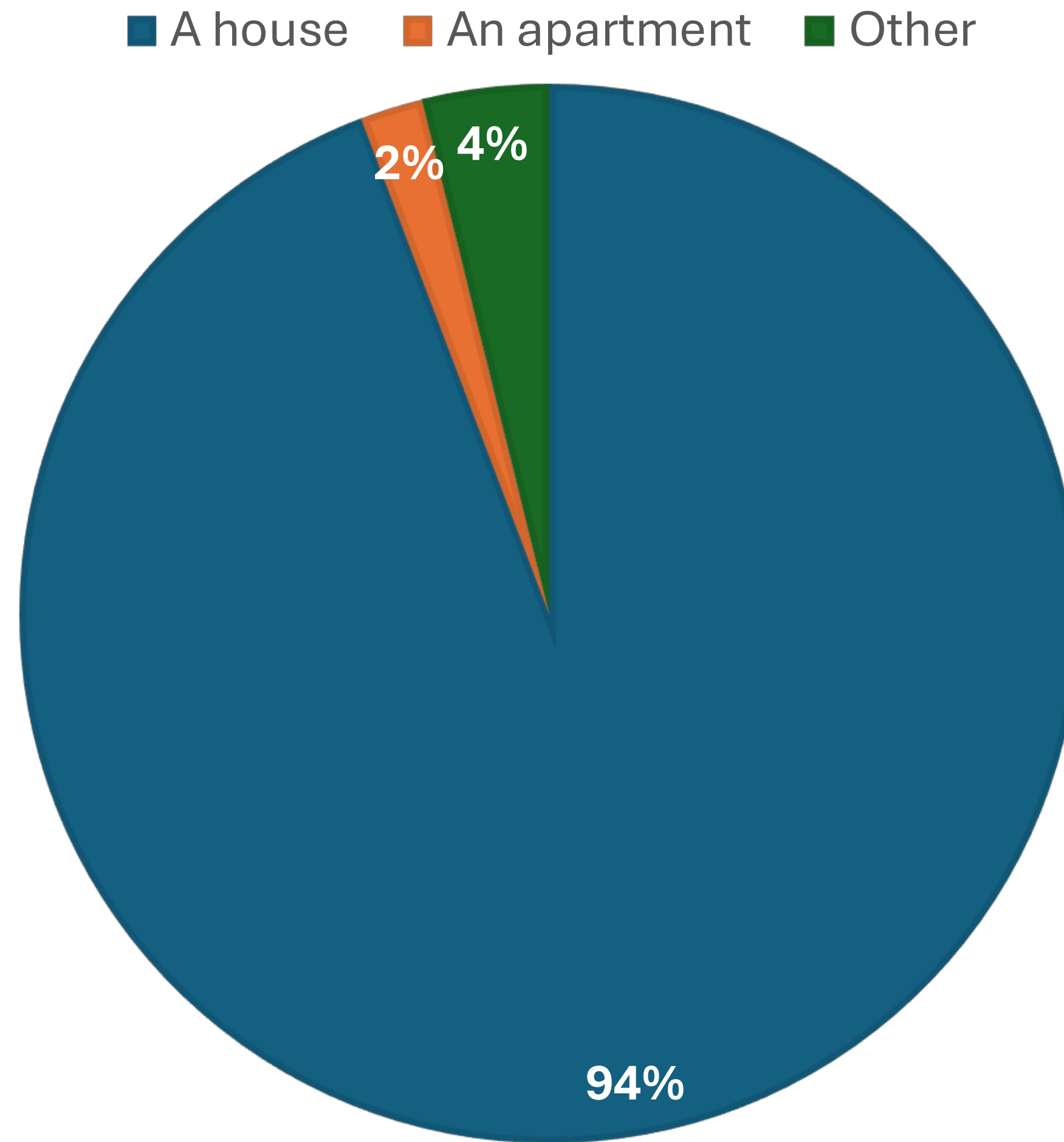
Which type of premise do you own/rent?

330 responses



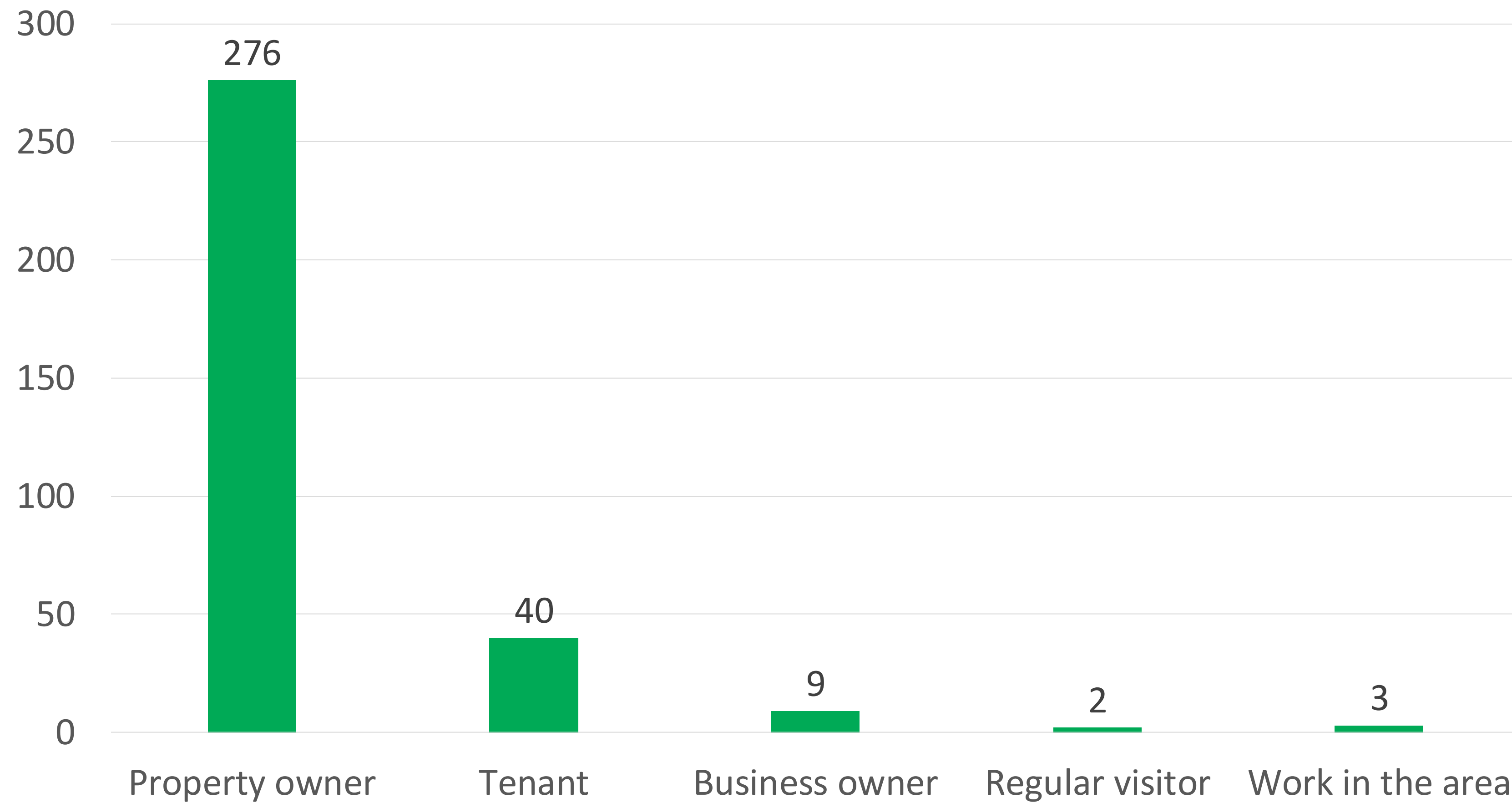
If residential, is your property?

313 responses



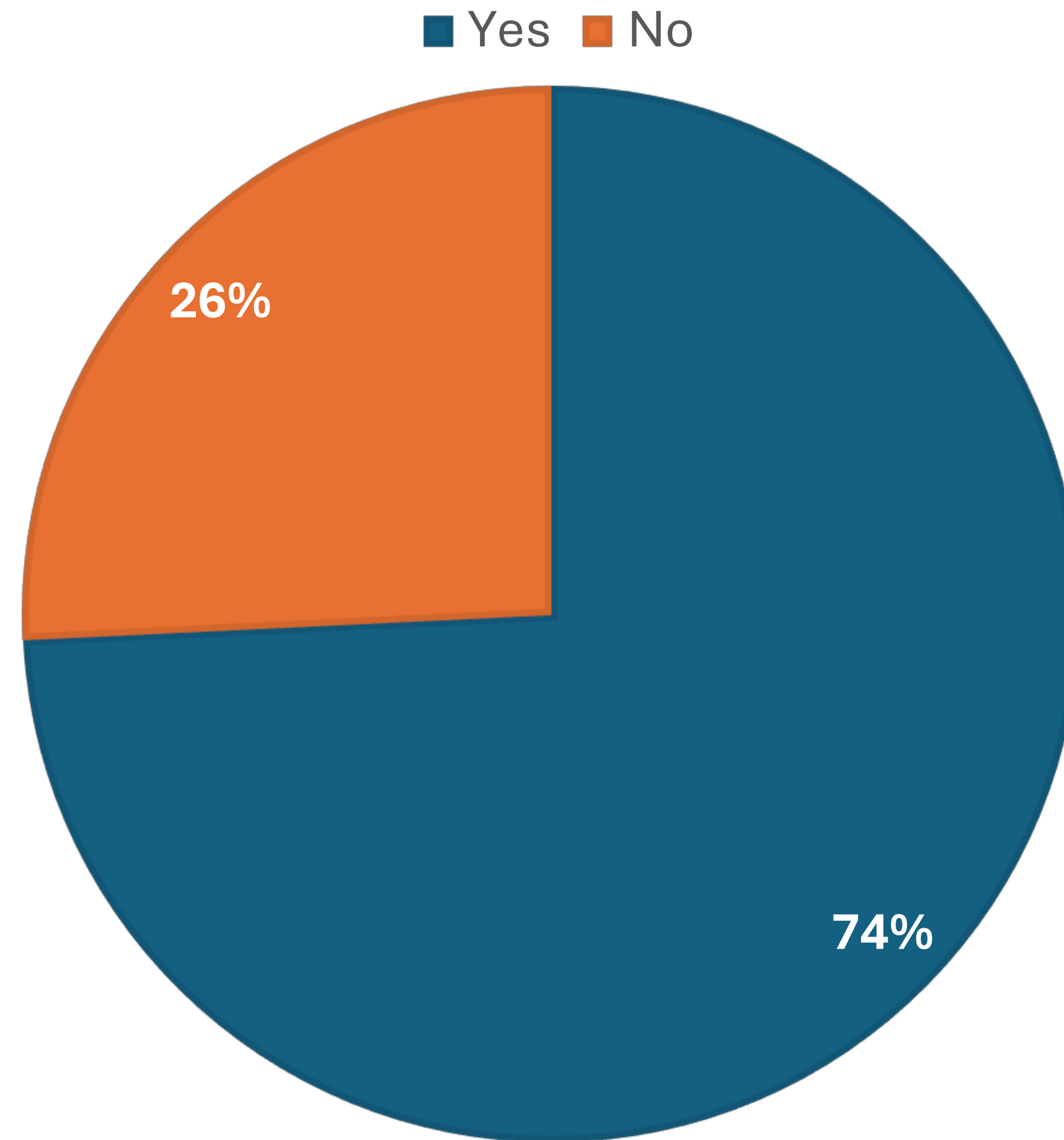
Residents status

330 responses



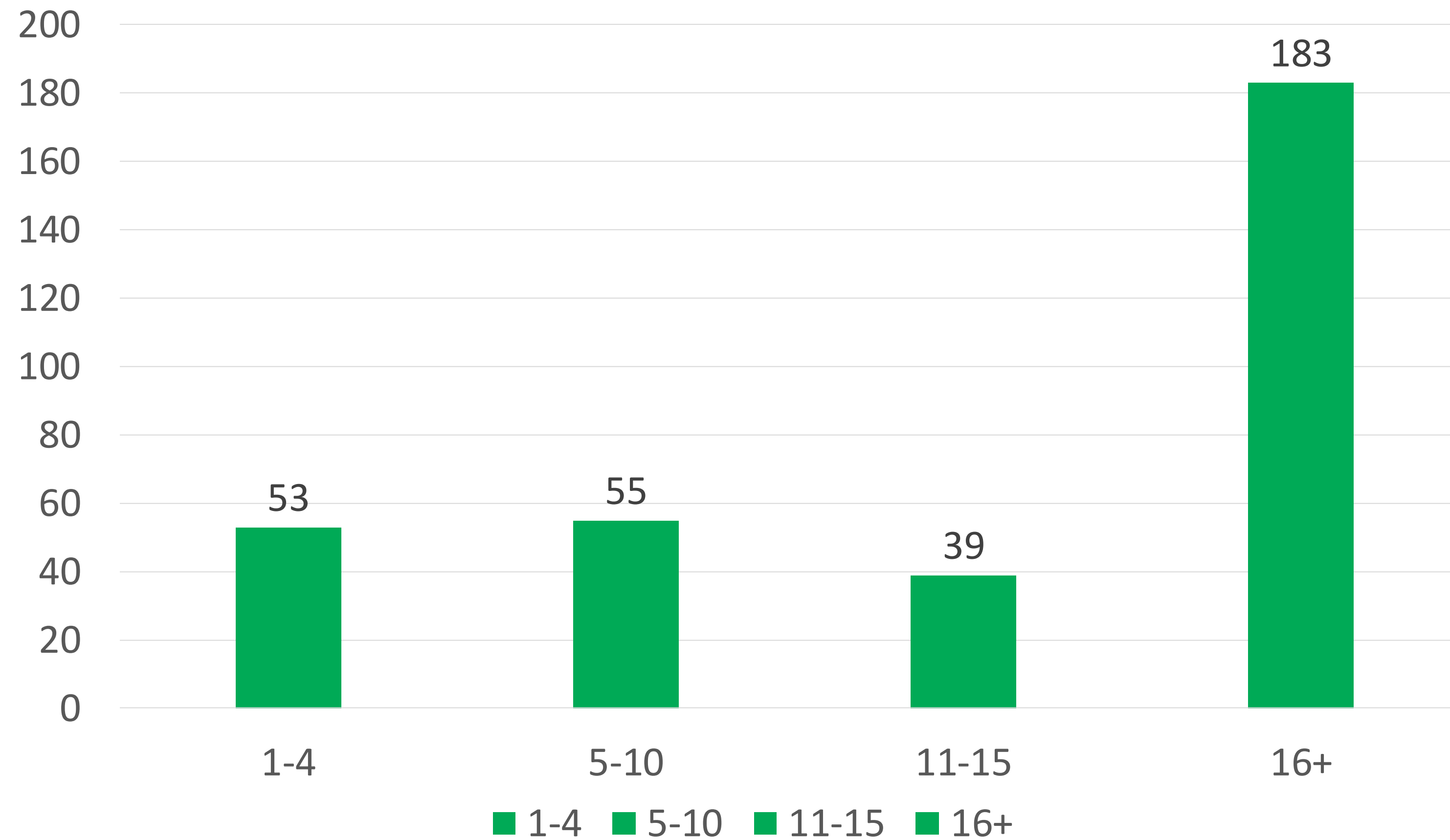
If you are a property owner, is this your primary residence?

330 responses



How many years have you lived in Graaff-Reinet?

330 responses





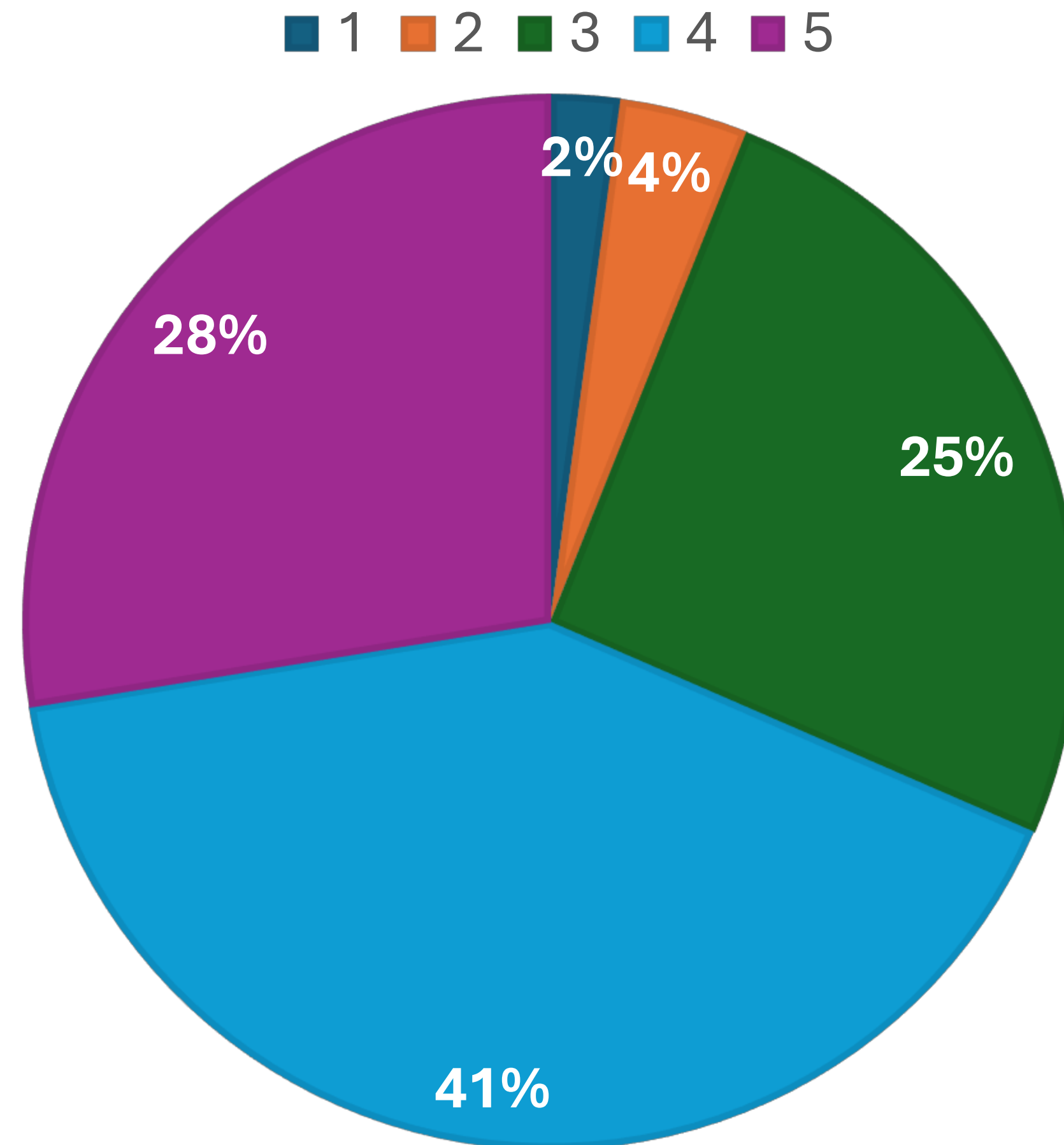
Full Results

General perception of Graaff-Reinet



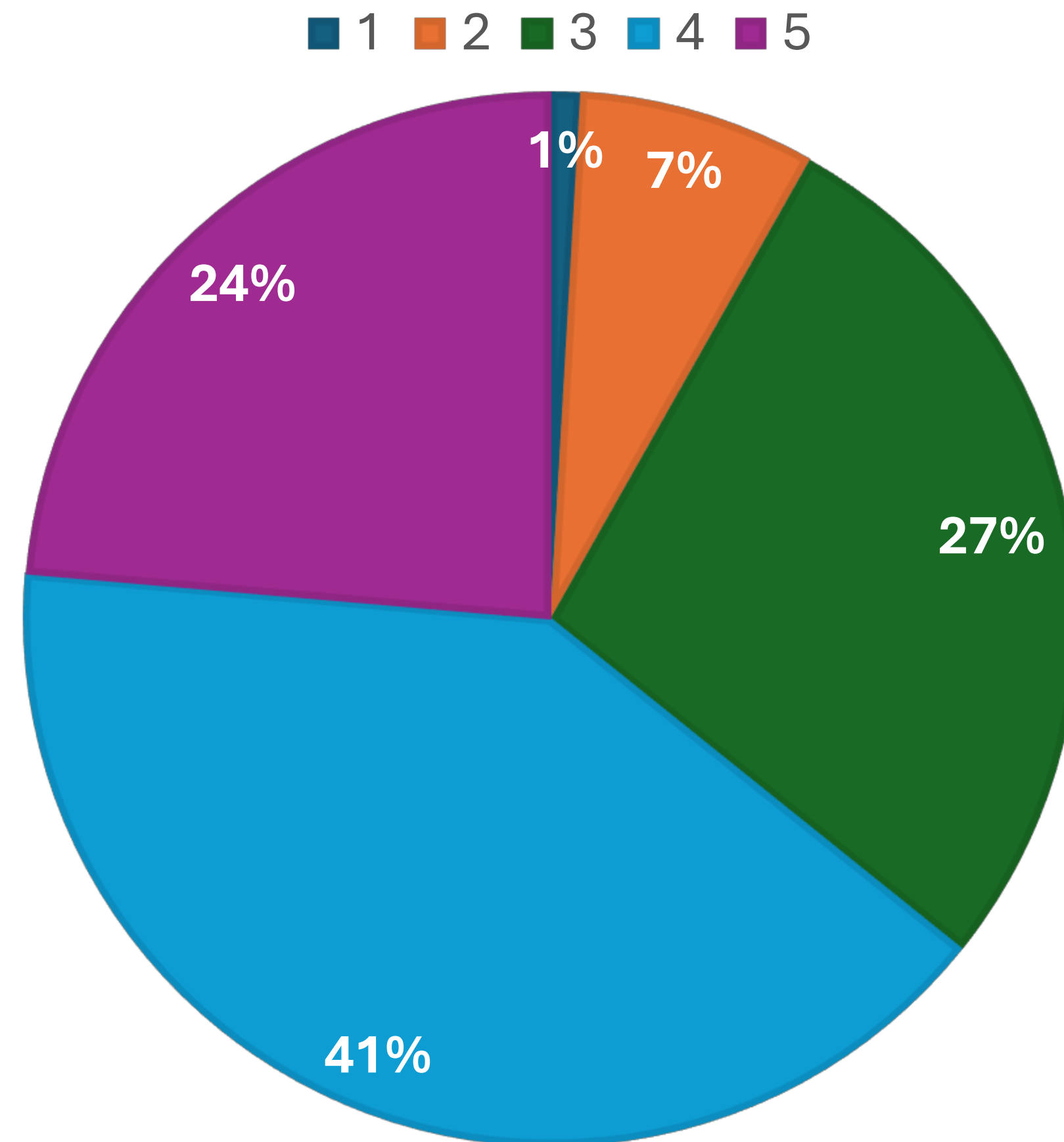
How welcoming is Graaff-Reinet? (1= not welcoming, 5= very welcoming)

330 responses



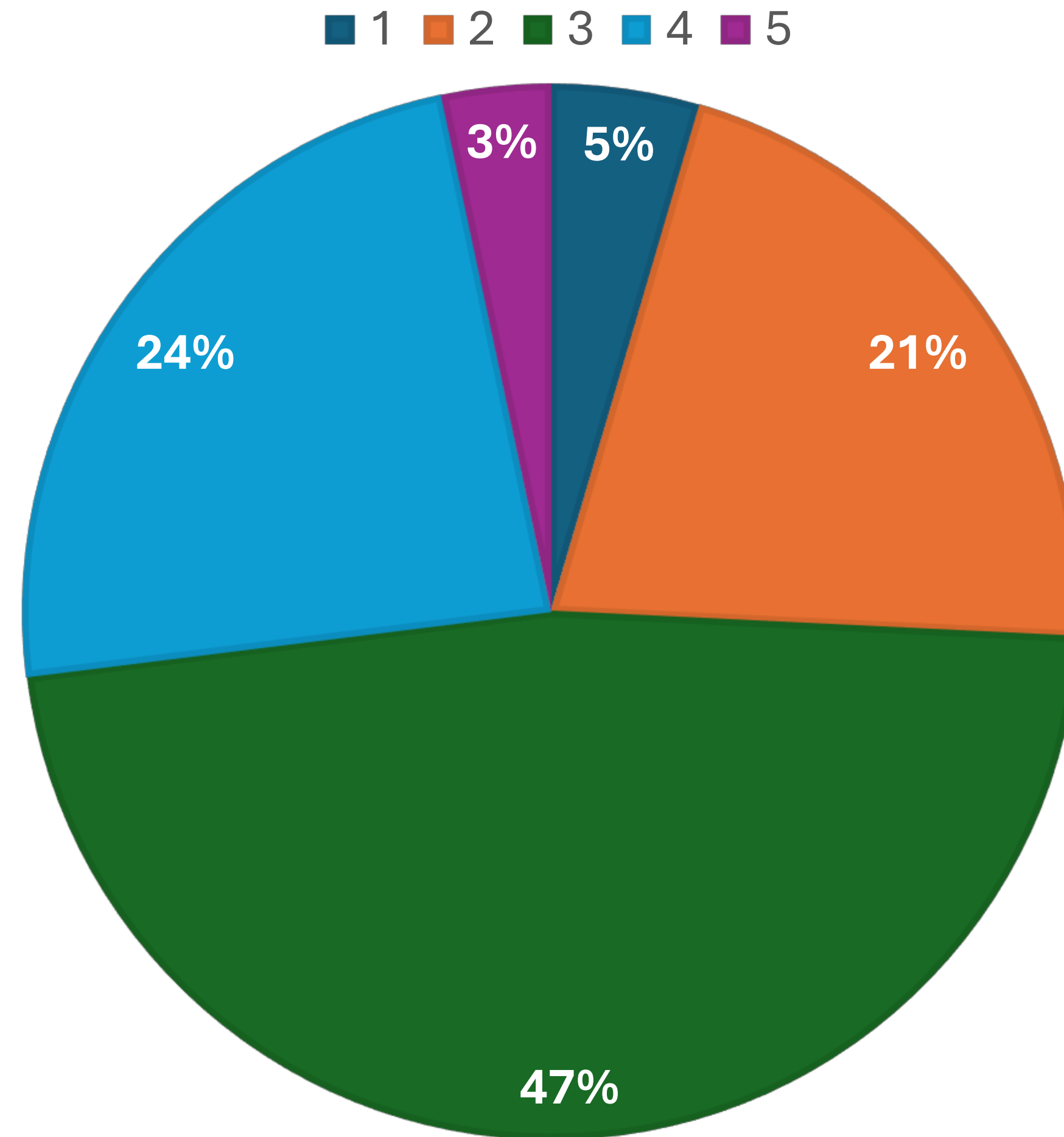
How attractive is Graaff-Reinet? (1= not attractive, 5= very attractive)

330 responses



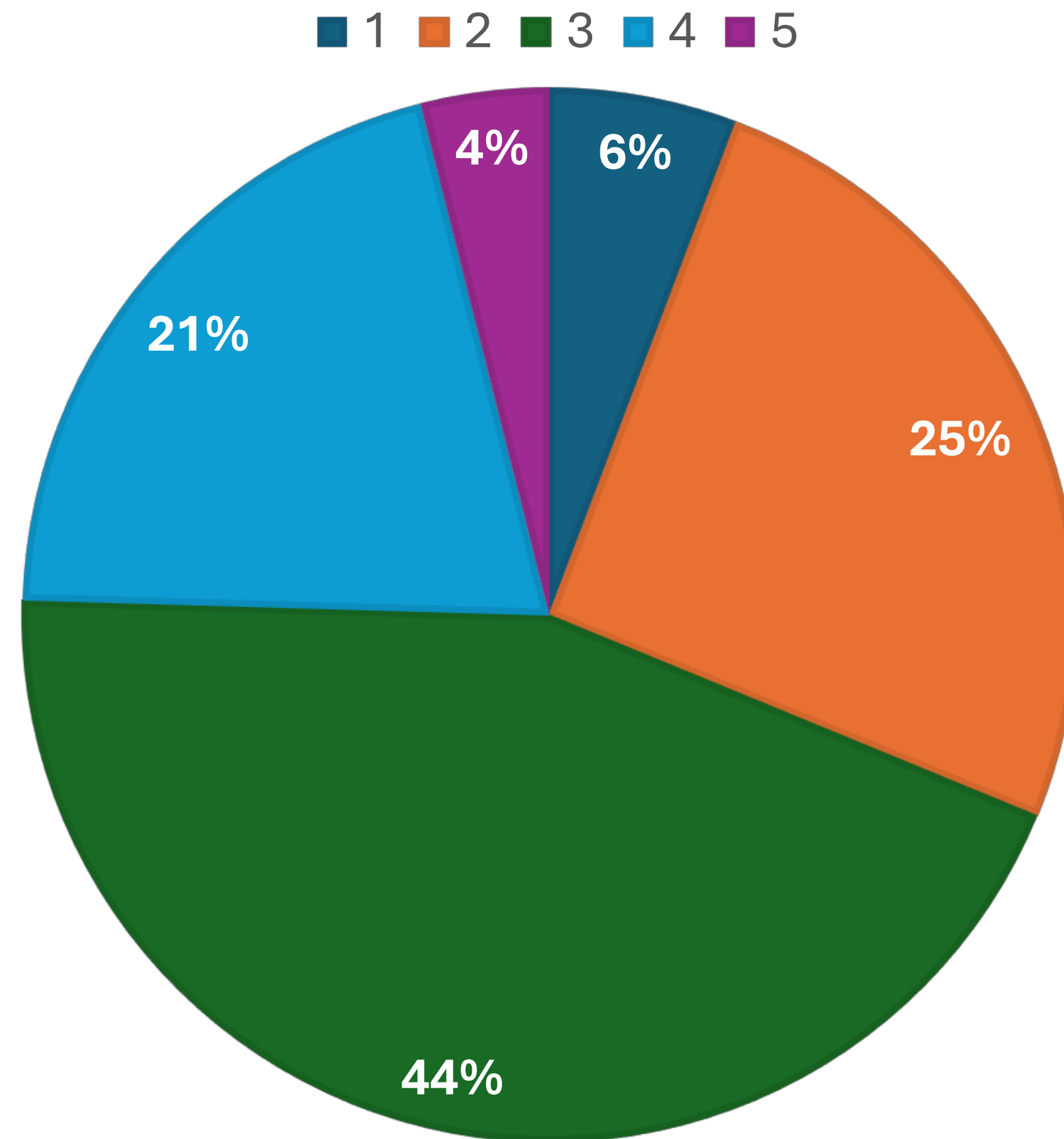
How safe is Graaff-Reinet? (1= not safe, 5= very safe)

330 responses



How clean is Graaff-Reinet? (1= not clean, 5= very clean)

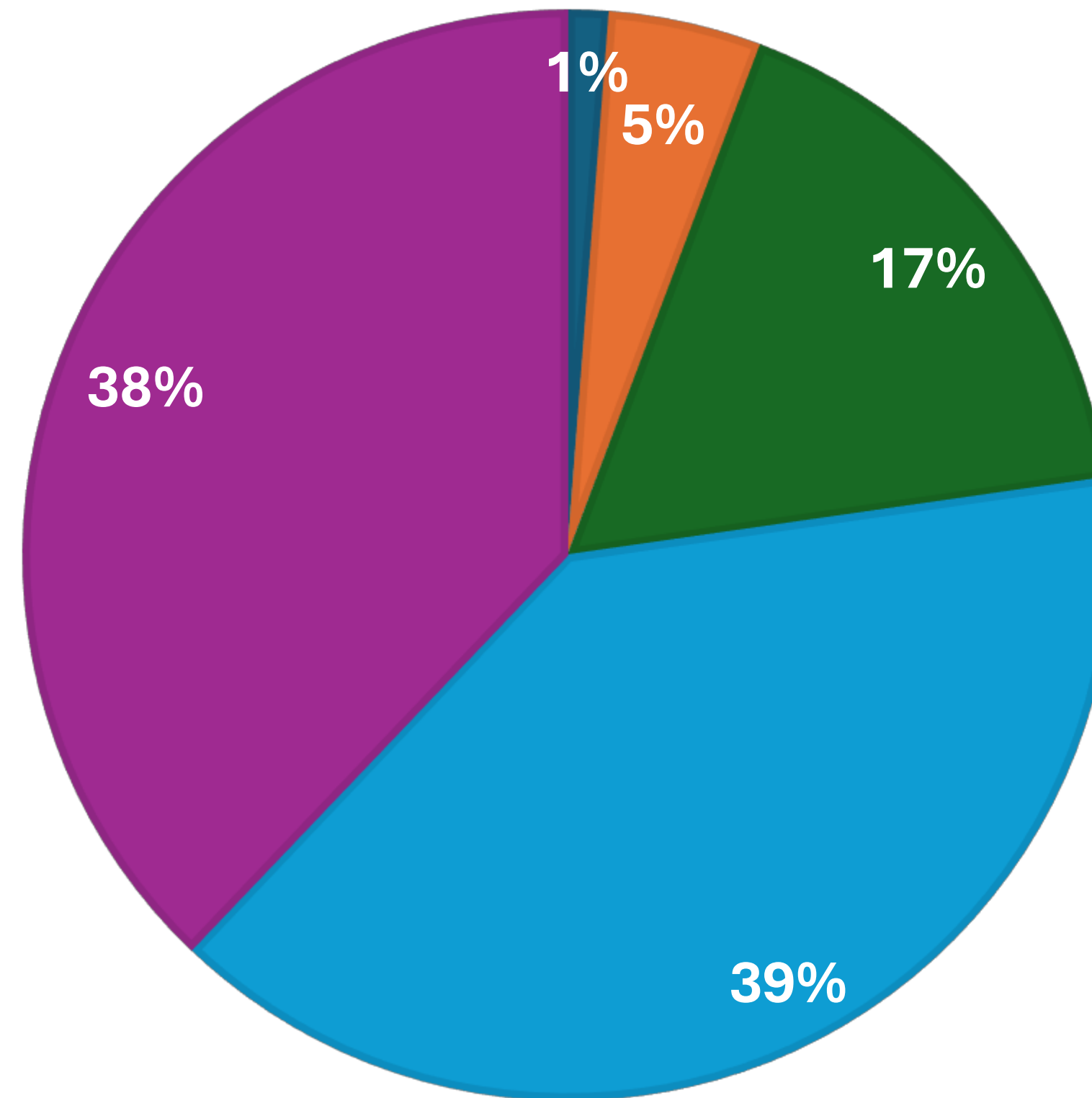
330 responses



**As a resident, what is your overall perception of Graaff-Reinet:
I don't want to stay anywhere else. I love the town.**

330 responses

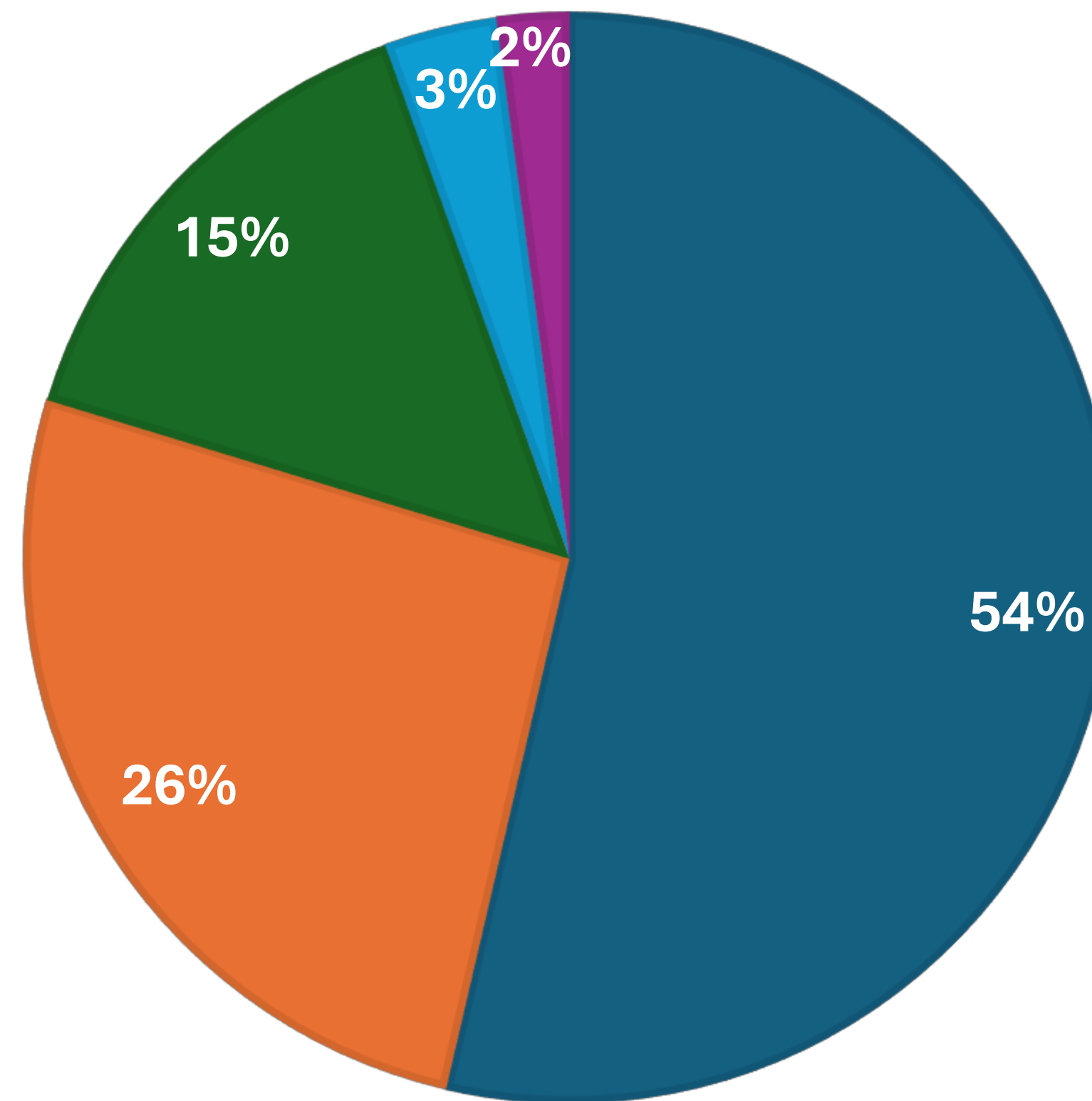
■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
I am preparing to leave the town.**

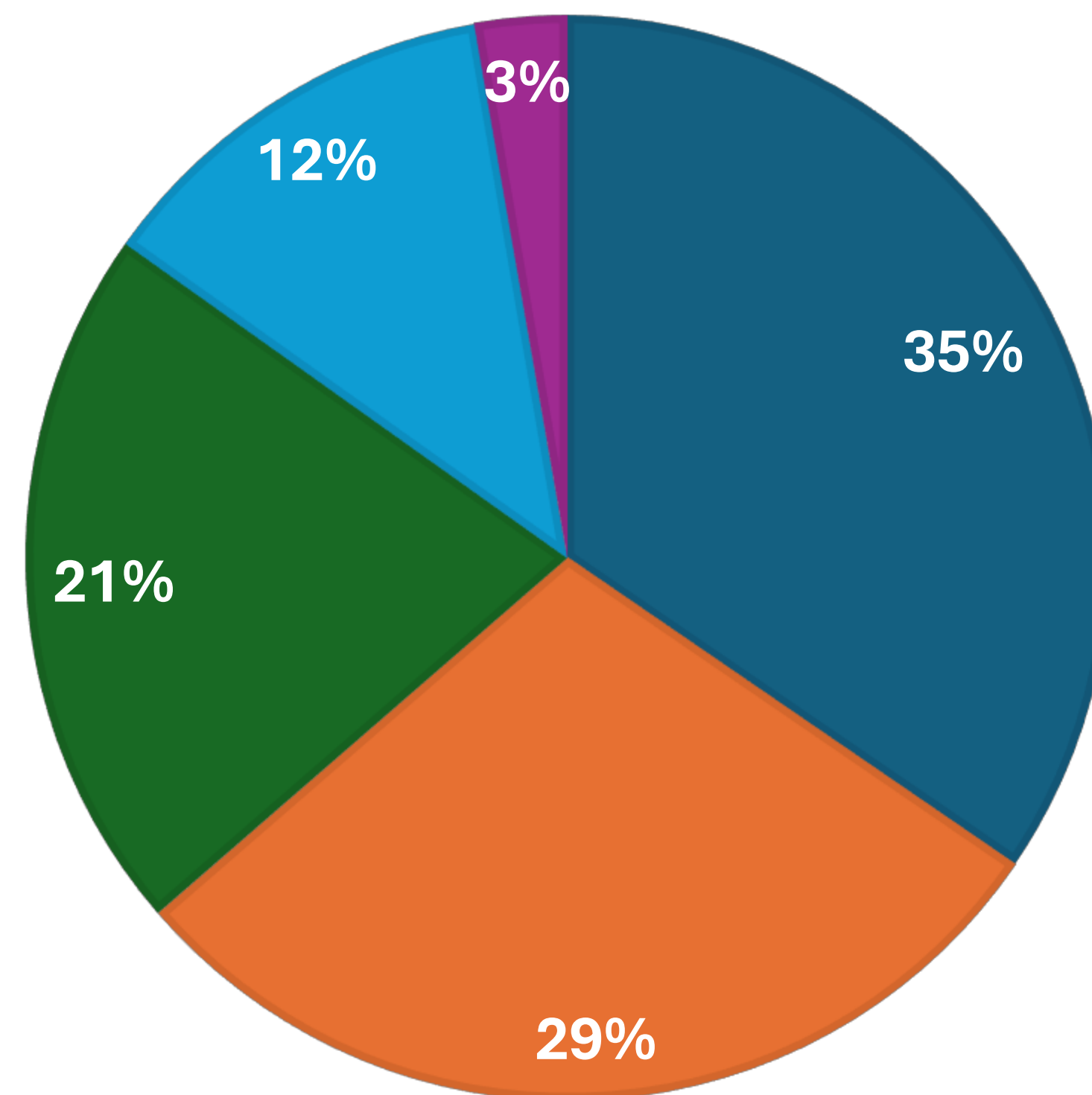
330 responses

■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
I like staying here but would consider moving to another town if I could.**
330 responses

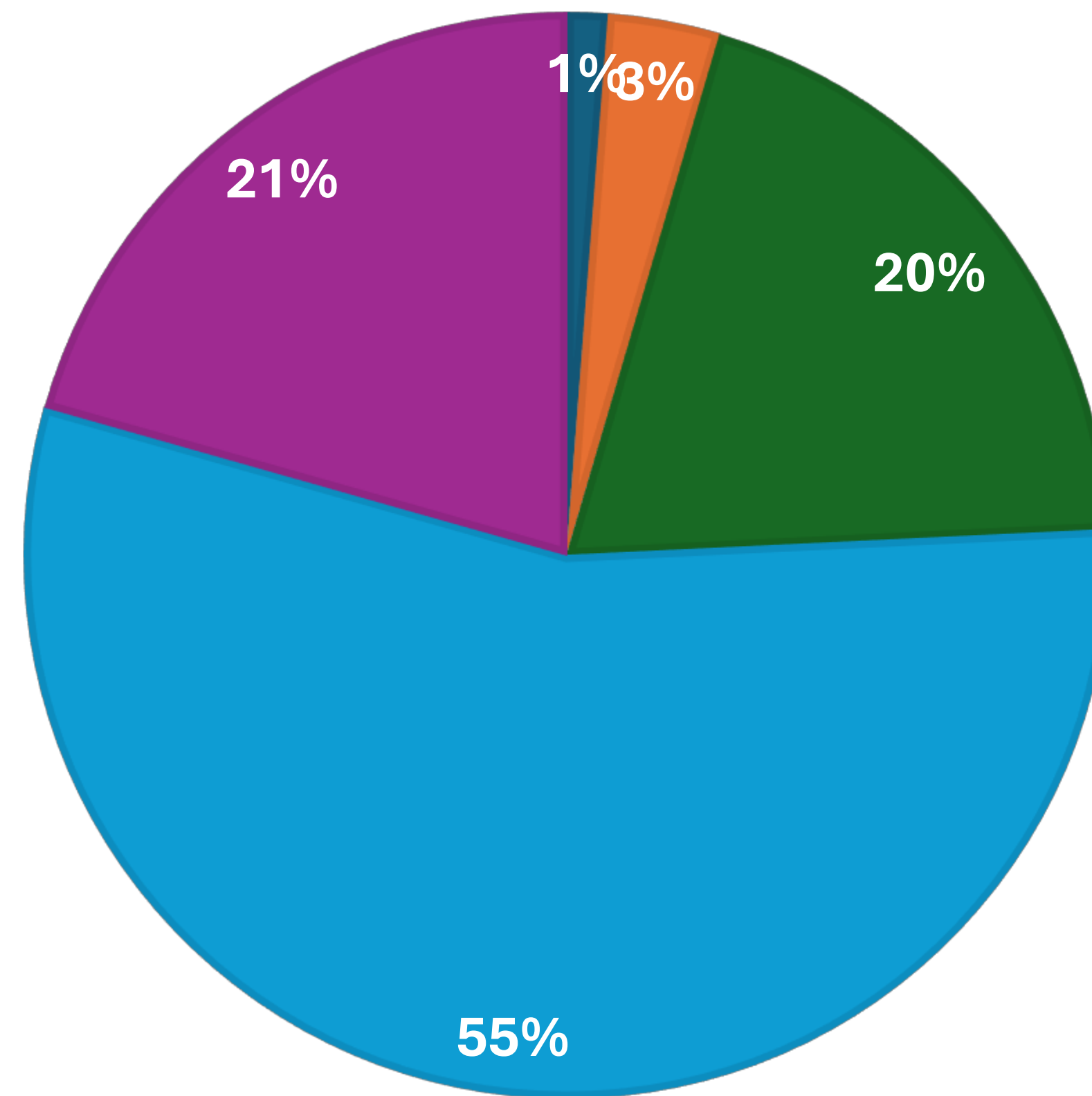
■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
The town is friendly and welcoming.**

330 responses

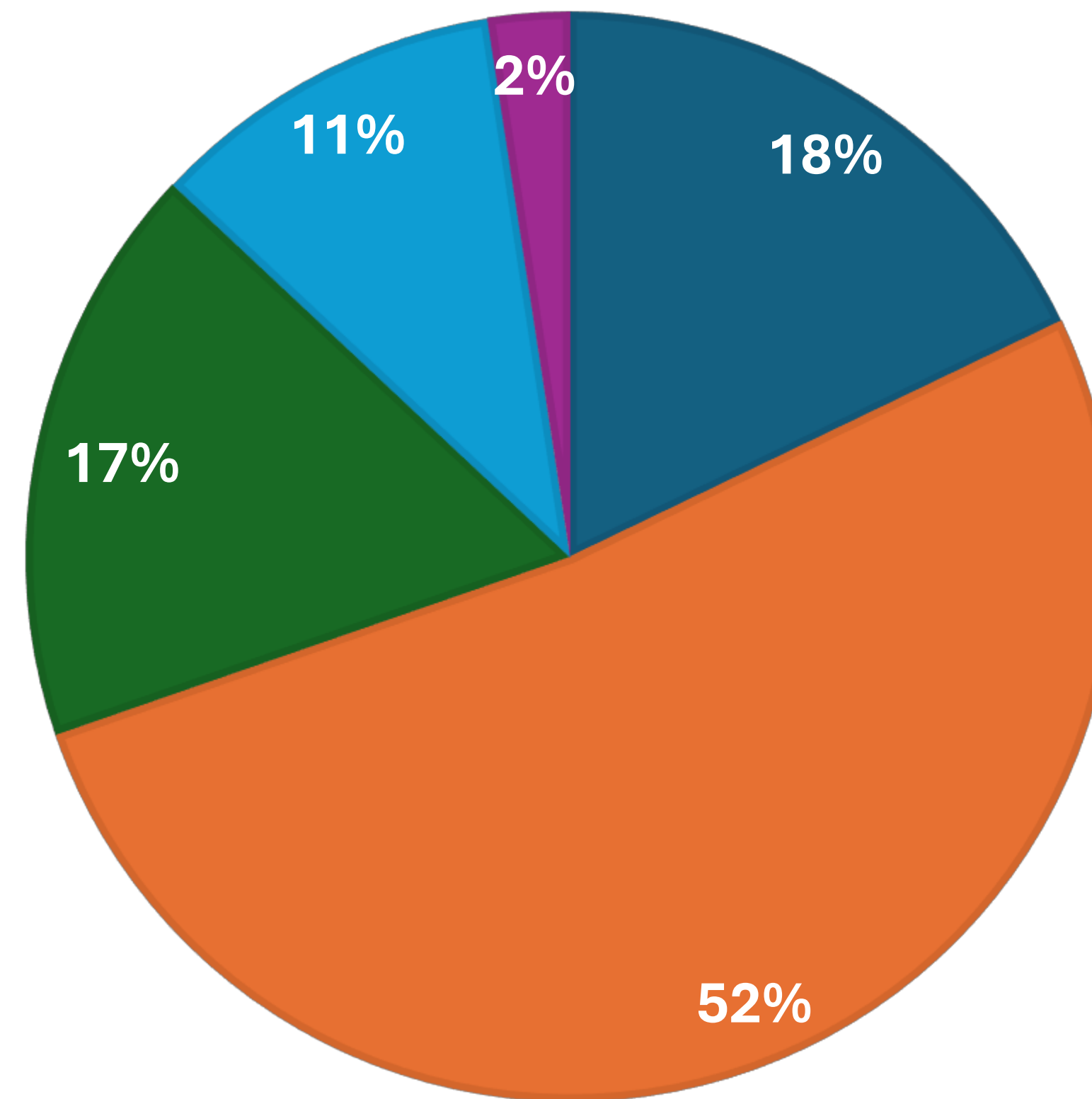
■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
The town is cold, walled up and appears unkept.**

330 responses

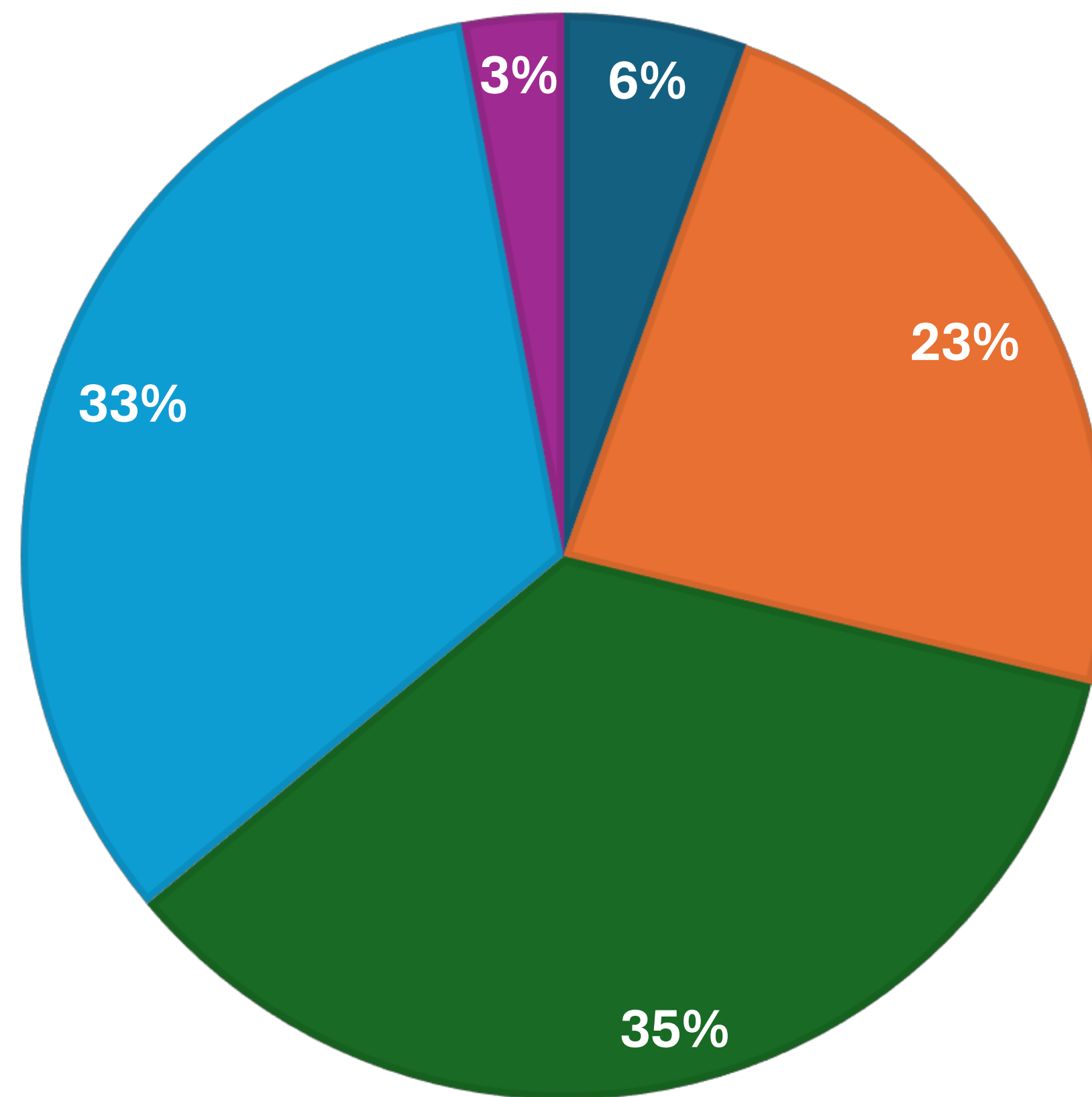
■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
The town is clean, well maintained and attractive.**

330 responses

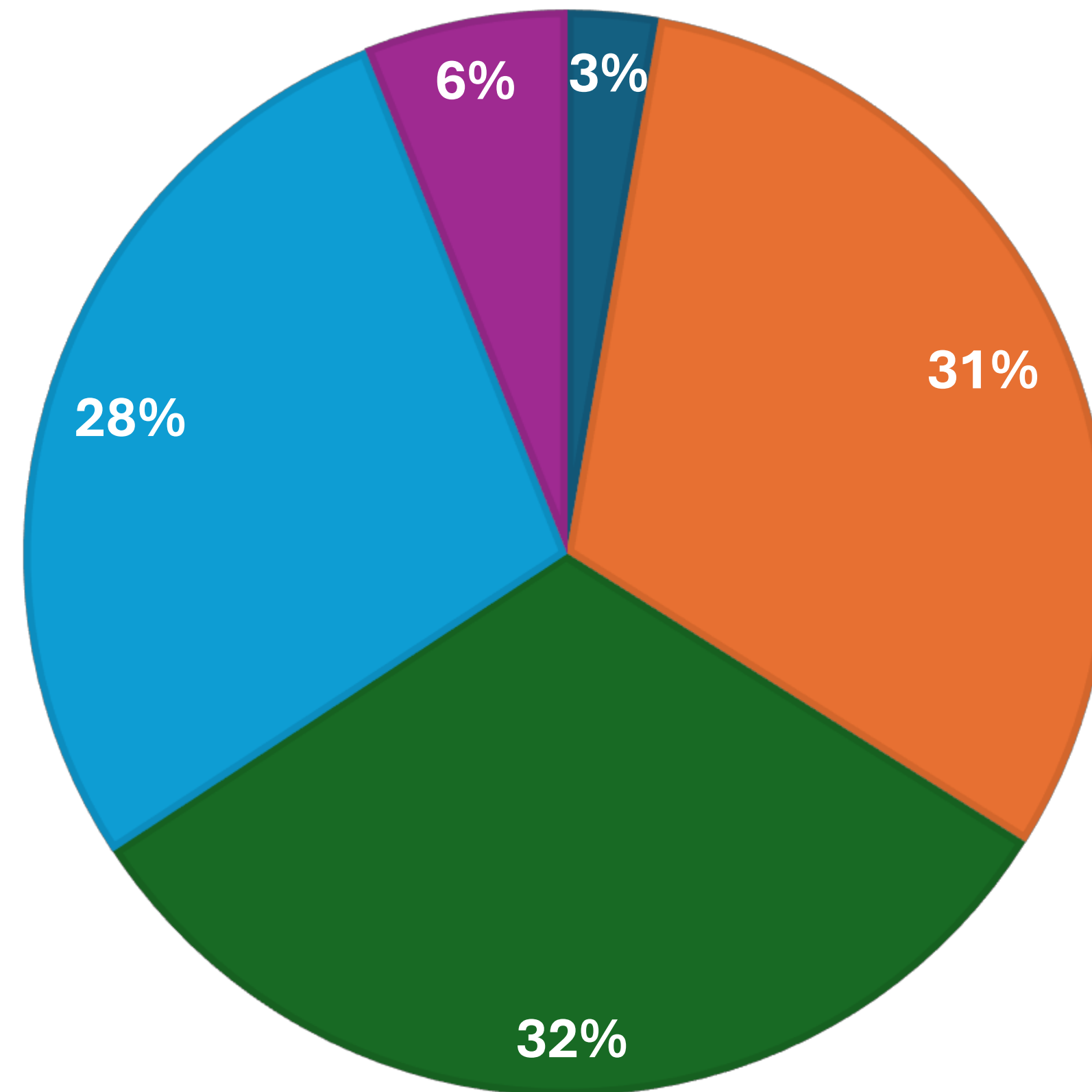
■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



**As a resident, what is your overall perception of Graaff-Reinet:
The town is dirty and has high levels of crime.**

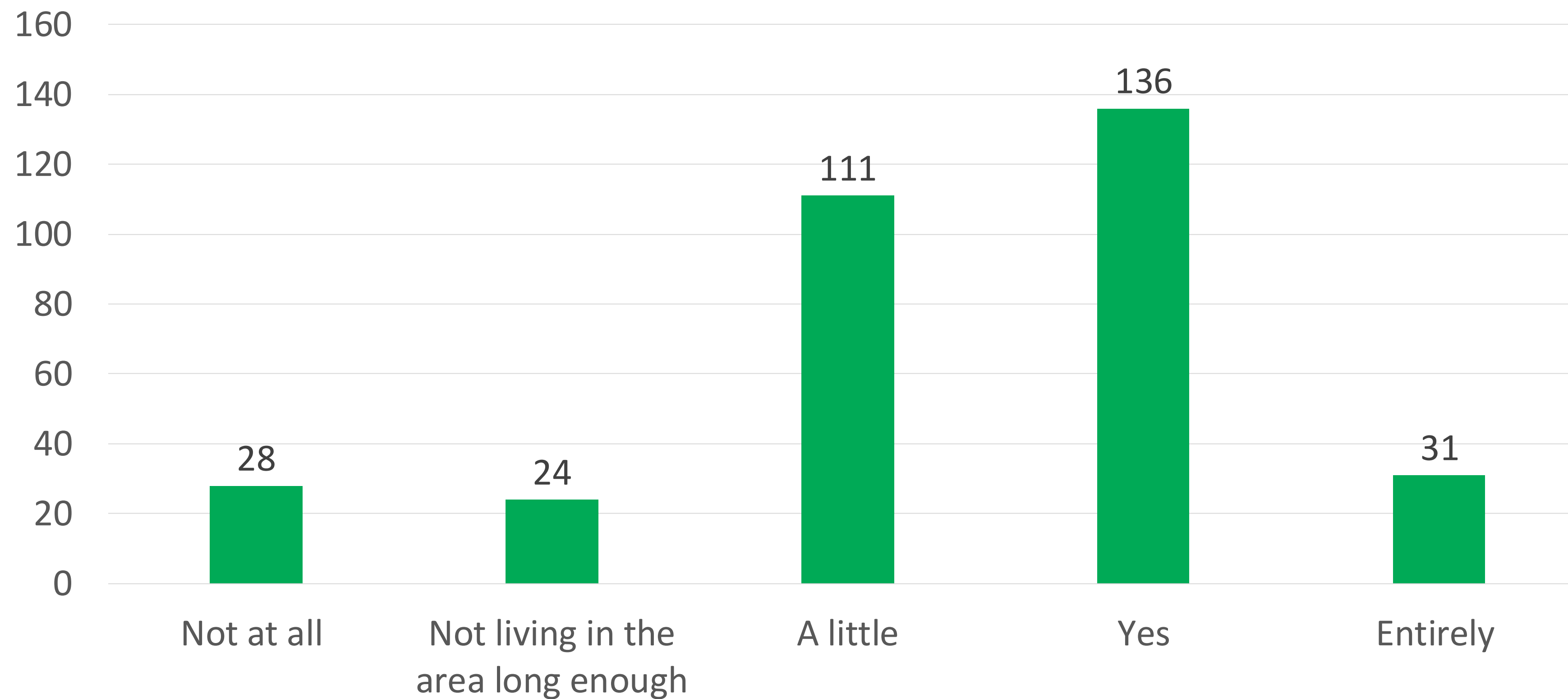
330 responses

■ Strongly disagree ■ Disagree ■ Neutral ■ Agree ■ Full agreement



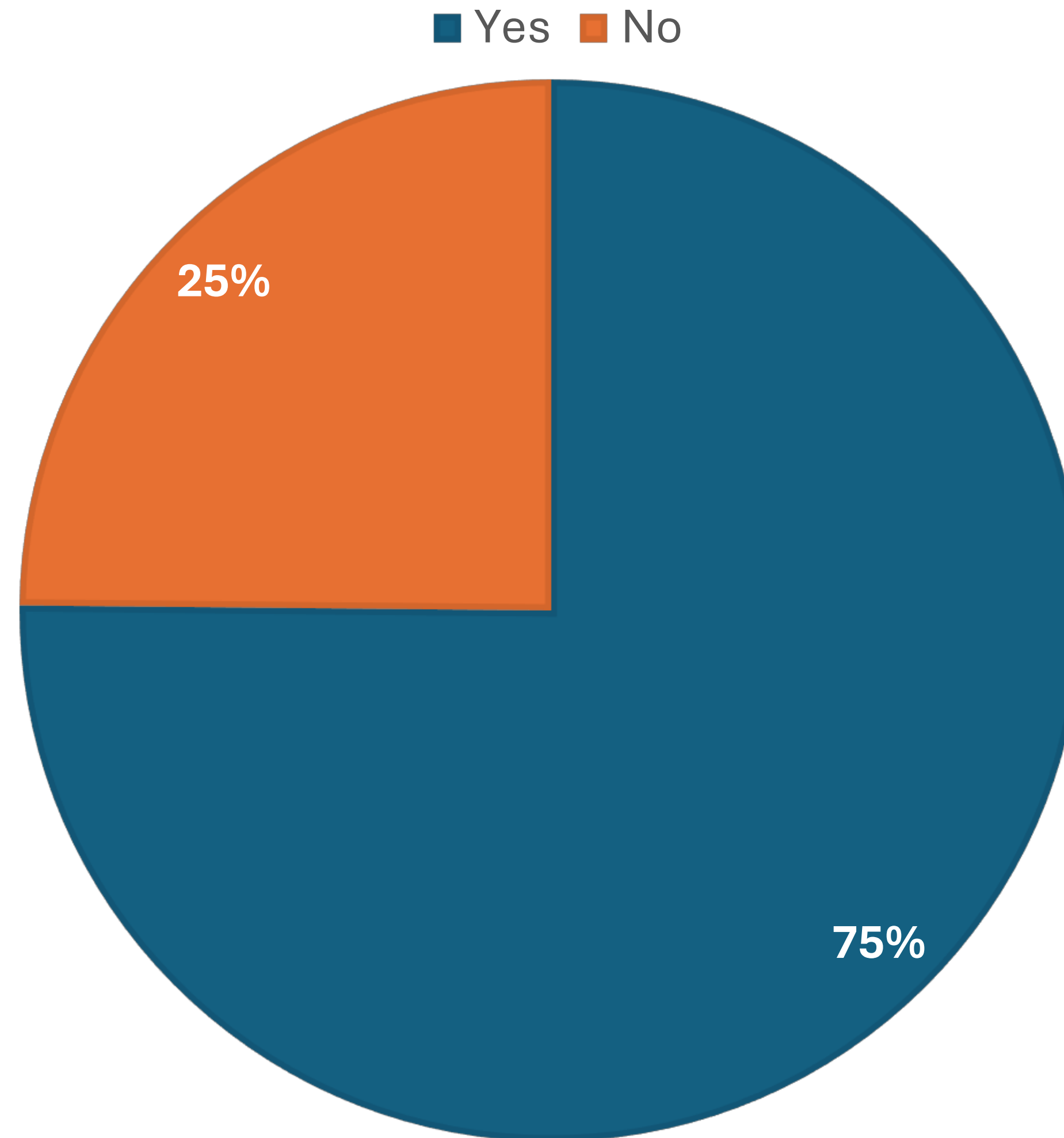
Has the character of the town changed over the period that you have been here?

330 responses



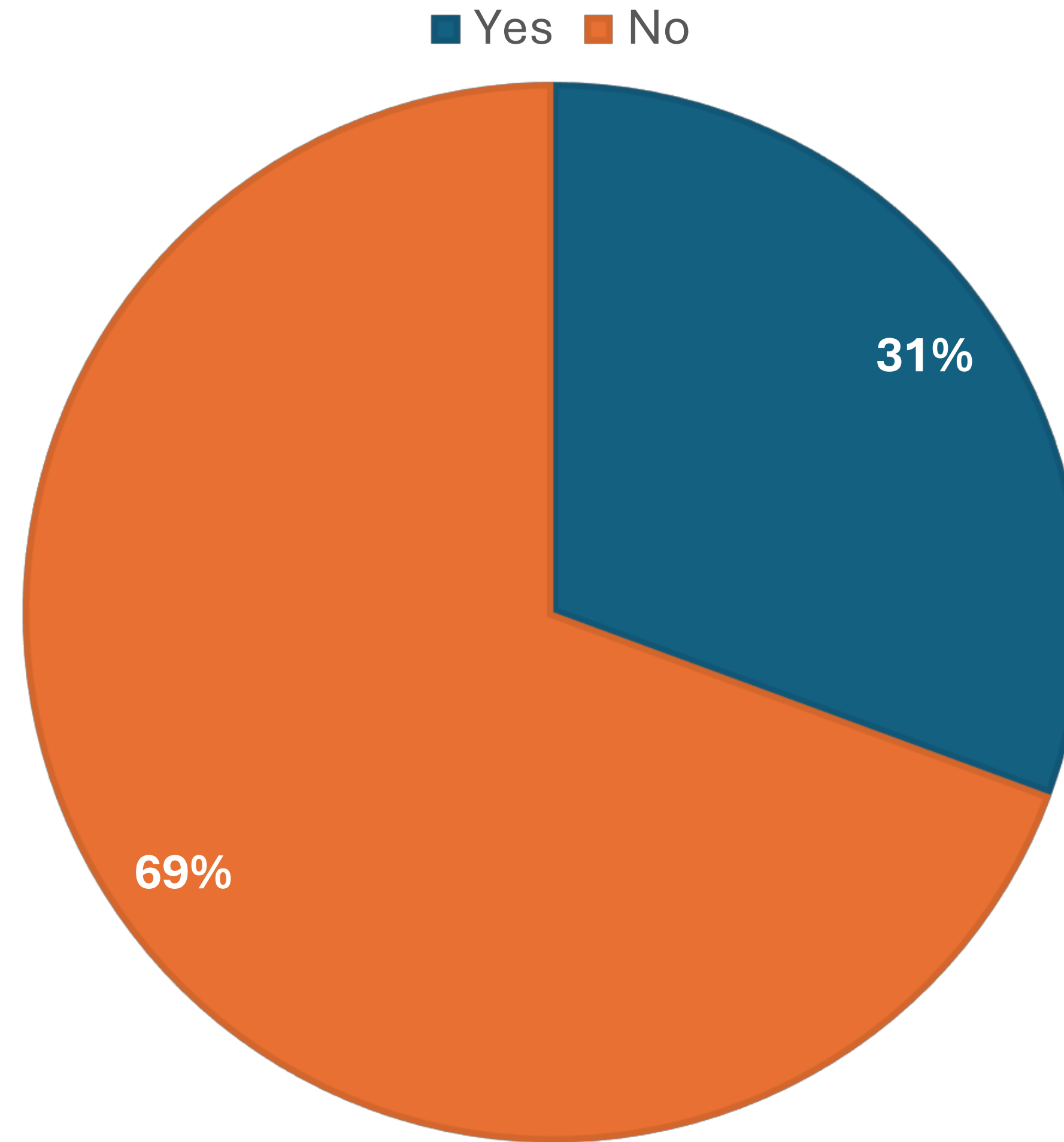
Has your neighbourhood become less safe?

330 responses



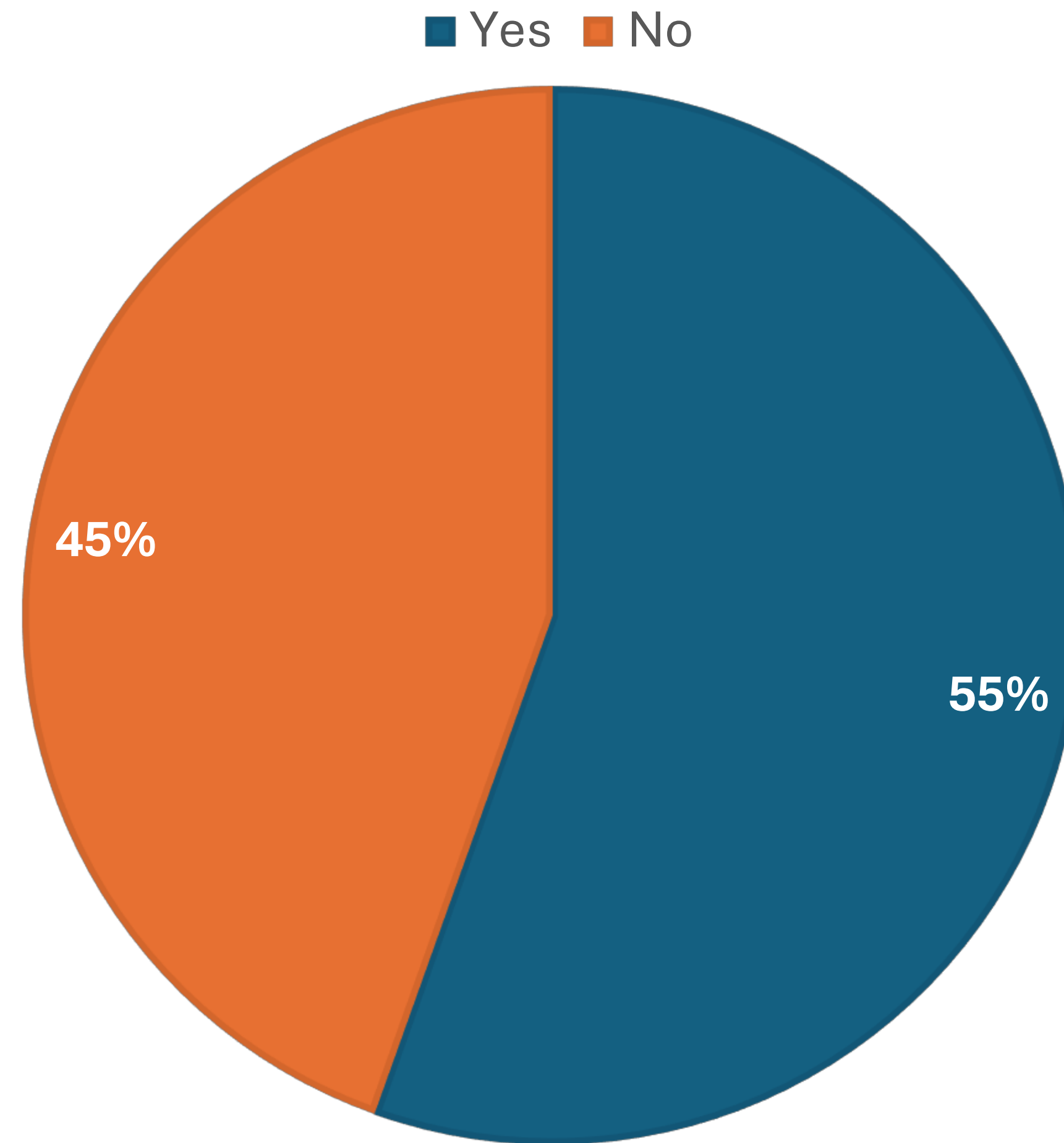
Has your neighbourhood become less welcoming?

330 responses



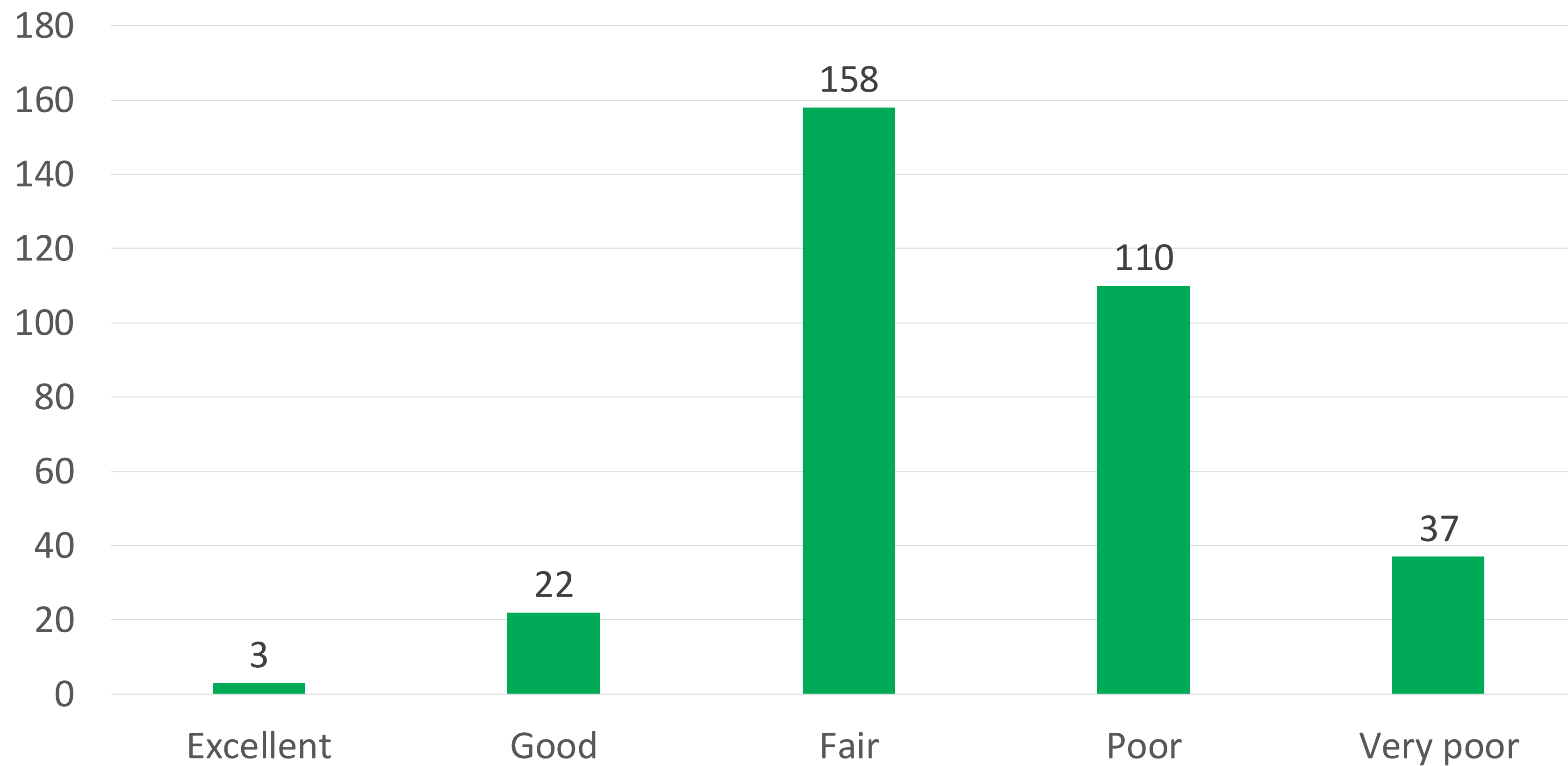
Has your neighbourhood become dirtier?

330 responses



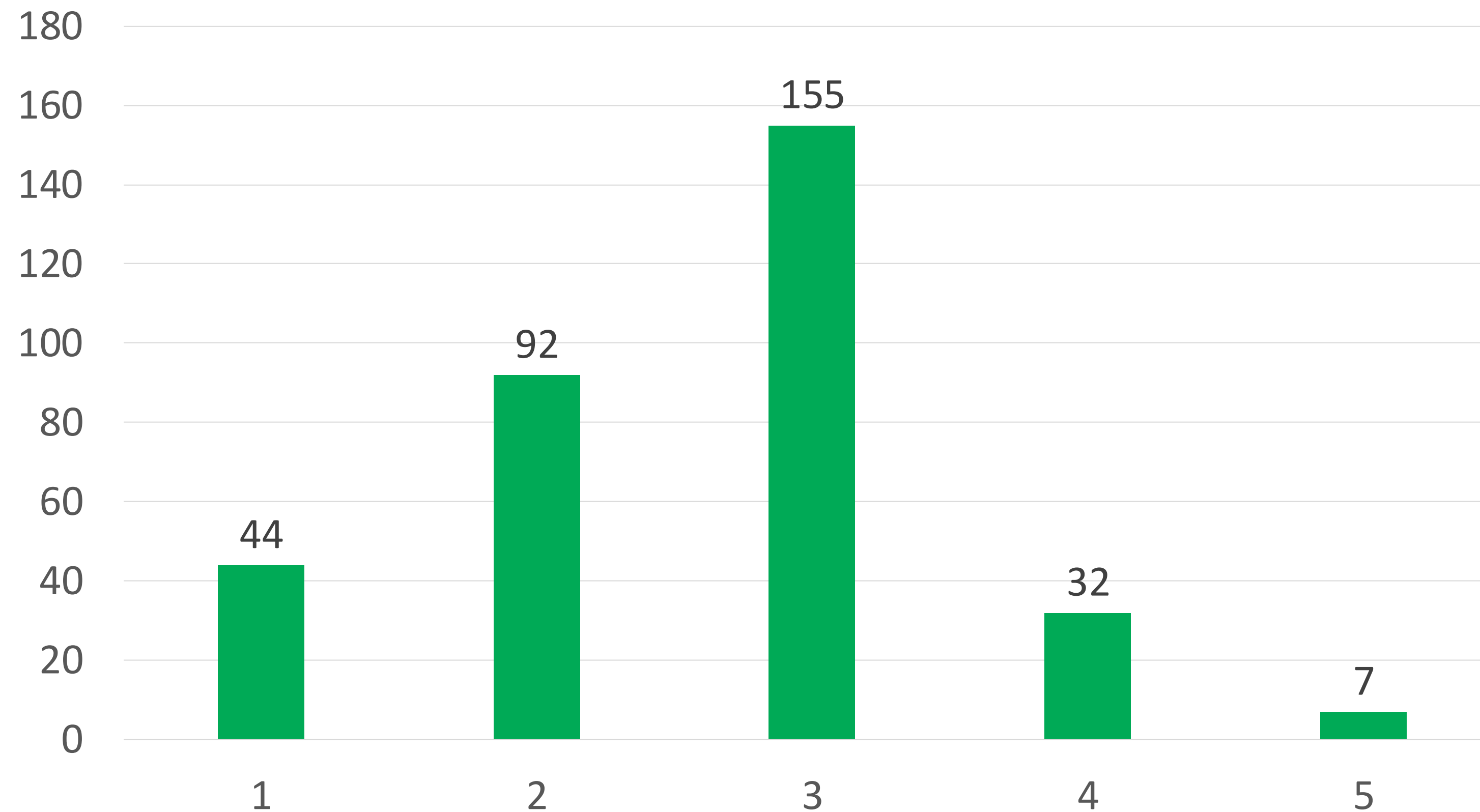
What is your overall impression of the municipal services in this town?

330 responses



How happy are you with the services delivered by the municipality? (1 = Unhappy, 5 = very happy)

330 responses





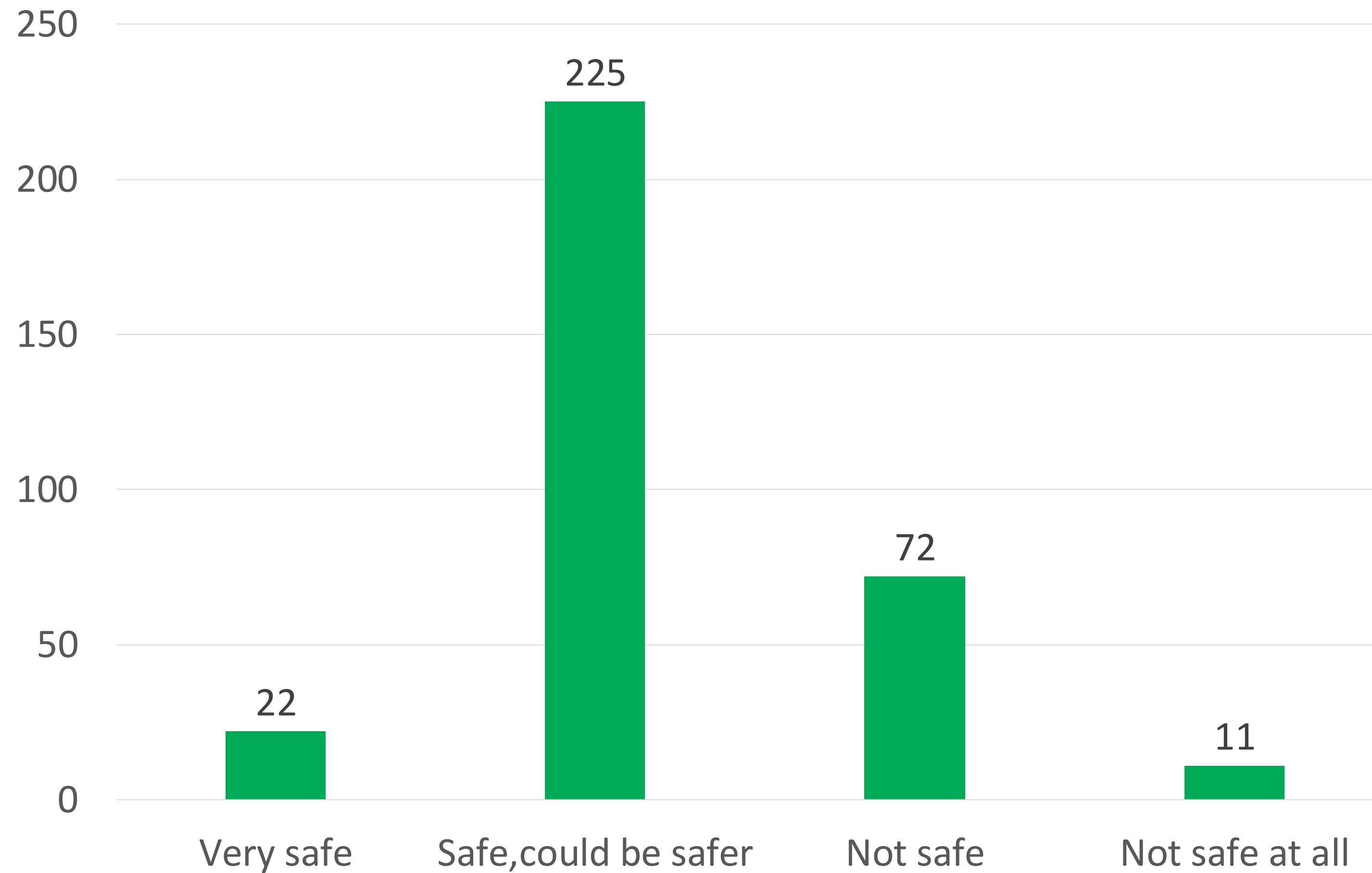
Full Results

Security & Safety



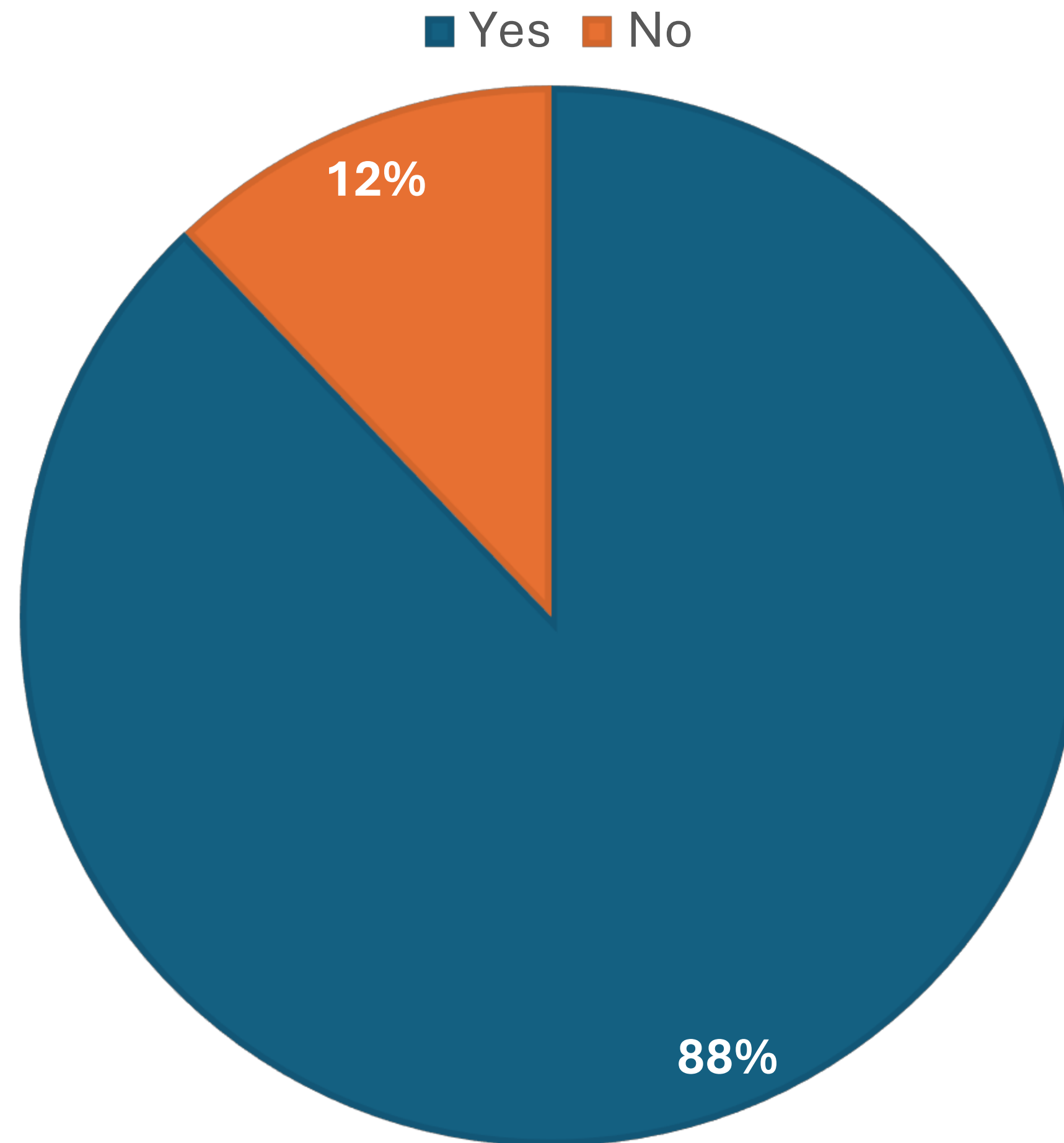
How safe do you feel in your neighbourhood?

330 responses



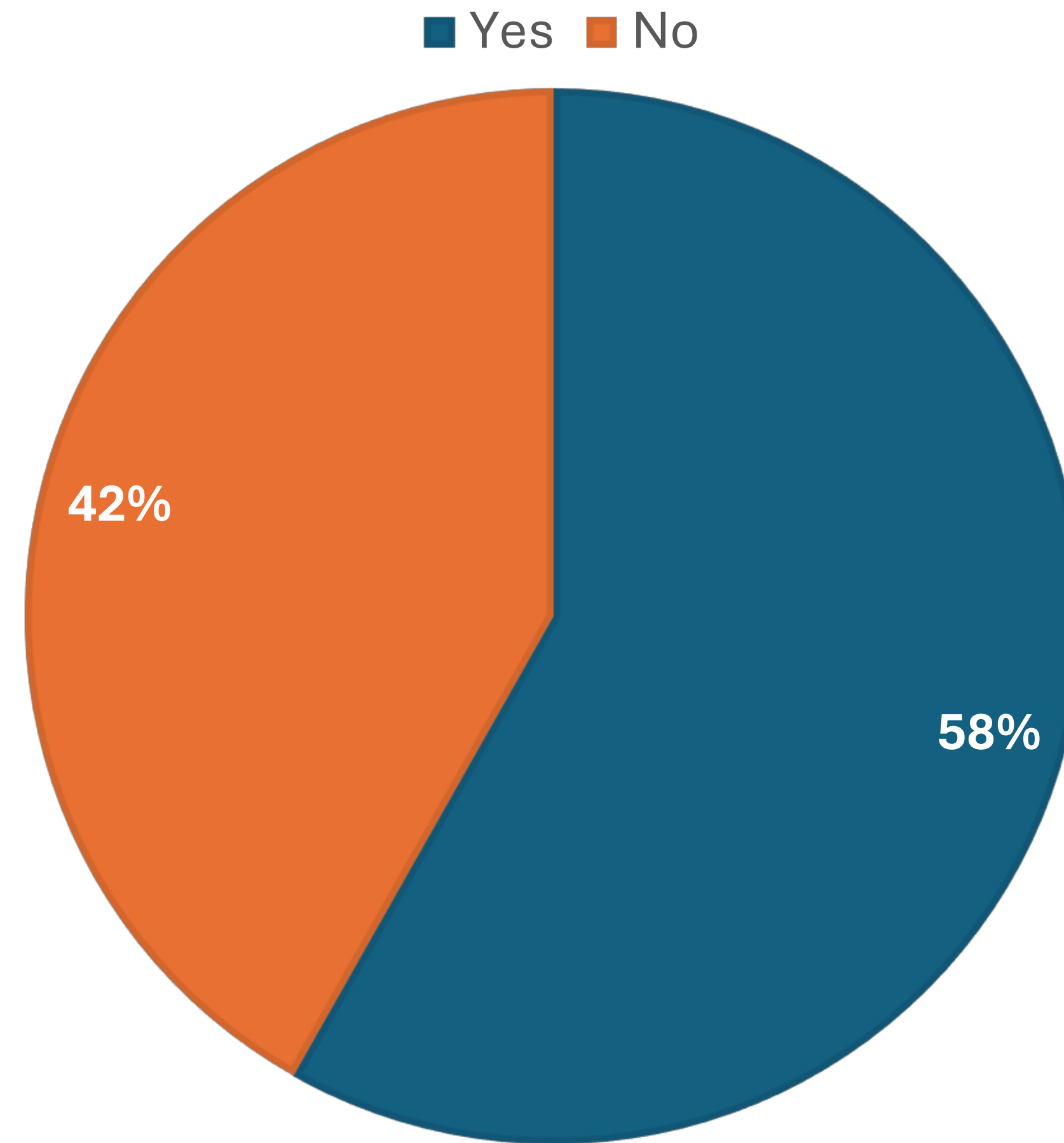
Do you feel safe in your home during the day?

330 responses



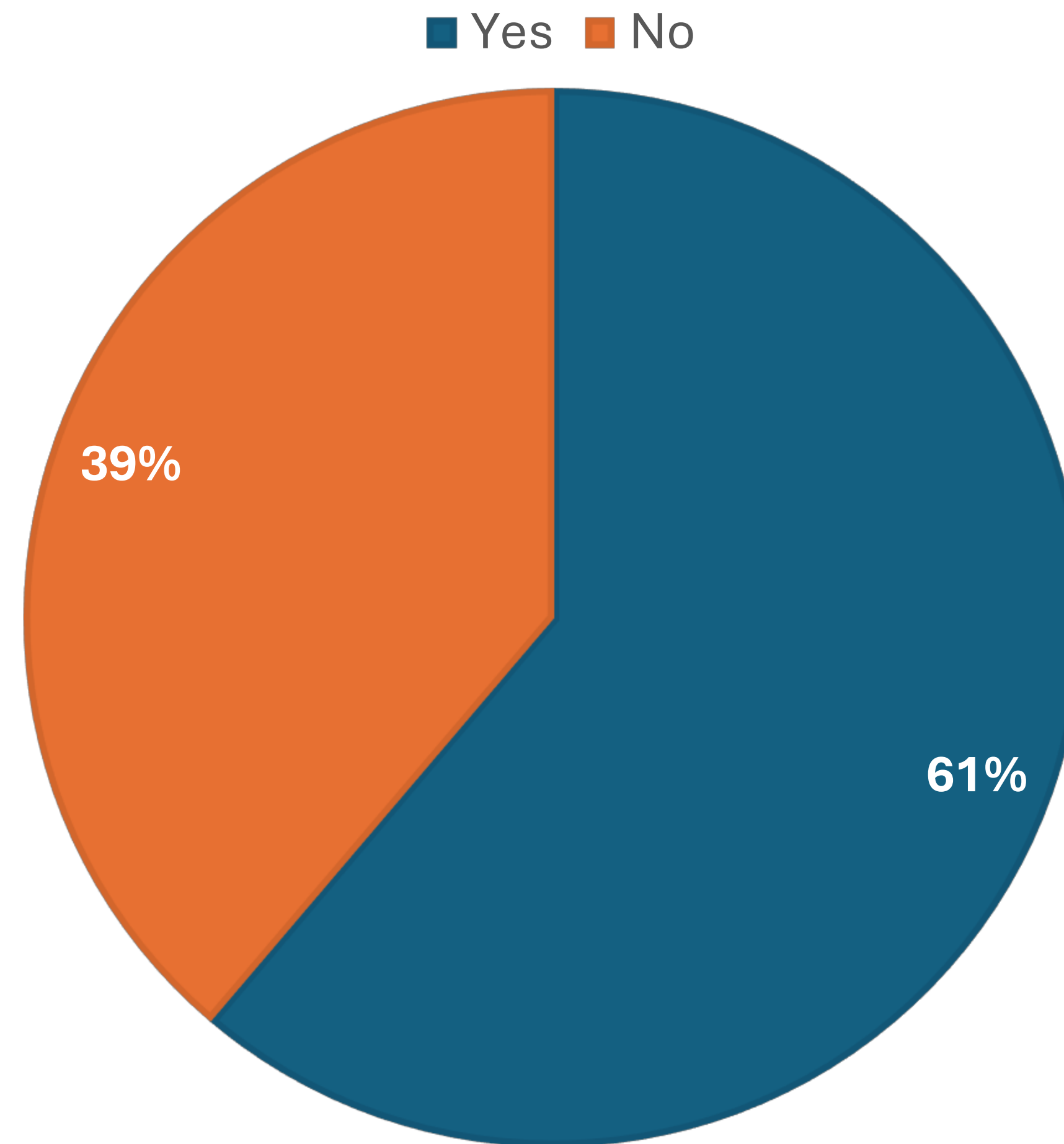
Do you feel safe in your home at night?

330 responses



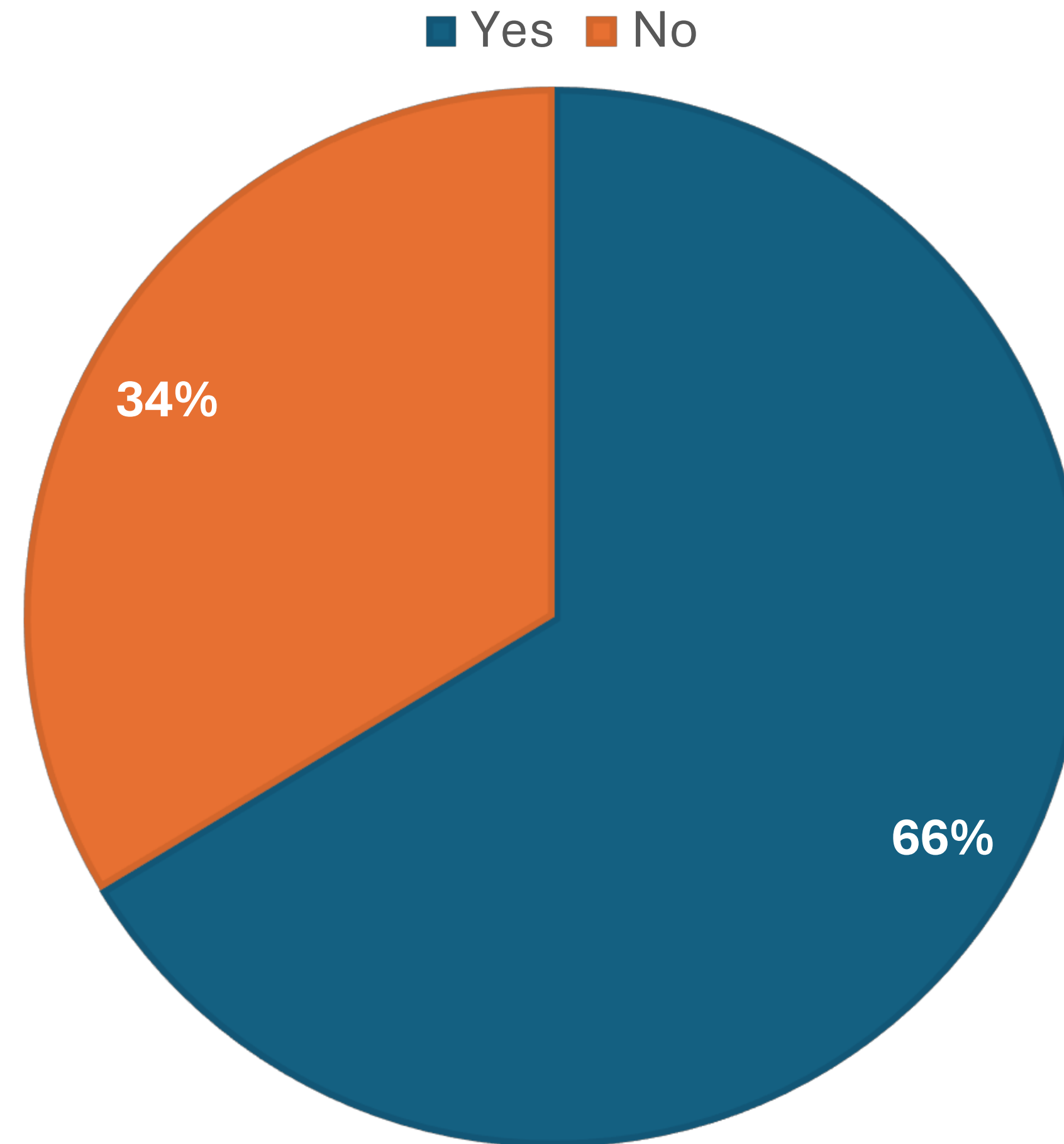
Do you feel safe walking to and from work?

330 responses



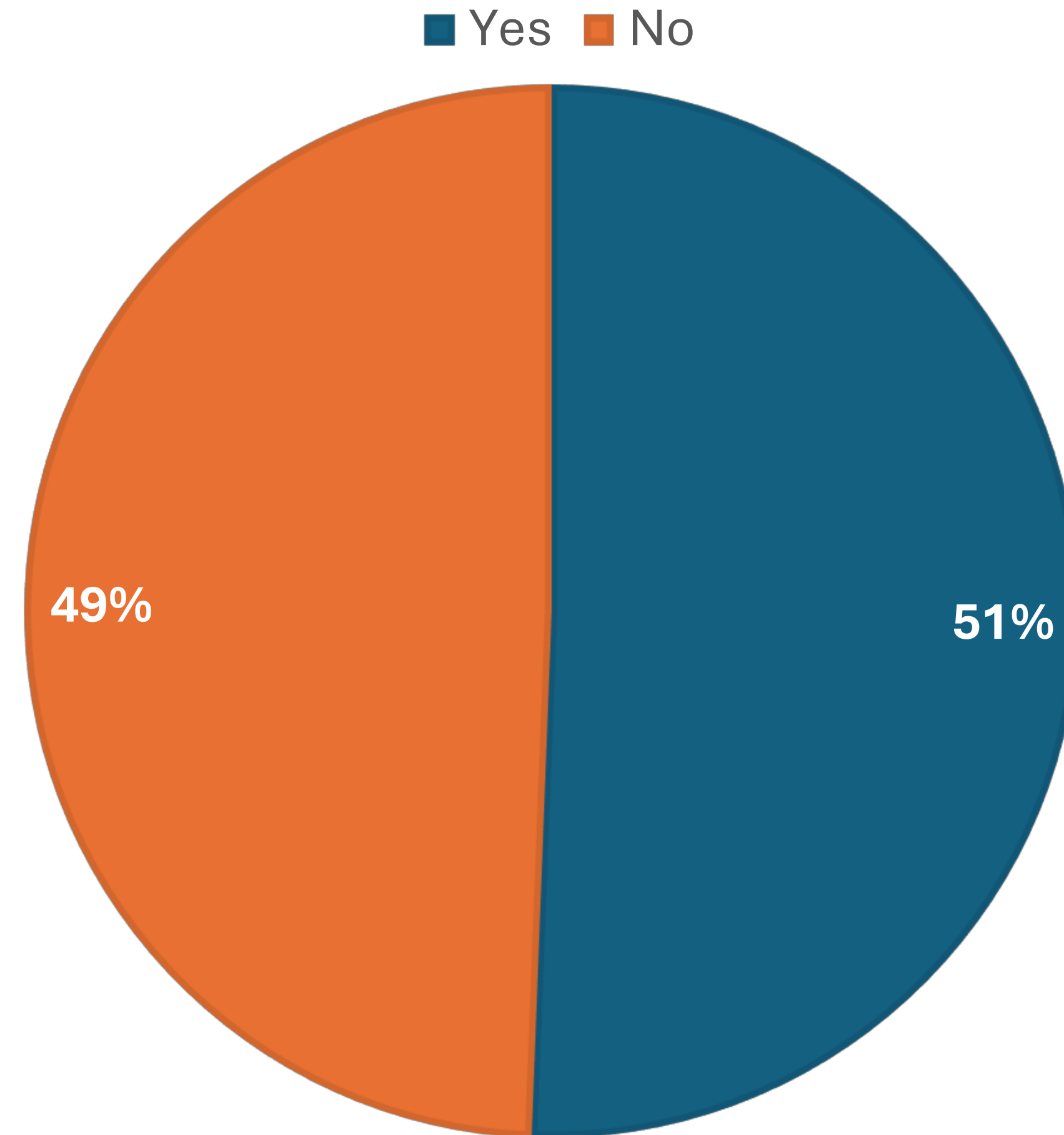
Do you and your family feel safe to walk, run or cycle in your neighbourhood?

330 responses



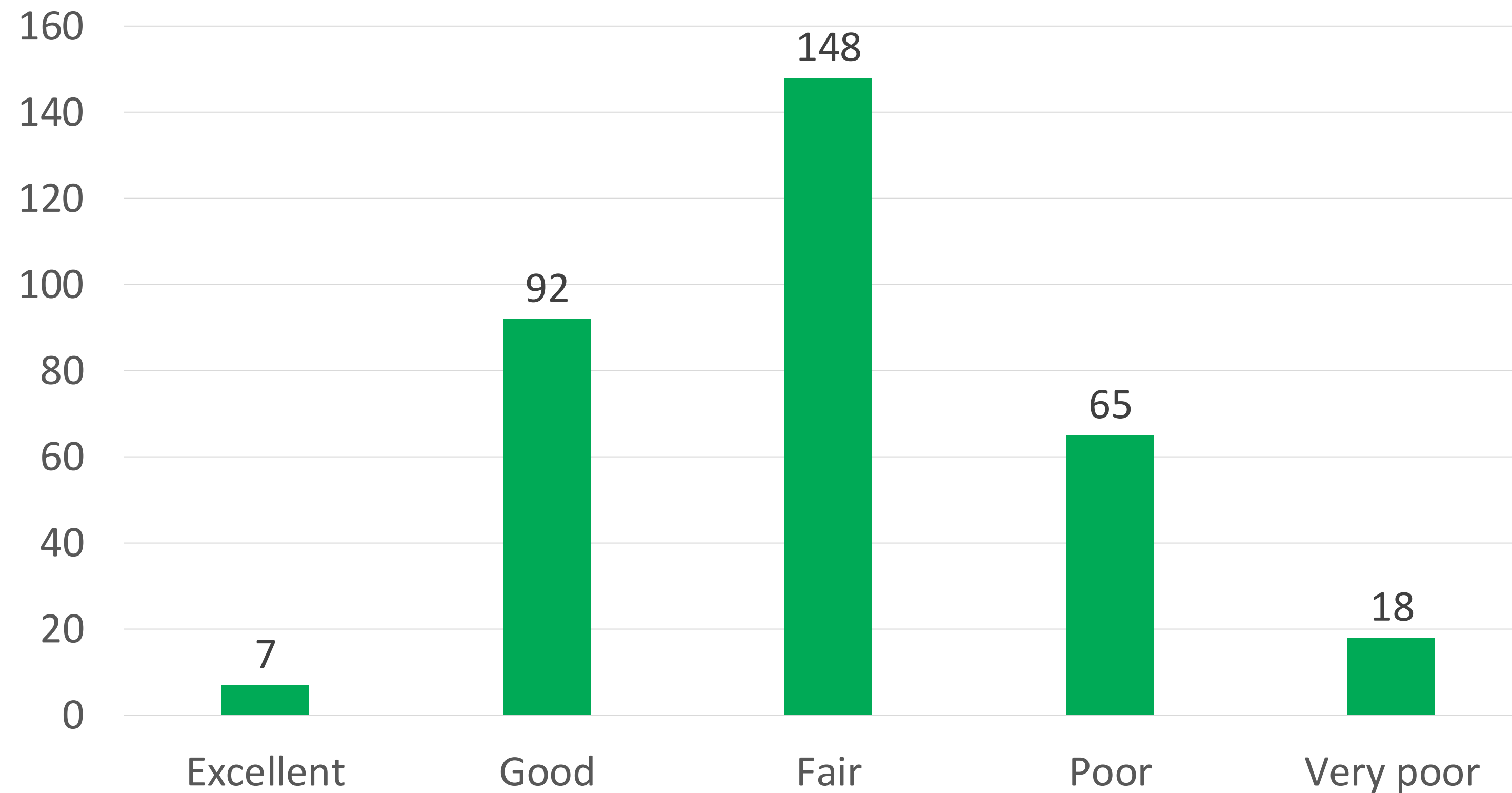
Do you or your family feel safe to use walkways?

330 responses



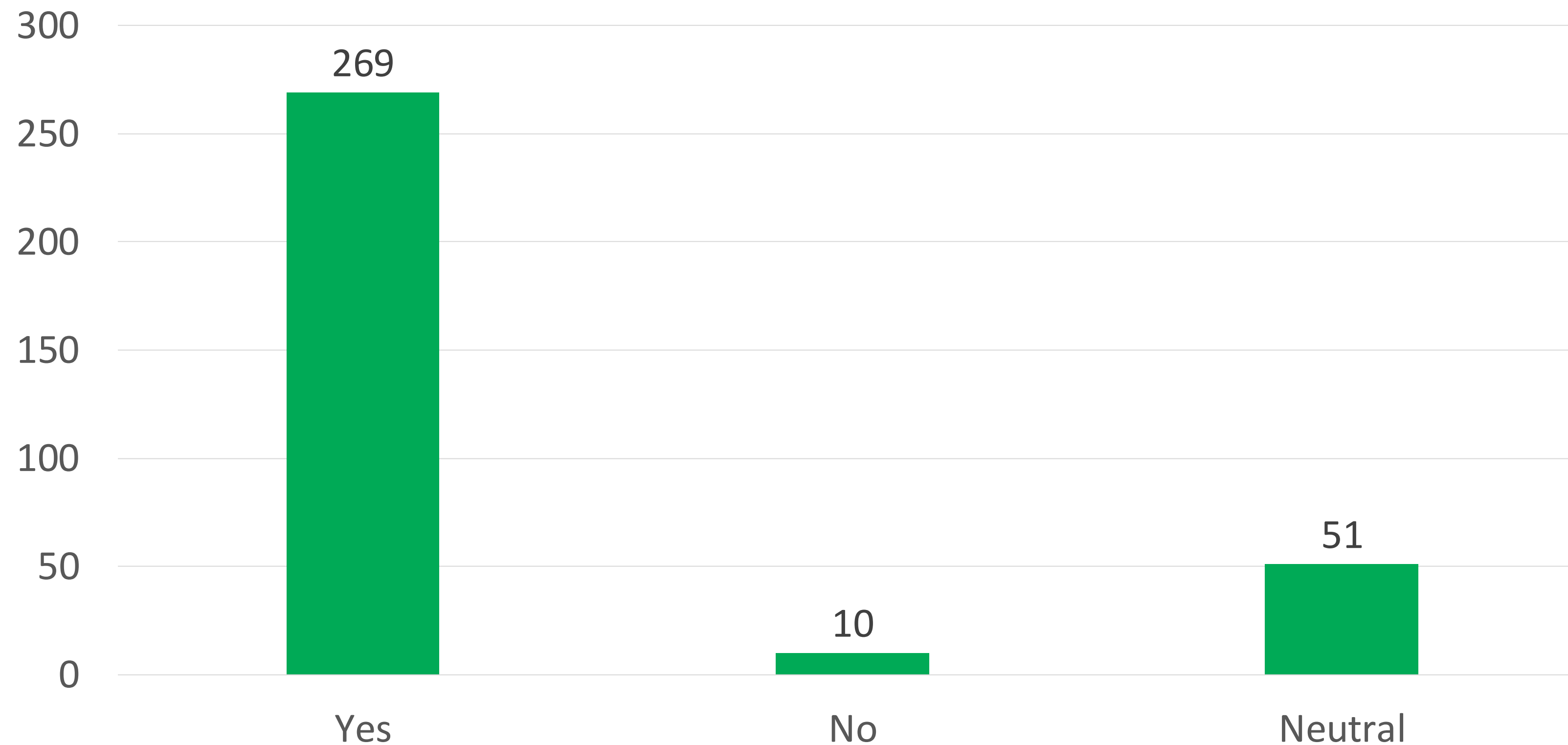
When walking unaccompanied in the neighbourhood, what is your perception of safety?

330 responses



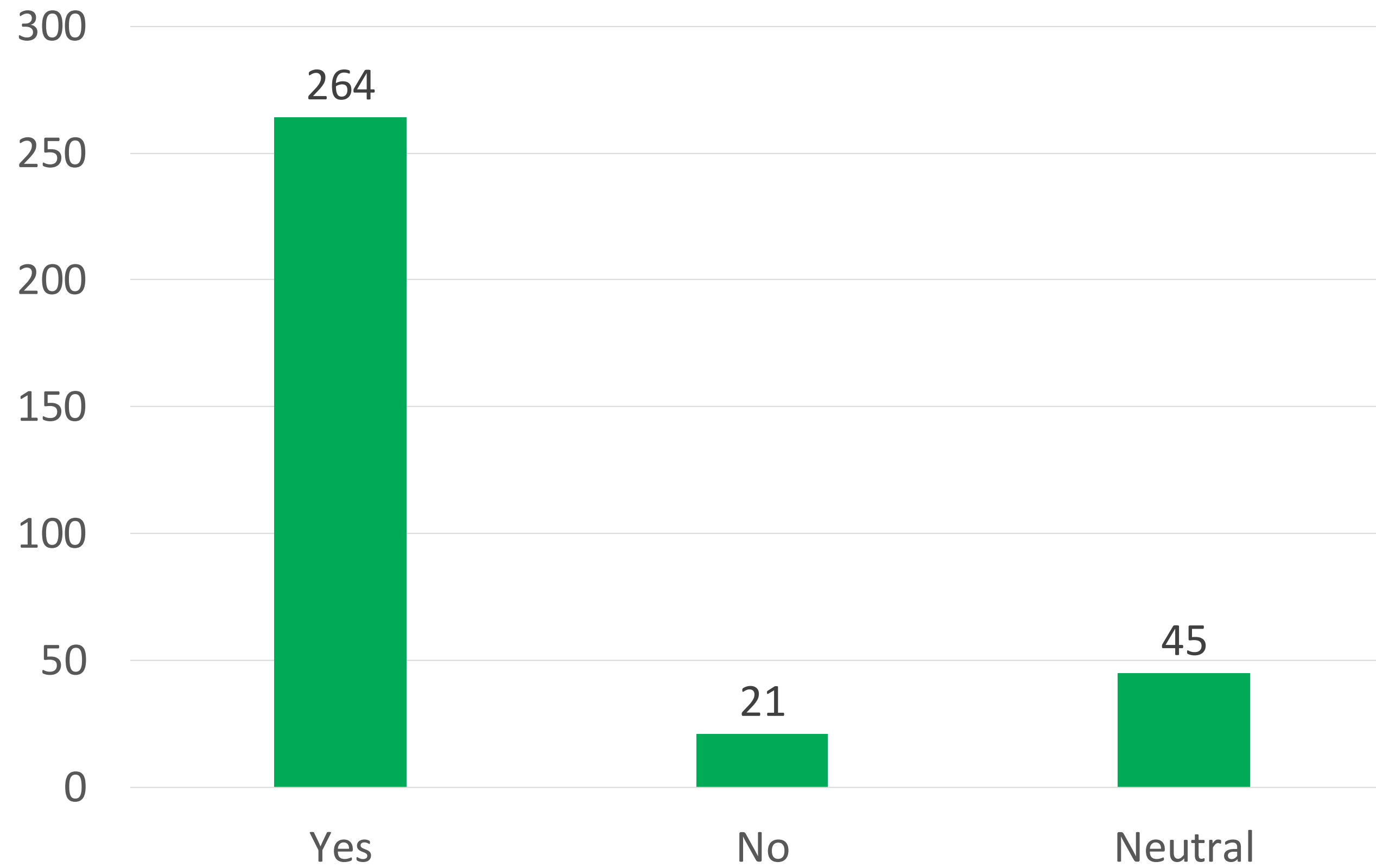
Would you feel safer walking in your neighbourhood unaccompanied if there were more cameras and patrolling?

330 responses



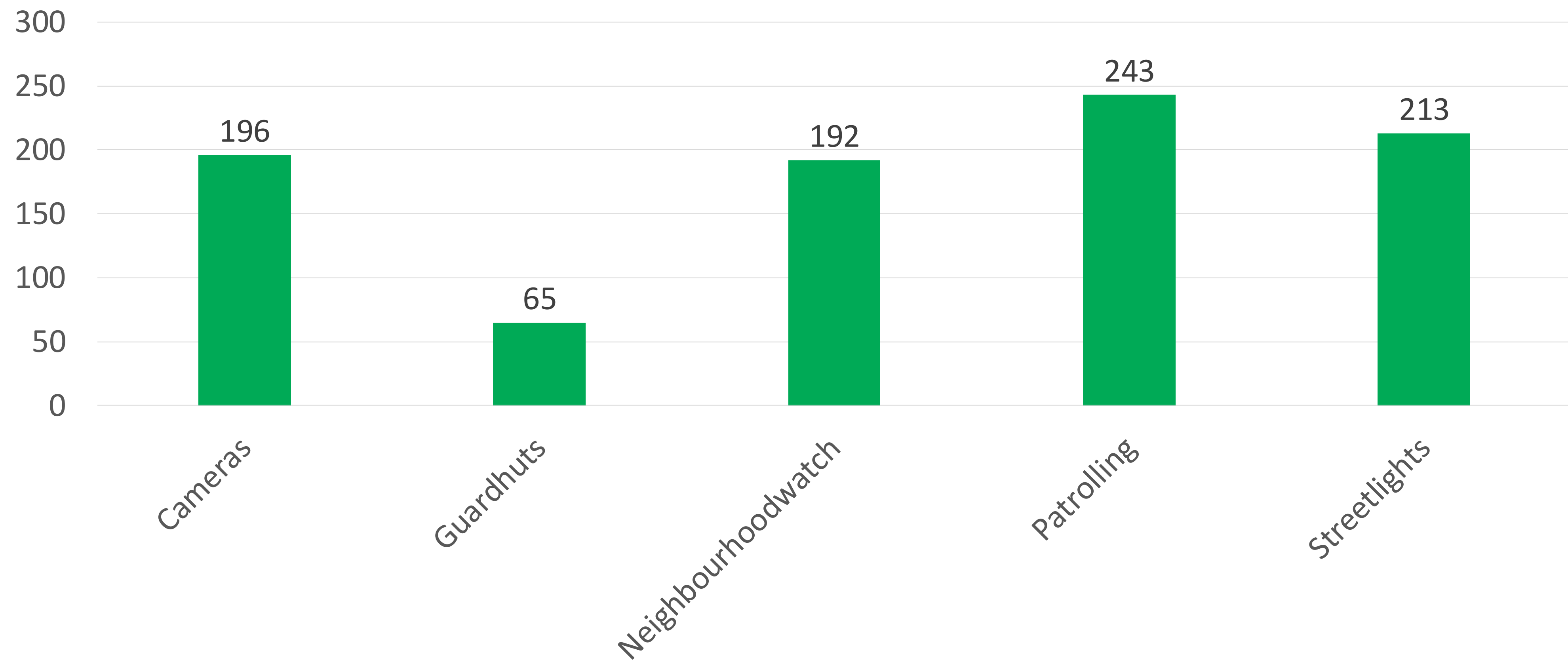
Would having more lights at night, make you feel safer walking in your neighbourhood?

330 responses



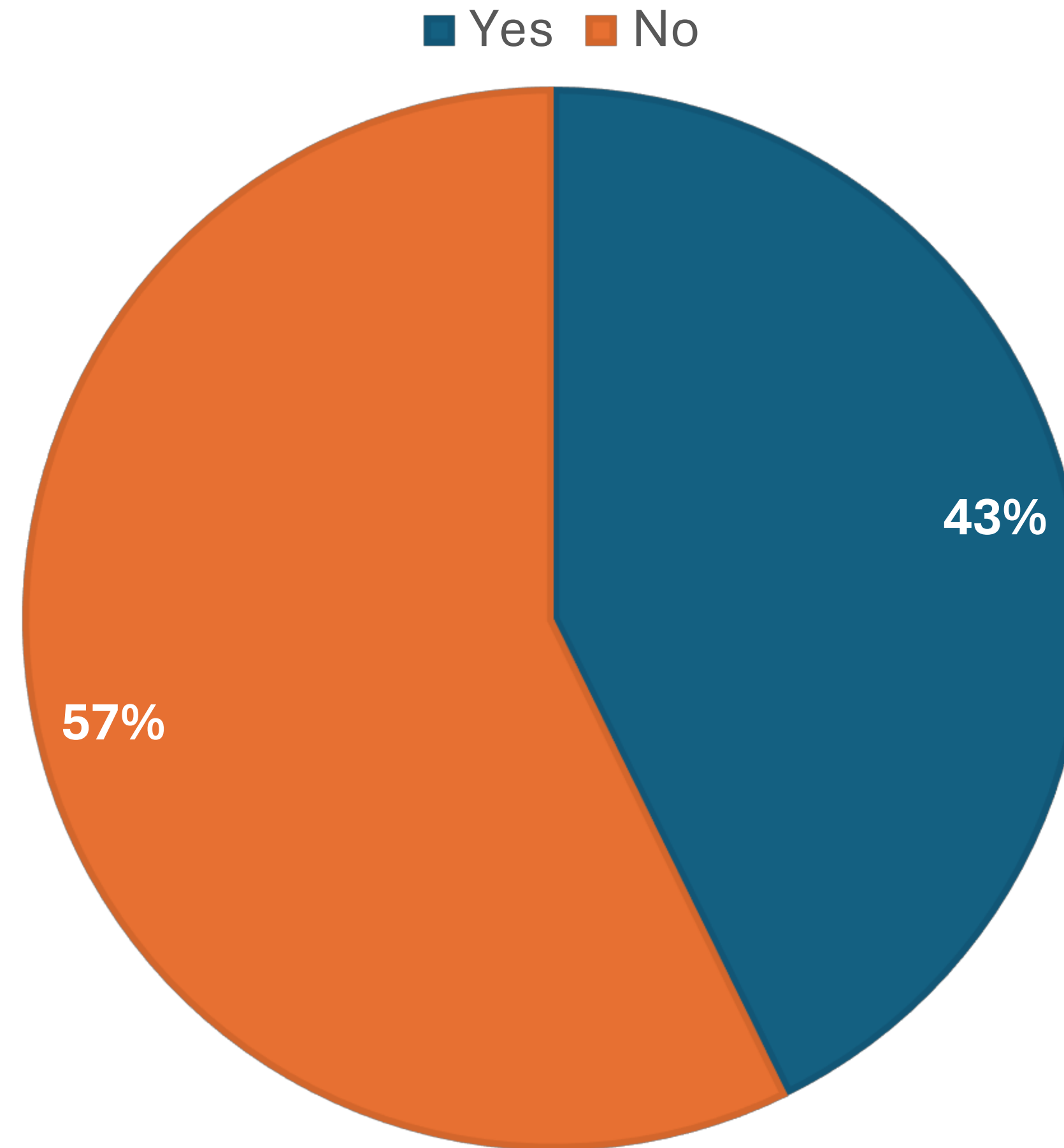
Which of the following will result in you having less anxiety of who may be lurking around?

330 responses



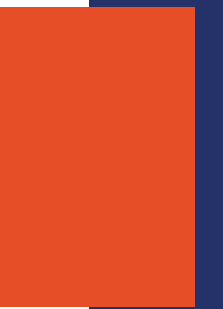
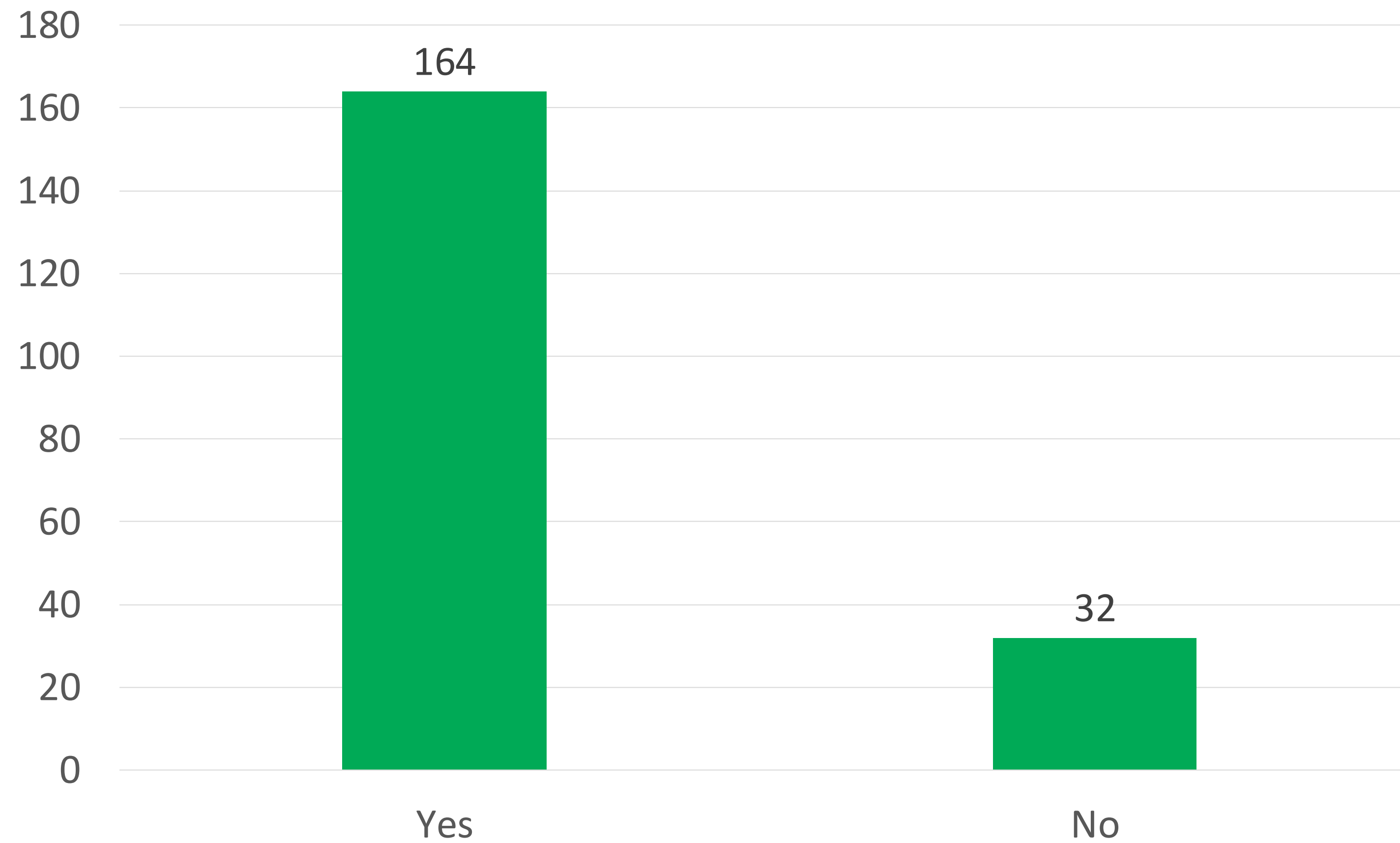
Do you have a neighbourhood watch operating in your neighbourhood?

330 responses



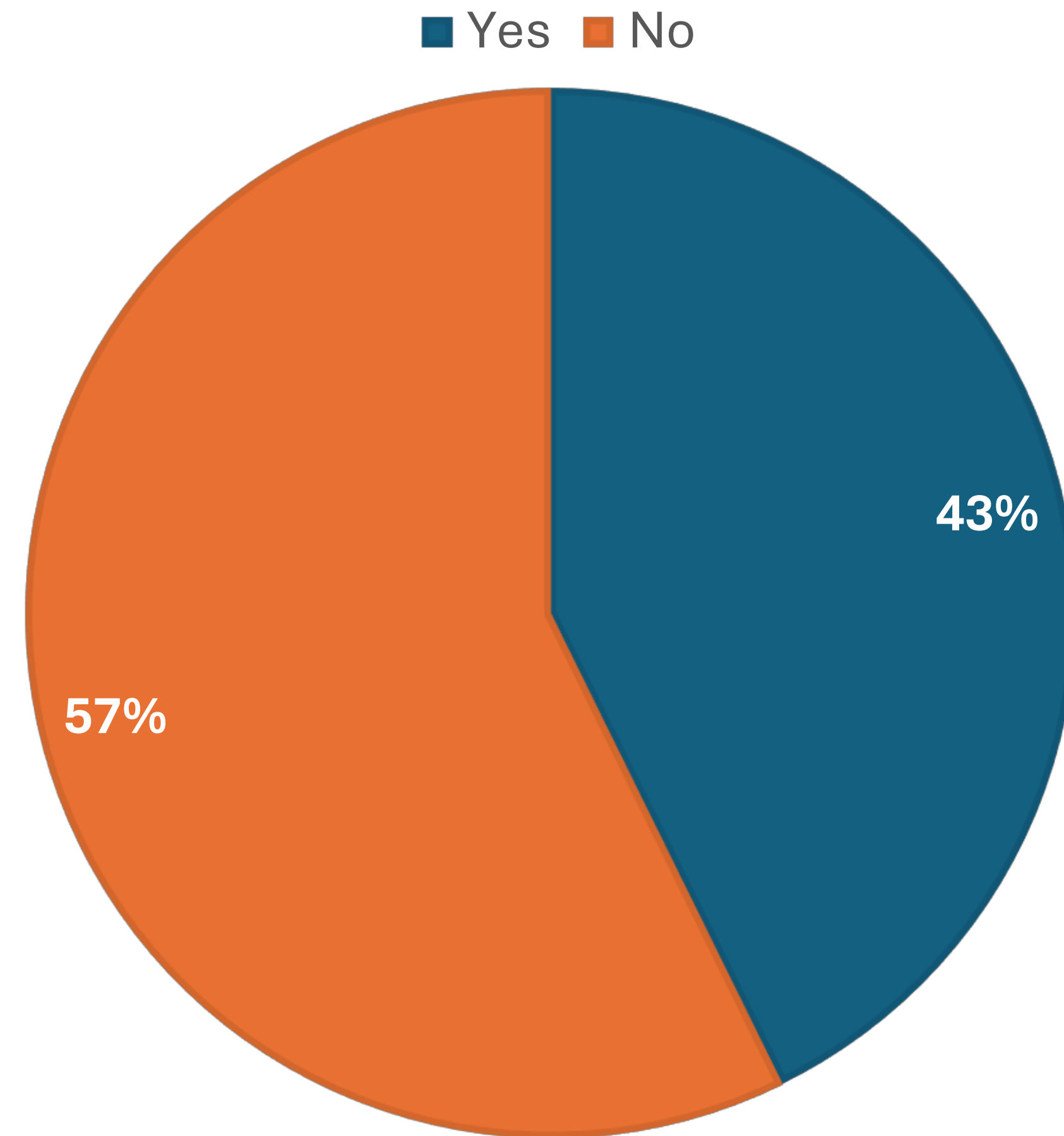
If YES, do you feel safer having a neighbourhood watch?

196 responses



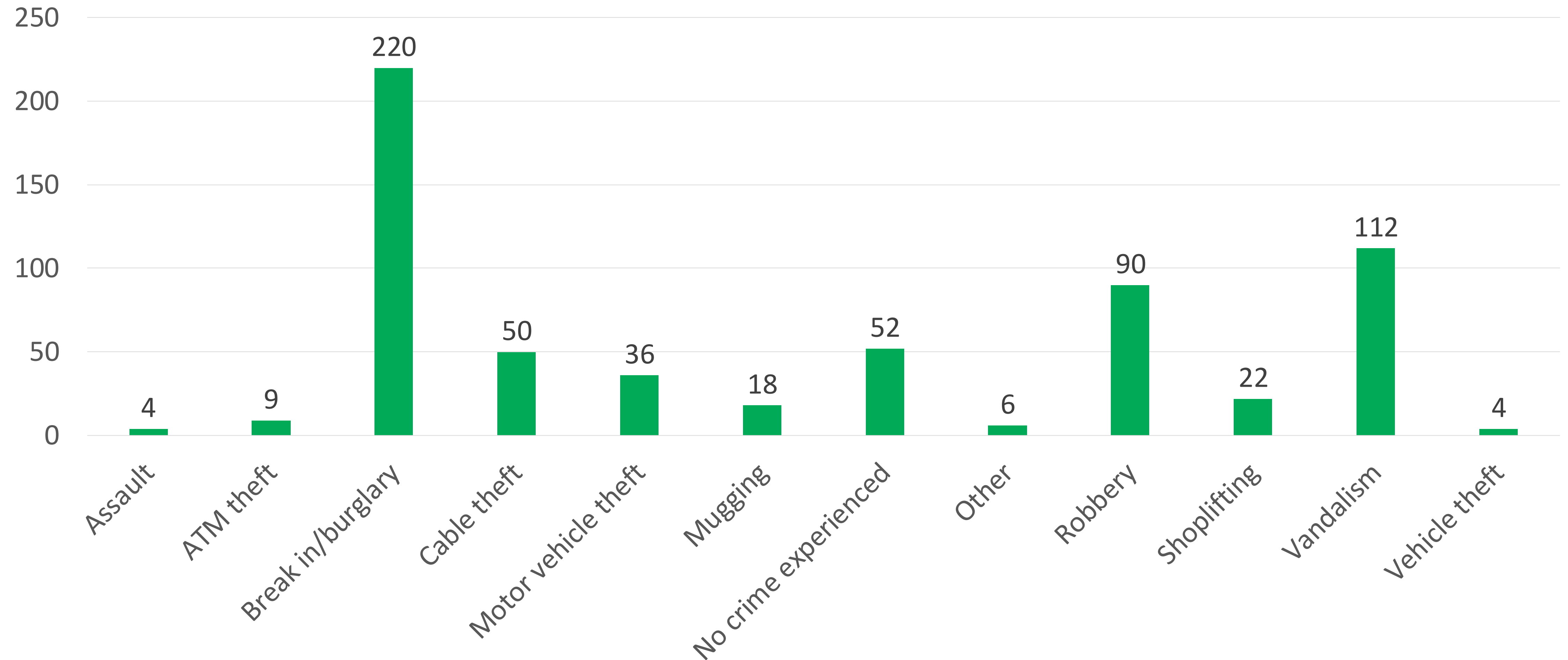
Would you be open to joining and taking part in your neighbourhood watch and be a patroller?

330 responses



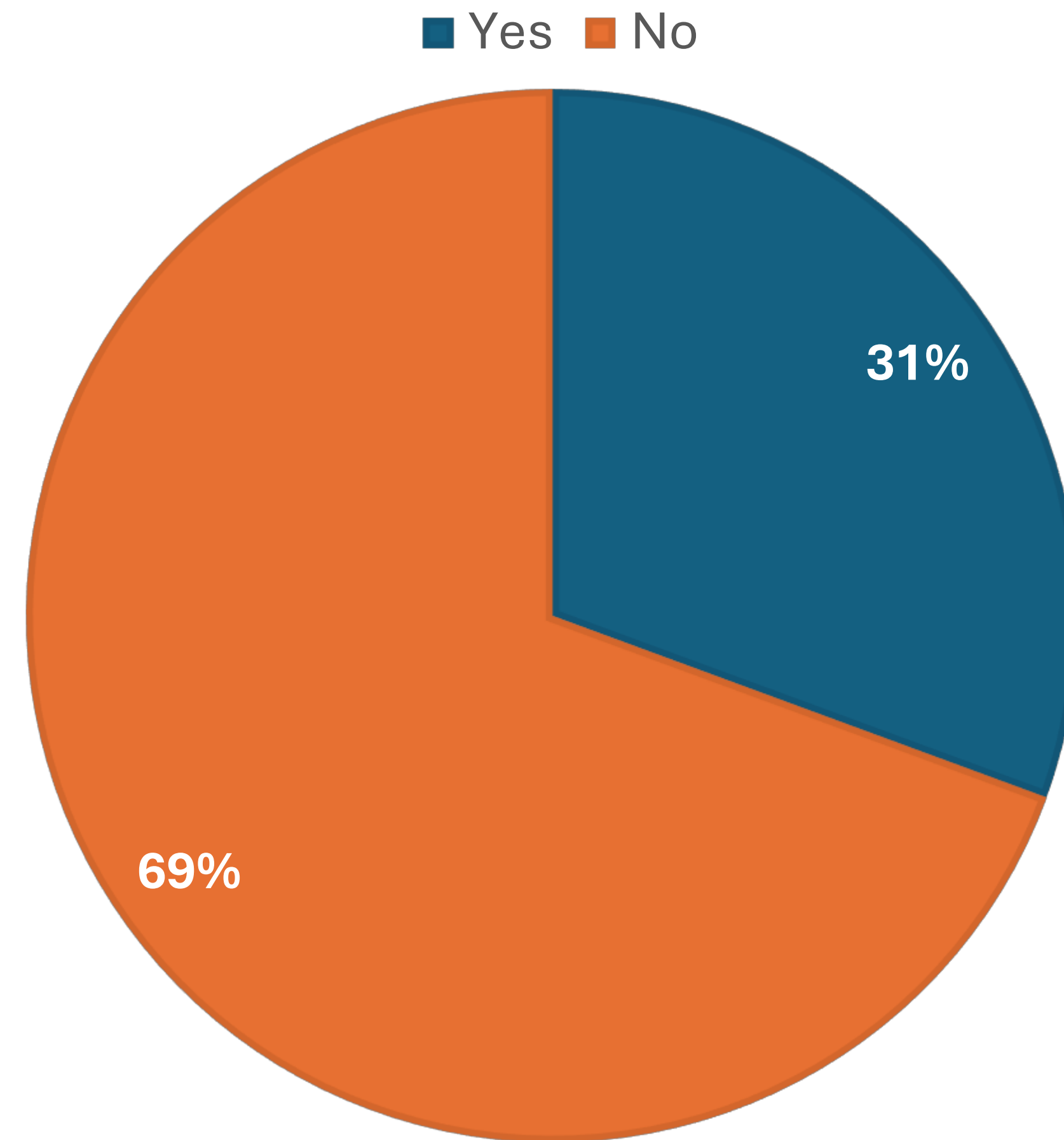
Respondents experience of crime

330 responses



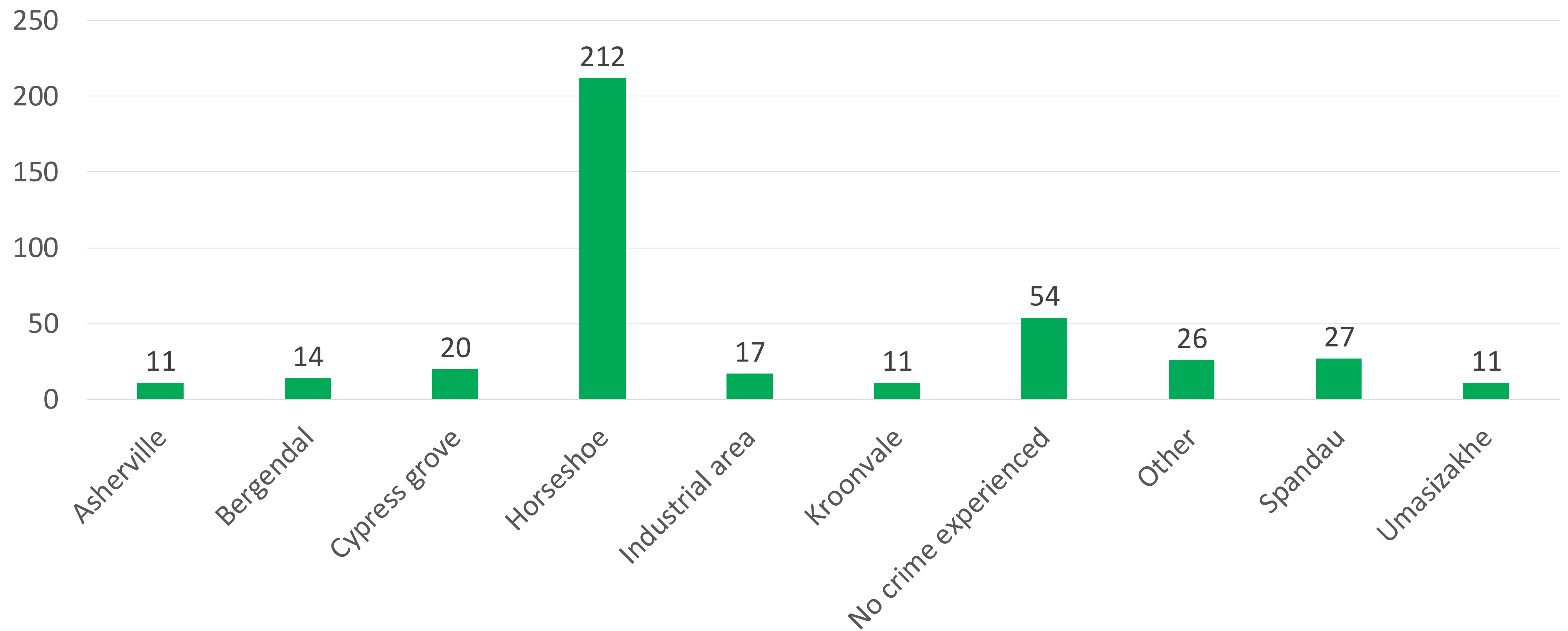
Have you ever experienced any form of personal harm, such as harassment assault, or other non-consensual behavior?

330 responses



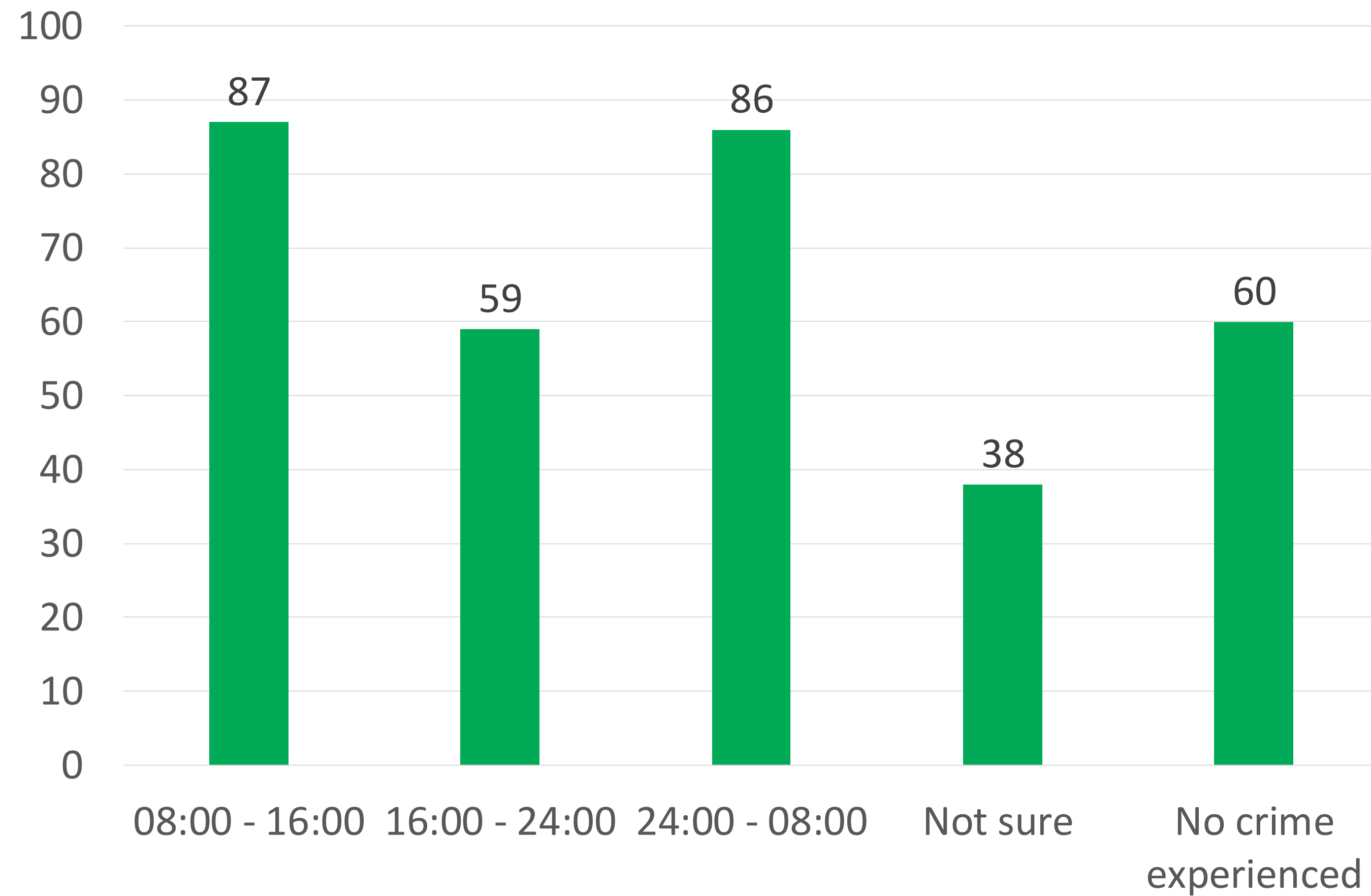
Location of where criminal activity took place

330 responses



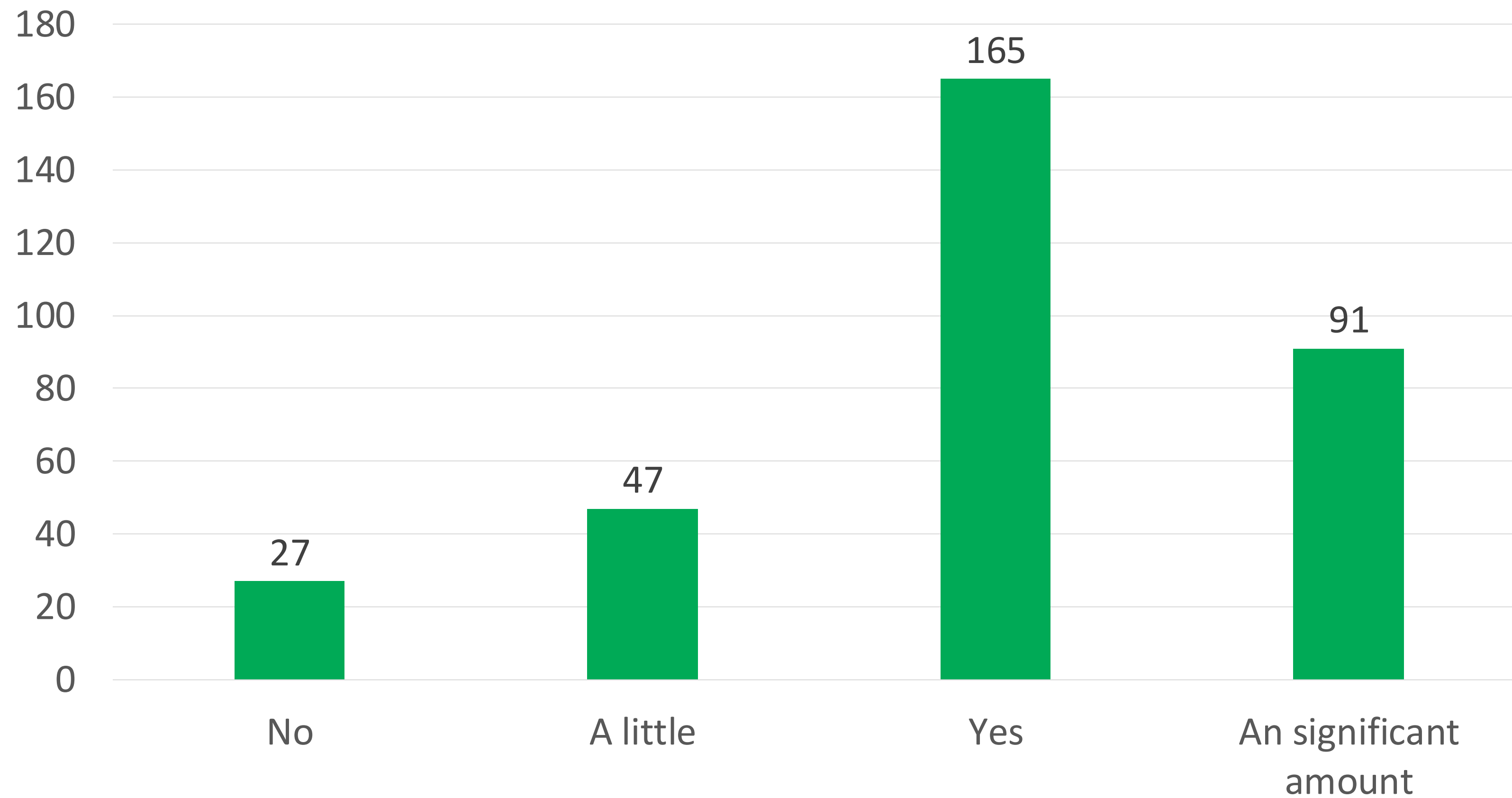
During what time of the day did the crime occur?

330 responses



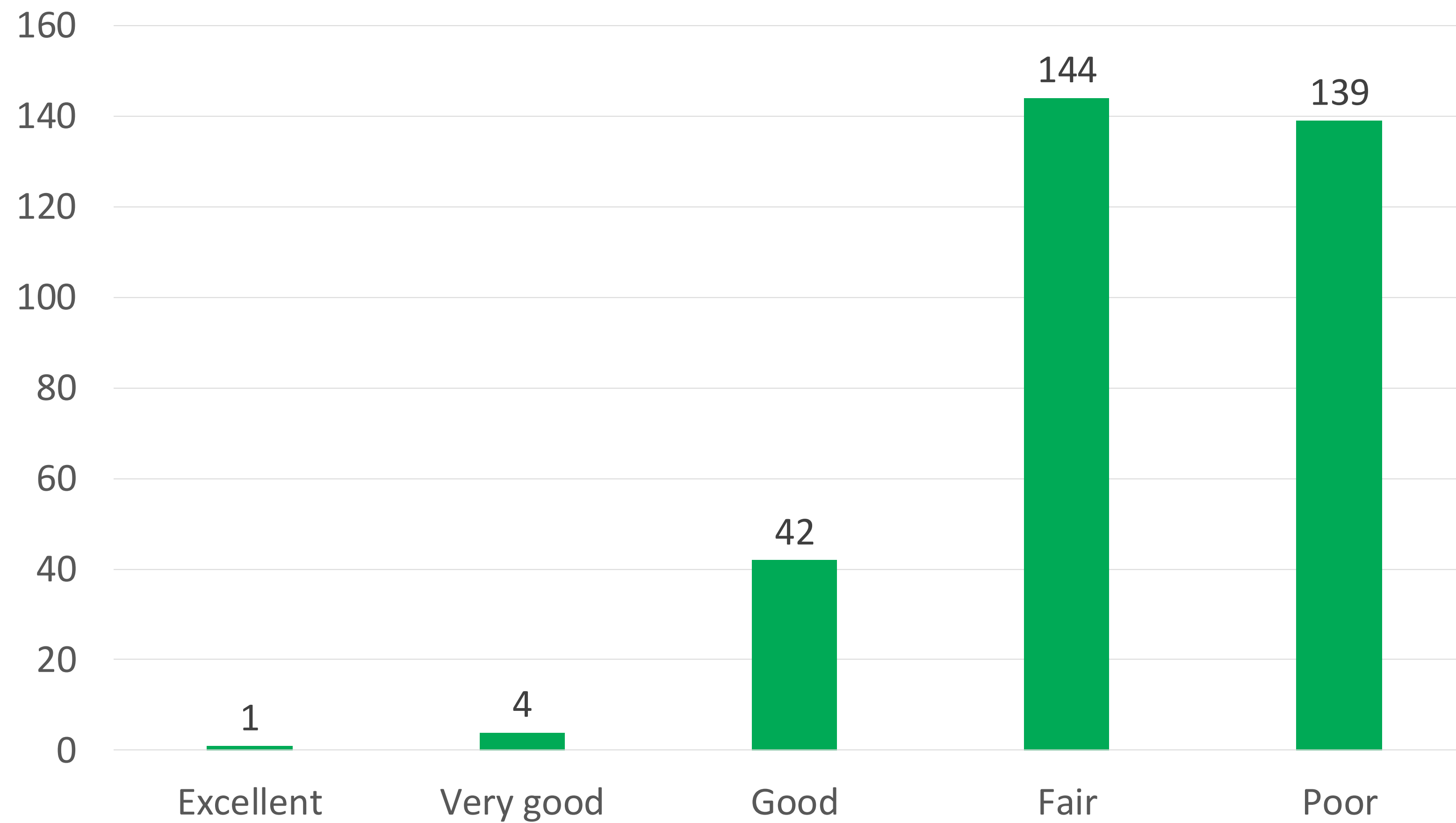
Have you spent money on improving your own security?

330 responses



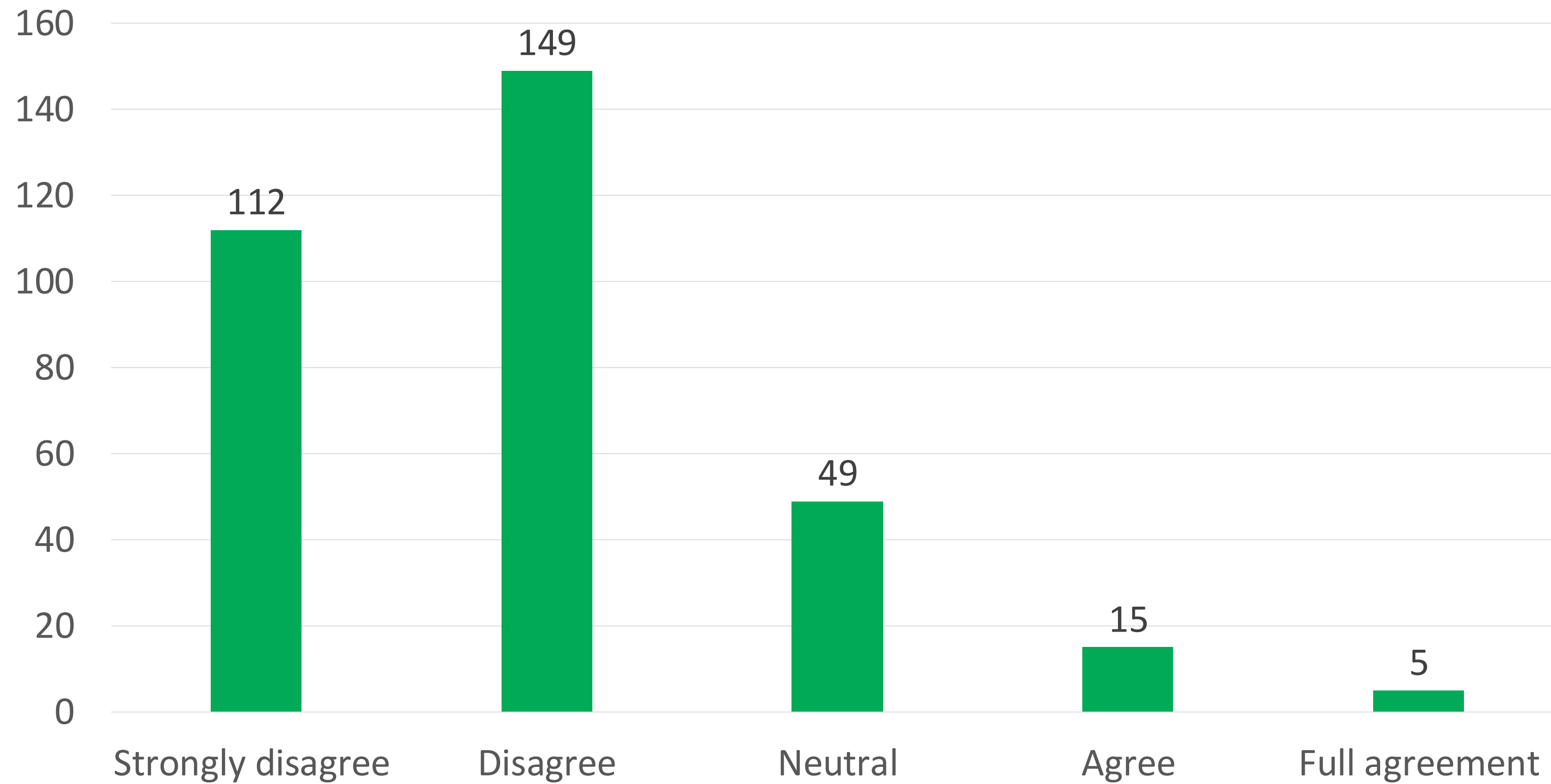
Opinion on SAPS effectiveness

330 responses



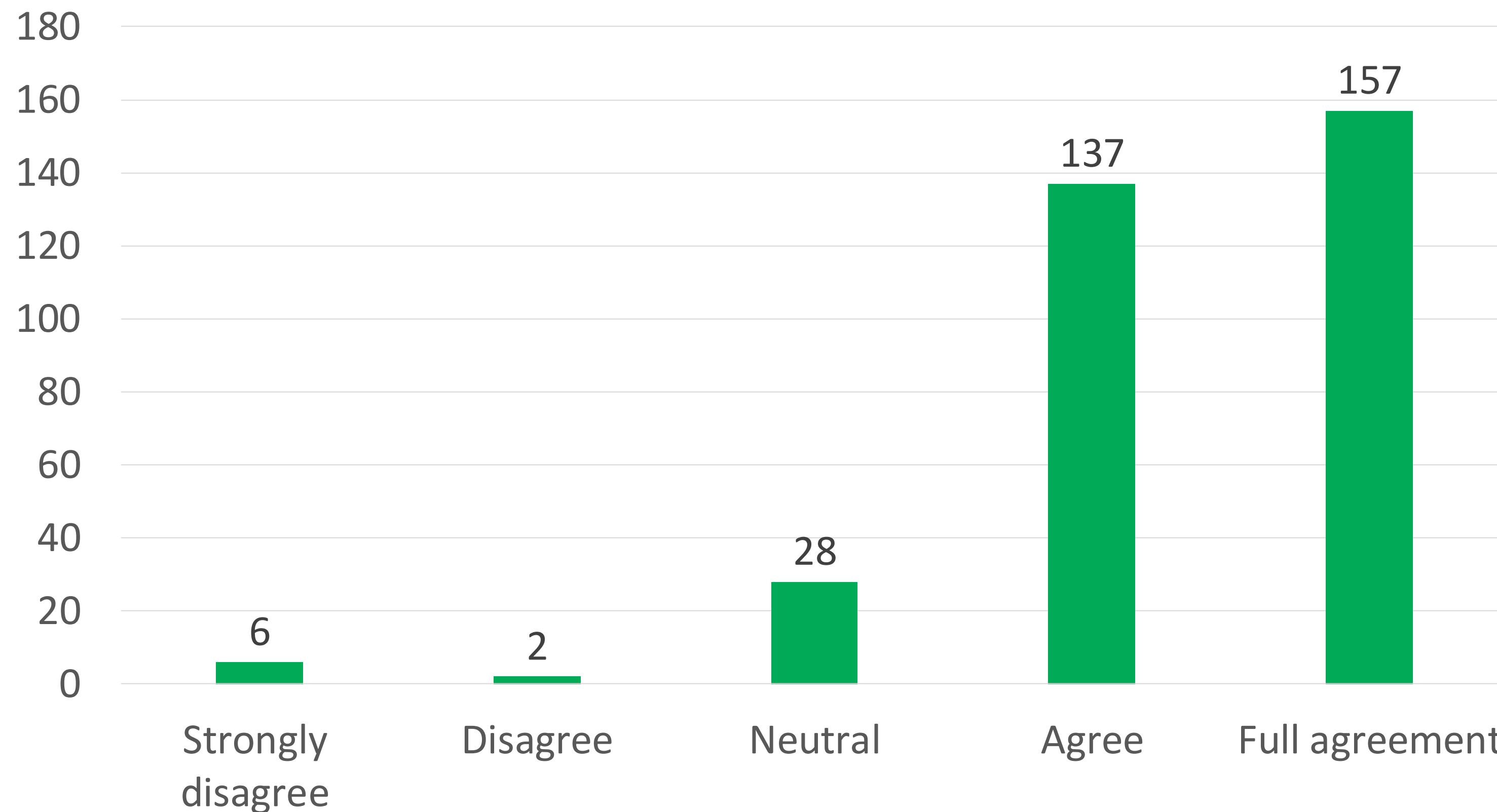
Do you believe there is sufficient visible policing in our streets?

330 responses



Would you support the improved monitoring of movement into and out of the Neighbourhood in the form of cameras and patrolling?

330 responses



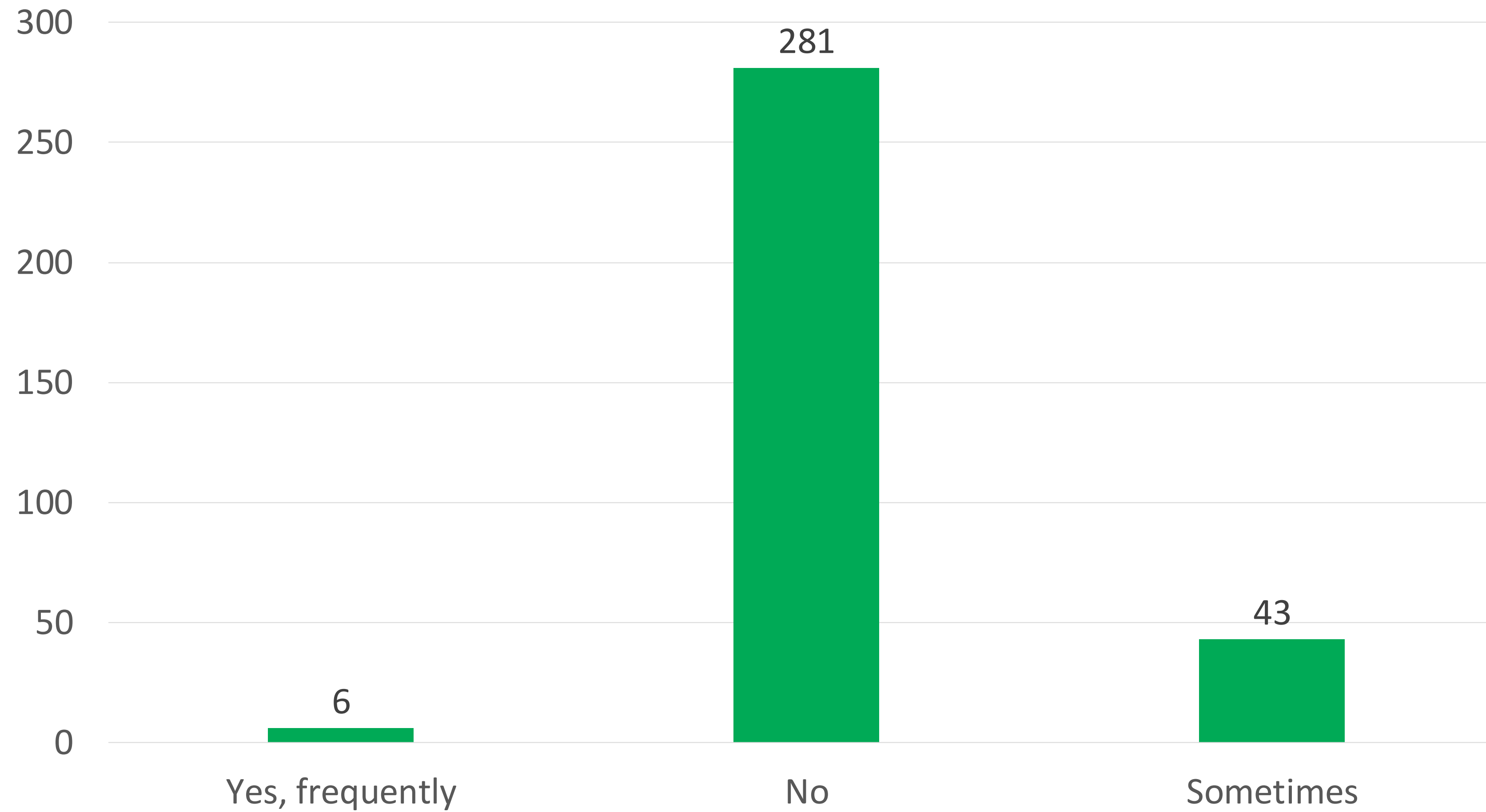


Full Results *Maintenance*

**Braai & open spaces refers to picnic areas along the dam and on routes outside of town. Parks refers to the playparks and open garden spaces in town.*

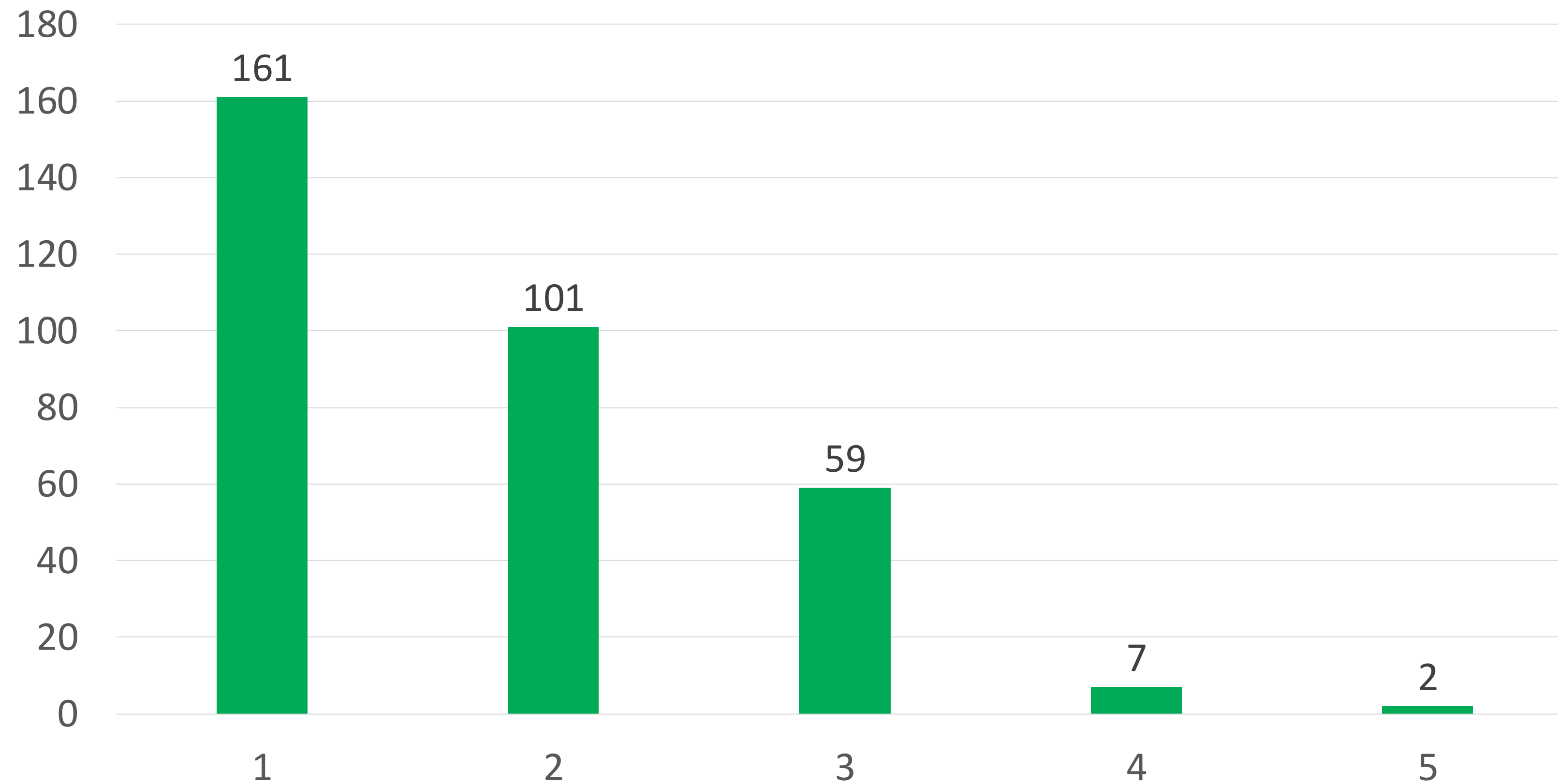
Do you and your family use the braai and open areas?

330 responses



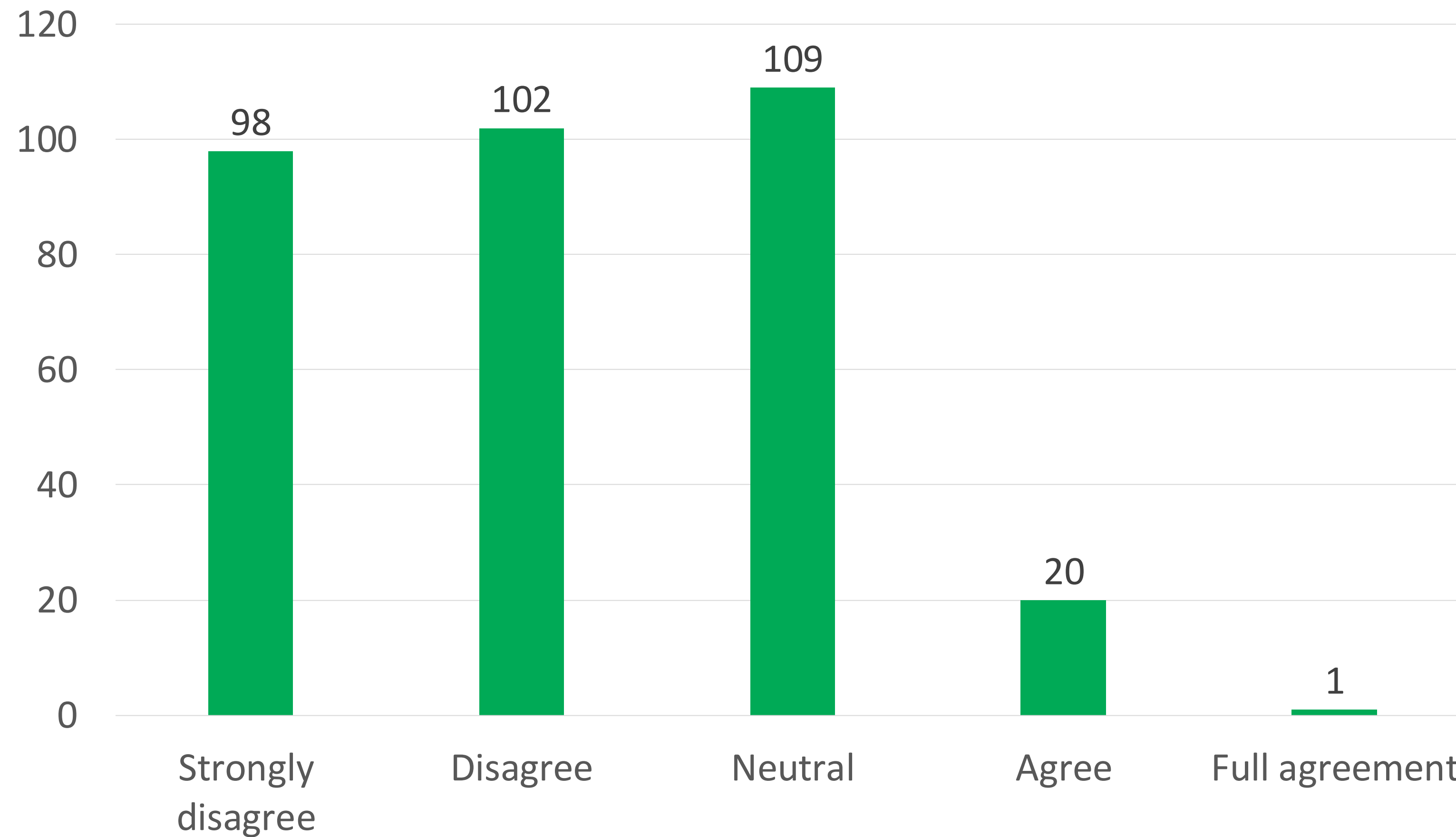
How would you rate the overall condition of the braai and open areas? (1 = very poor, 5= excellent)

330 responses



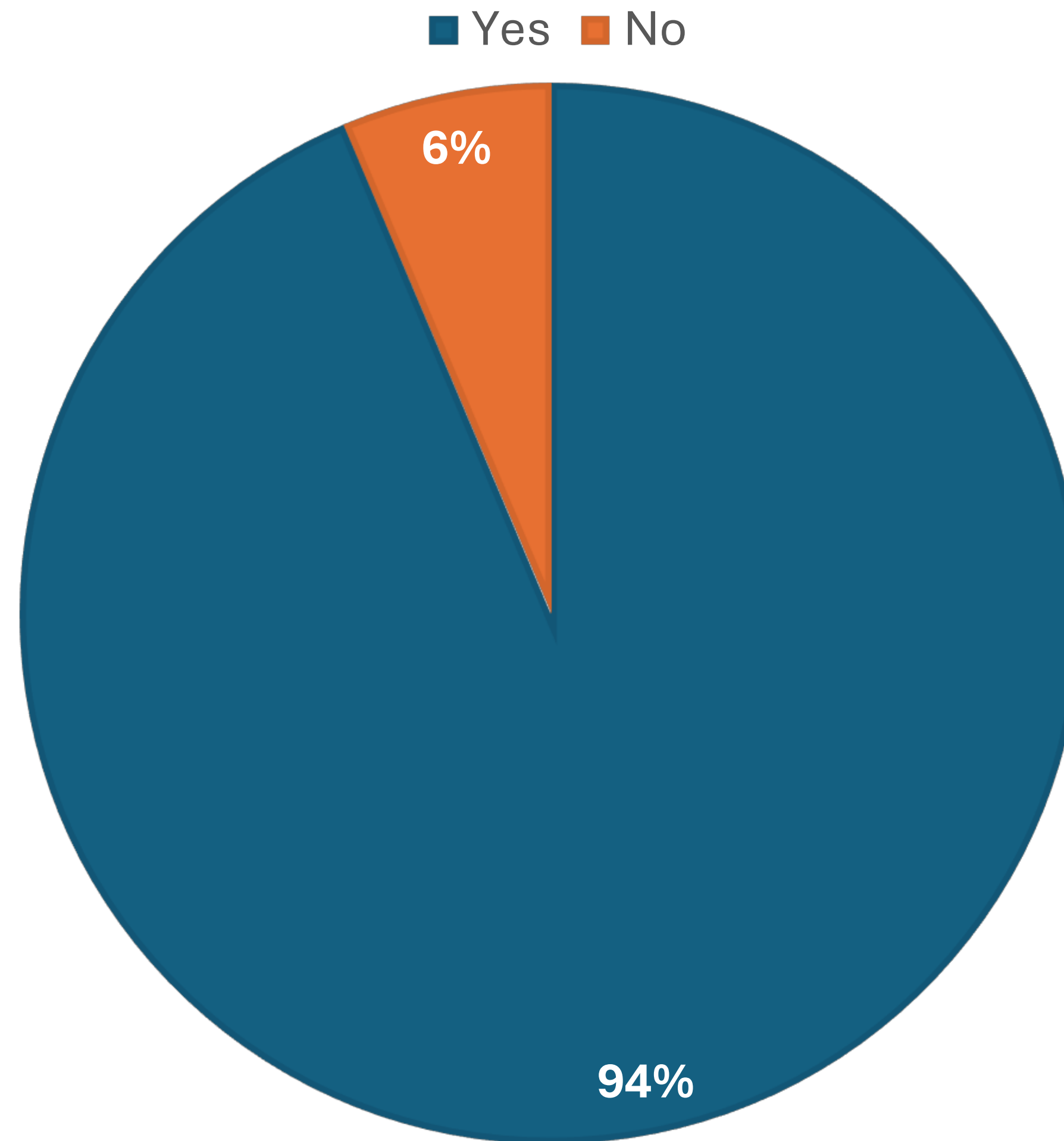
The braai and open areas are adequate?

330 responses



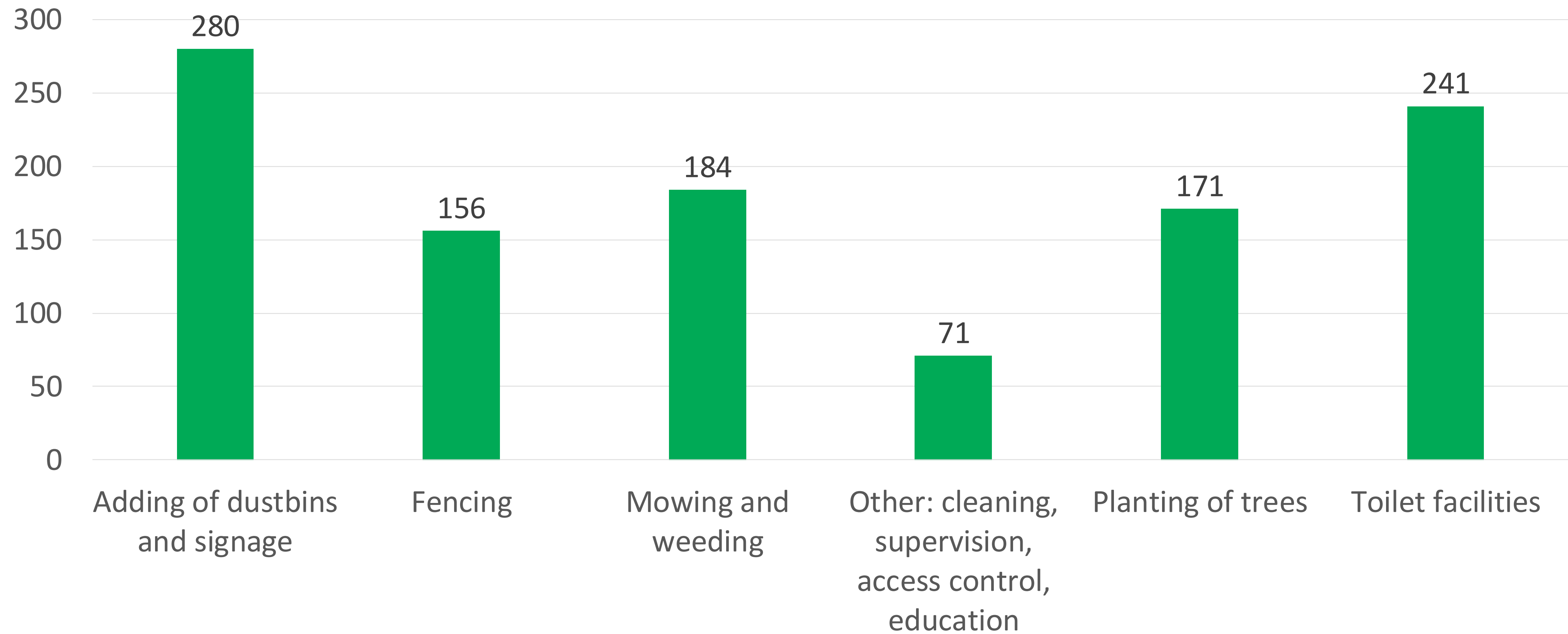
I would like to see more measure taken to improve the sites?

330 responses



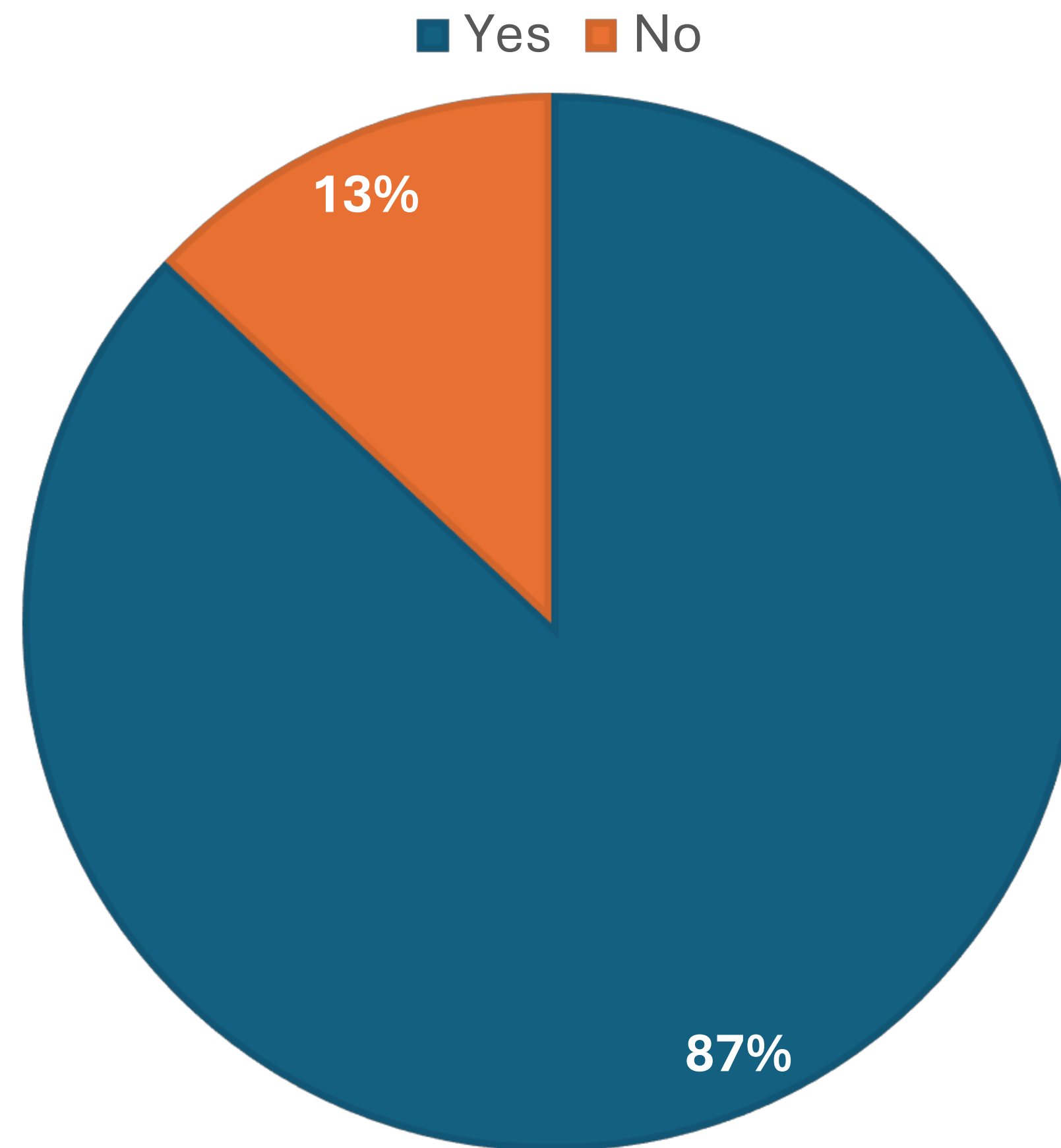
Which of the following measures would improve the braai and open spaces?

330 responses



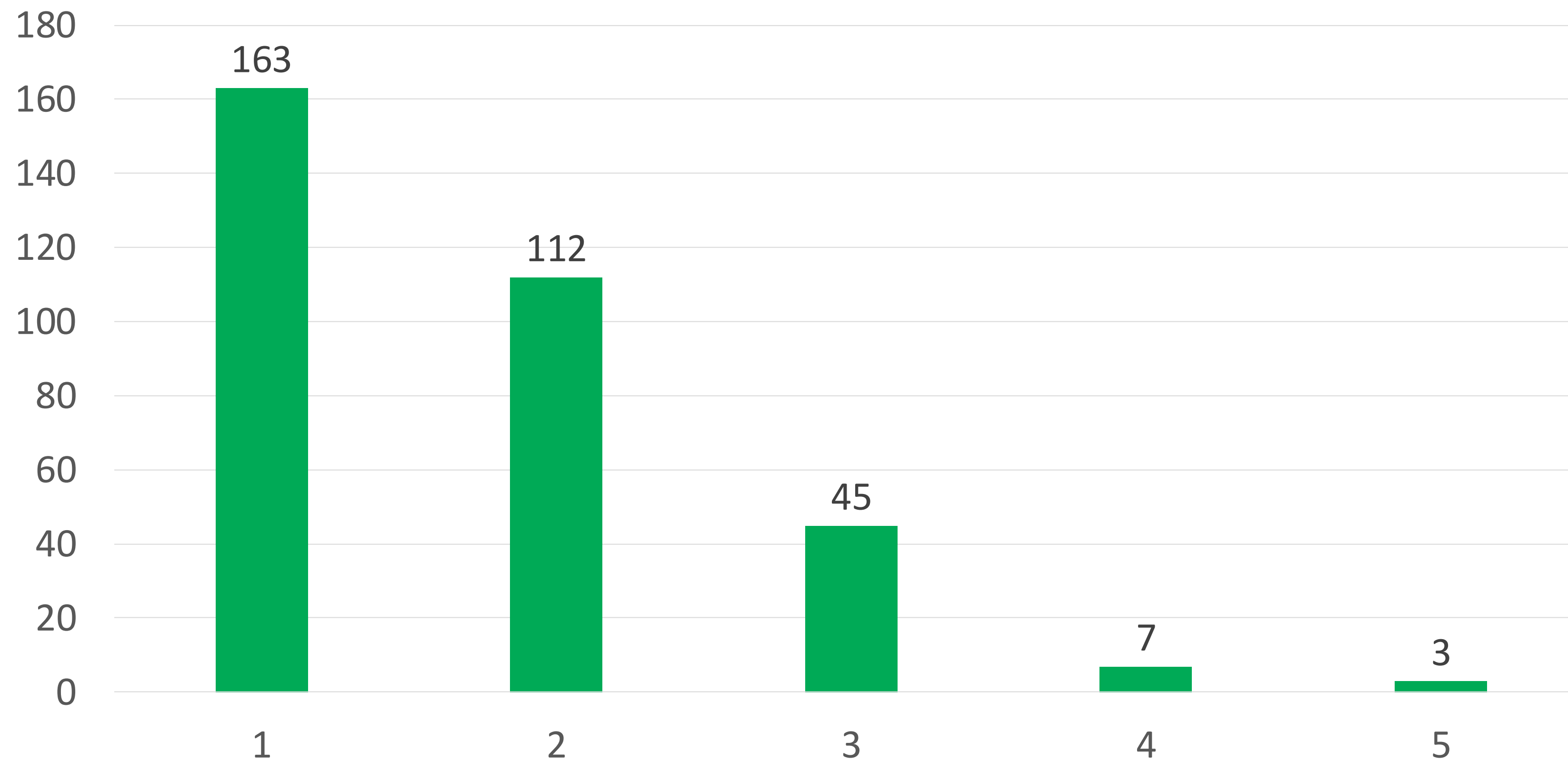
Would you be willing to pay an entrance fee to use the braai and open spaces if they were well maintained, had toilet facilities, braai areas and seating?

330 responses



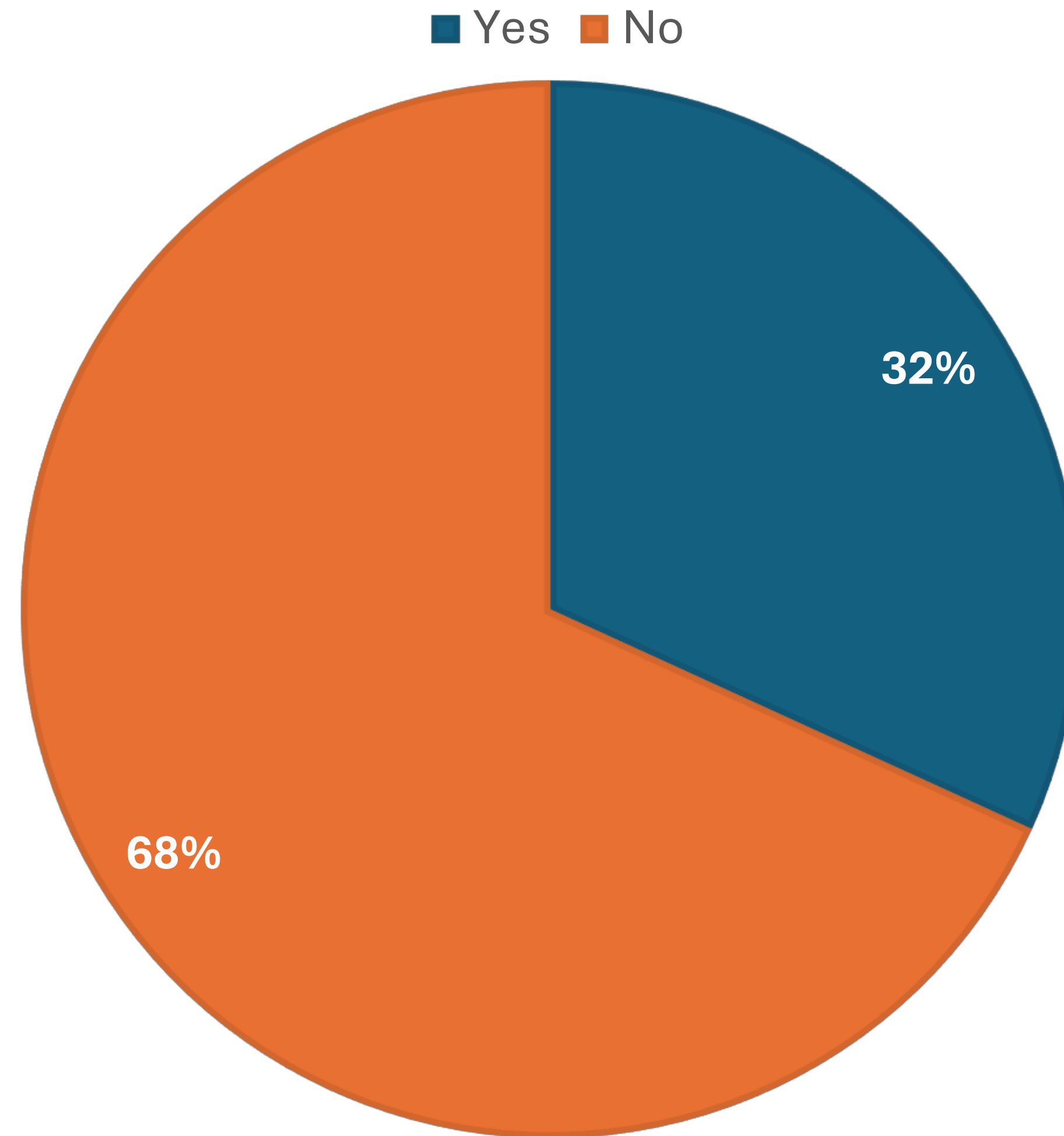
How would you rate the overall condition of the parks and open garden spaces in town? (1 = very poor, 5 = excellent)

330 responses



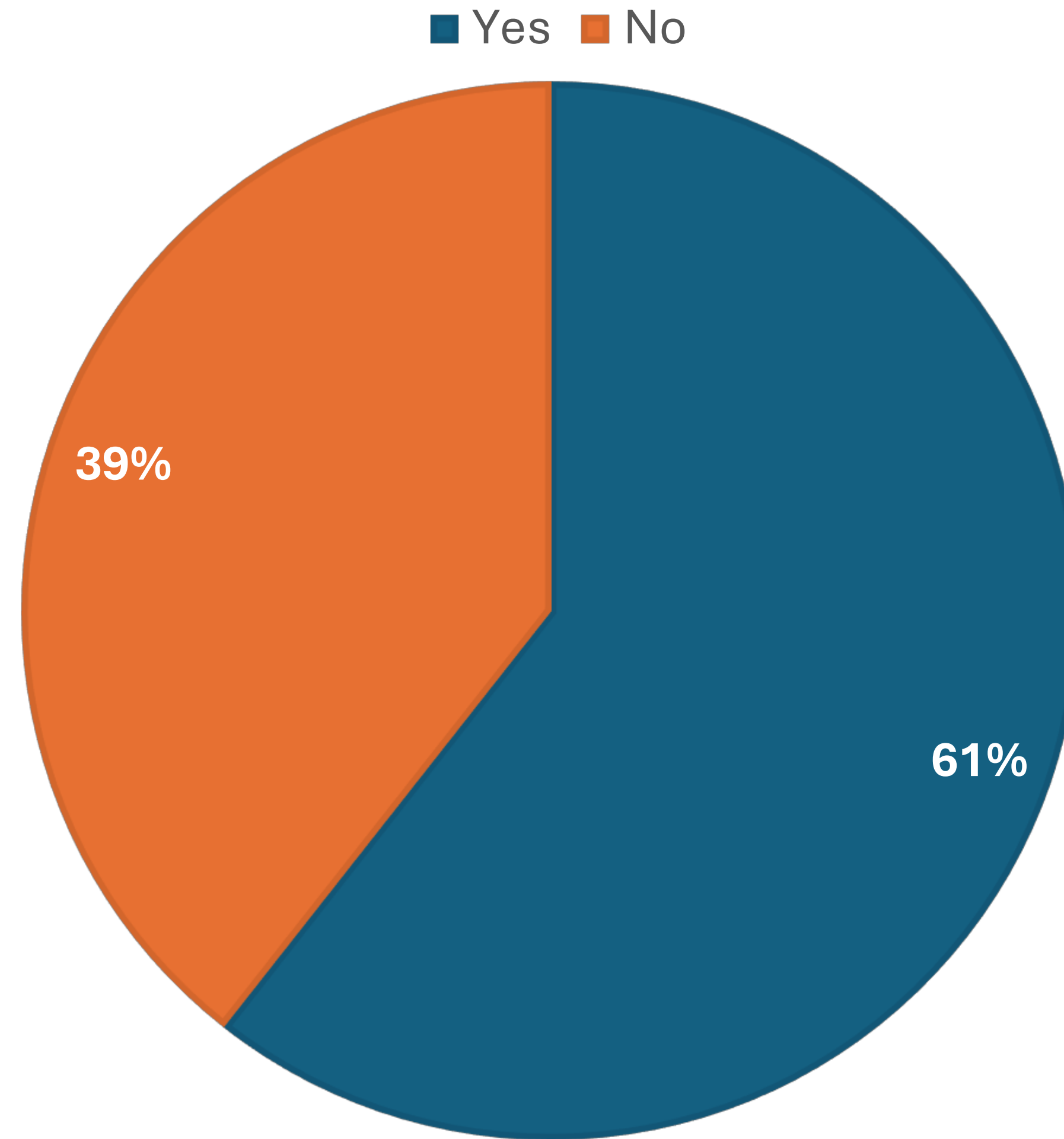
Would you use an outdoor gym in the park?

330 responses



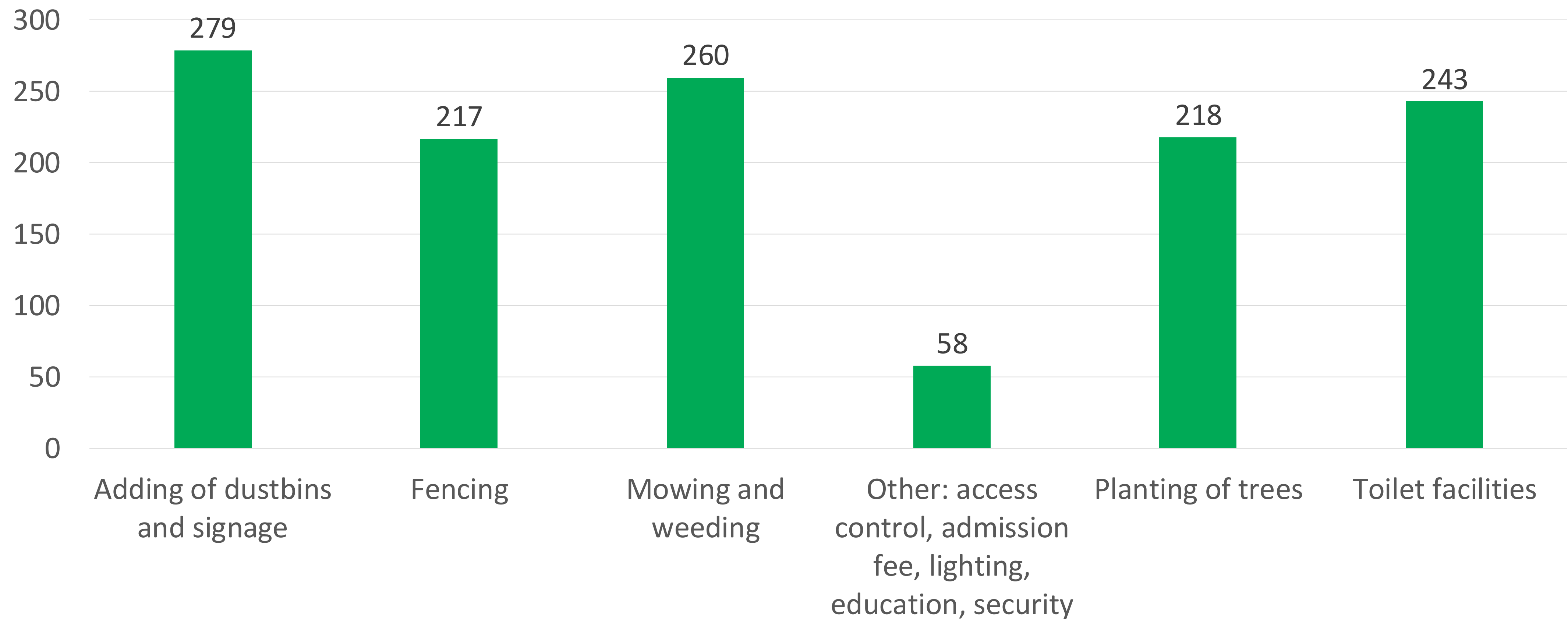
Would you use the play park if it was fully equipped?

330 responses



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

330 responses



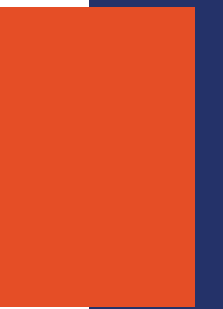
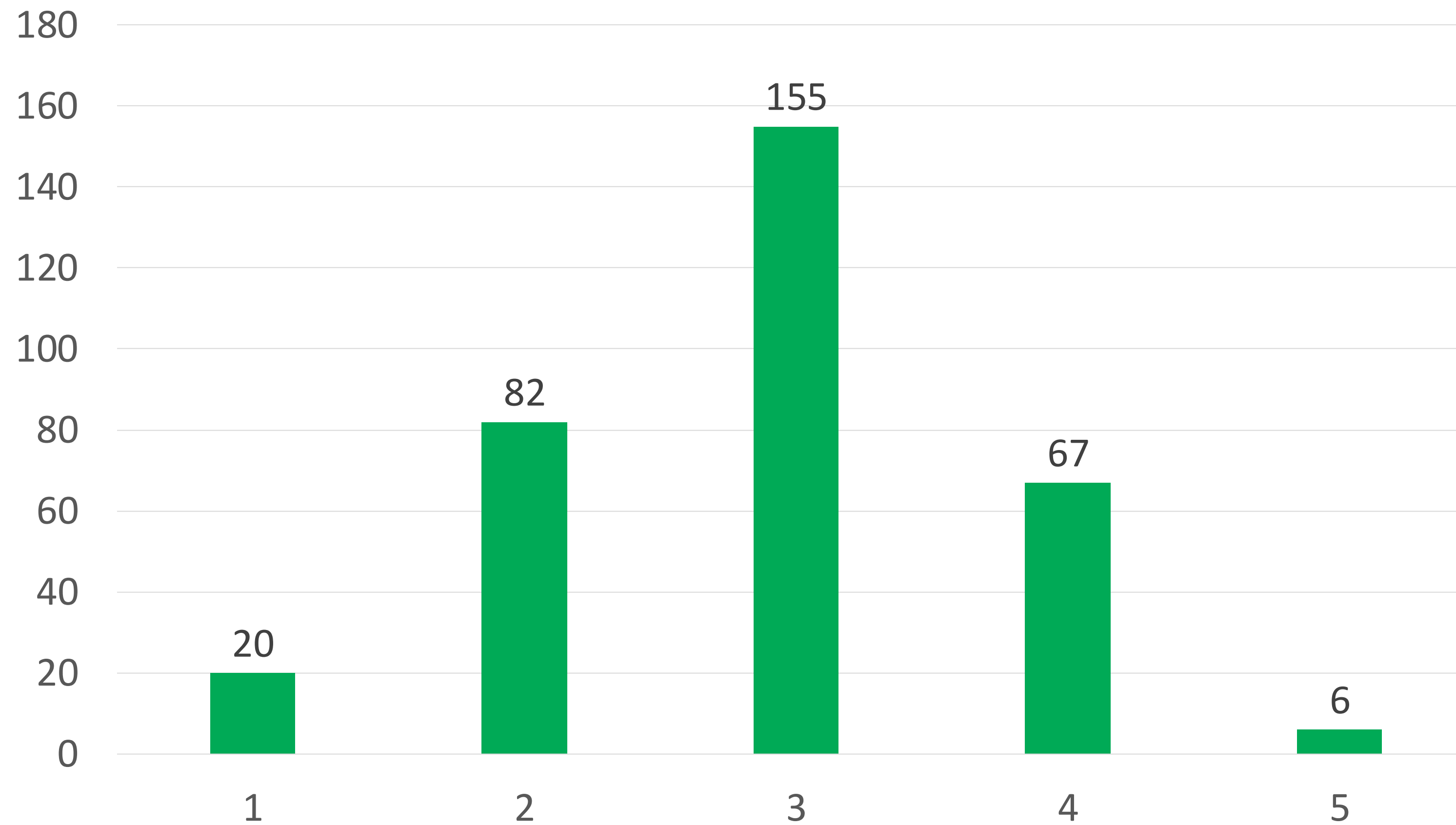


Full Results *Cleanliness*



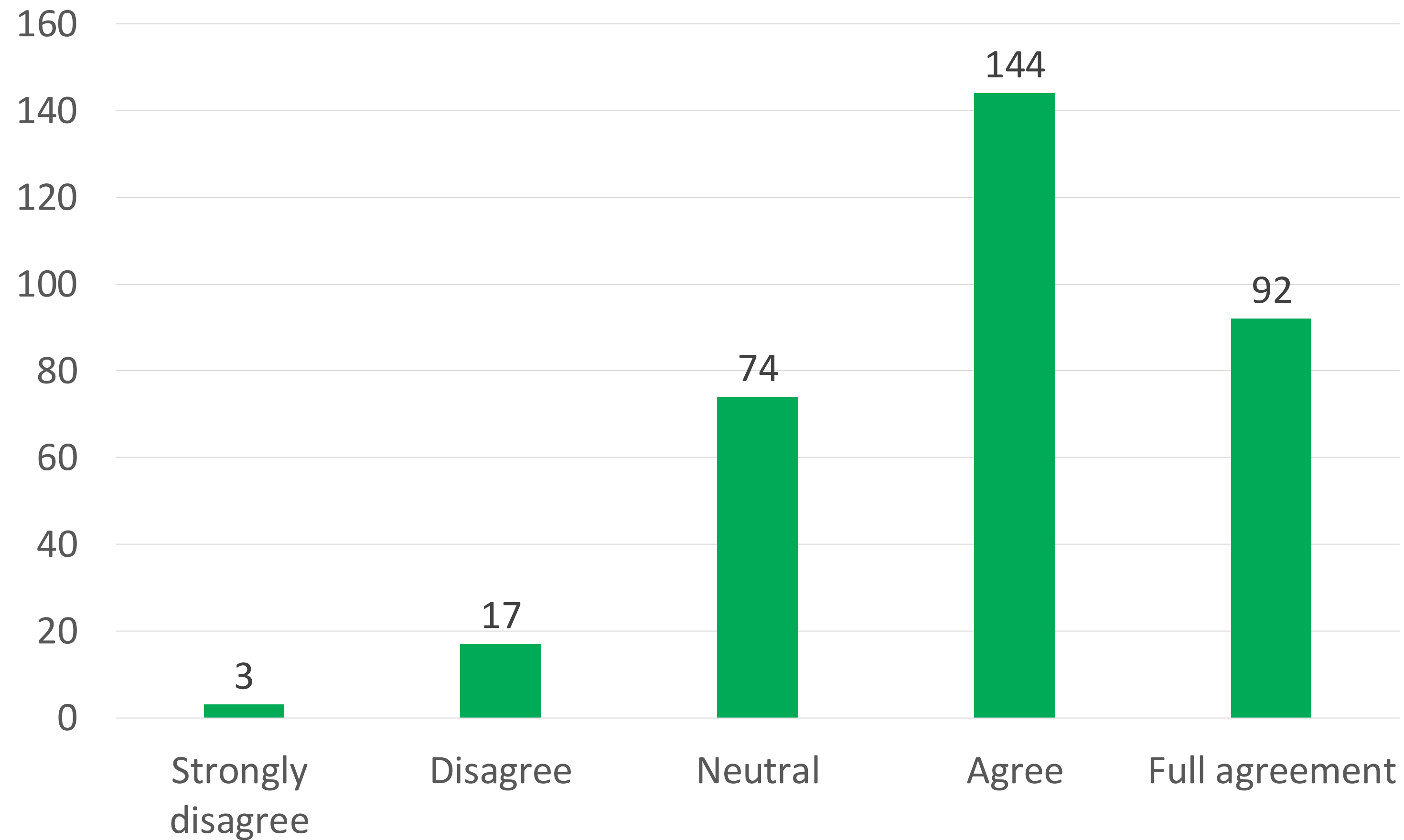
Overall cleanliness of town (1 = poor, 5 = excellent)

330 responses



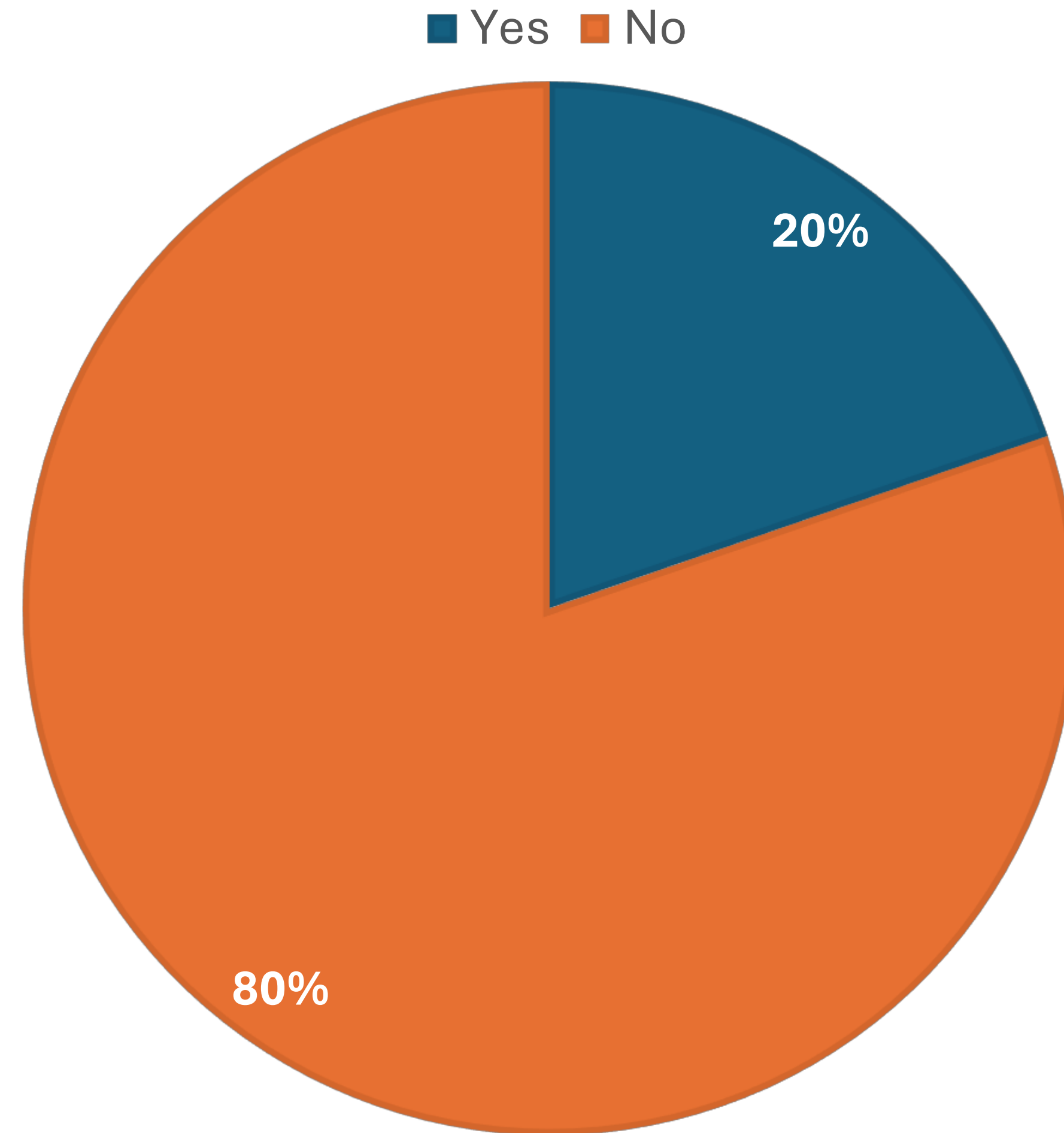
Is the lack of suitable and clean sidewalks a concern to you?

330 responses



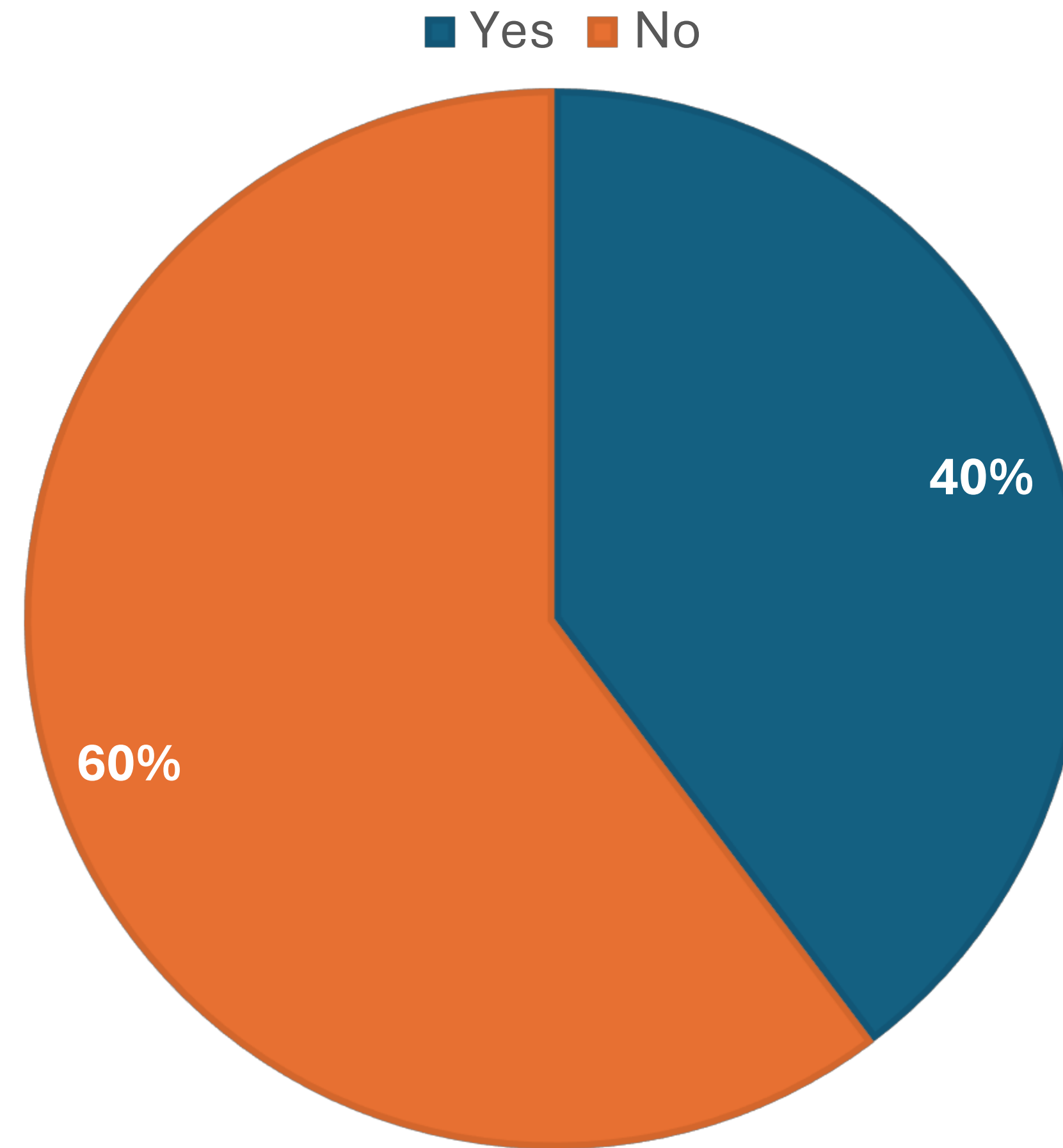
Are there sufficient public litter bins in the town?

330 responses



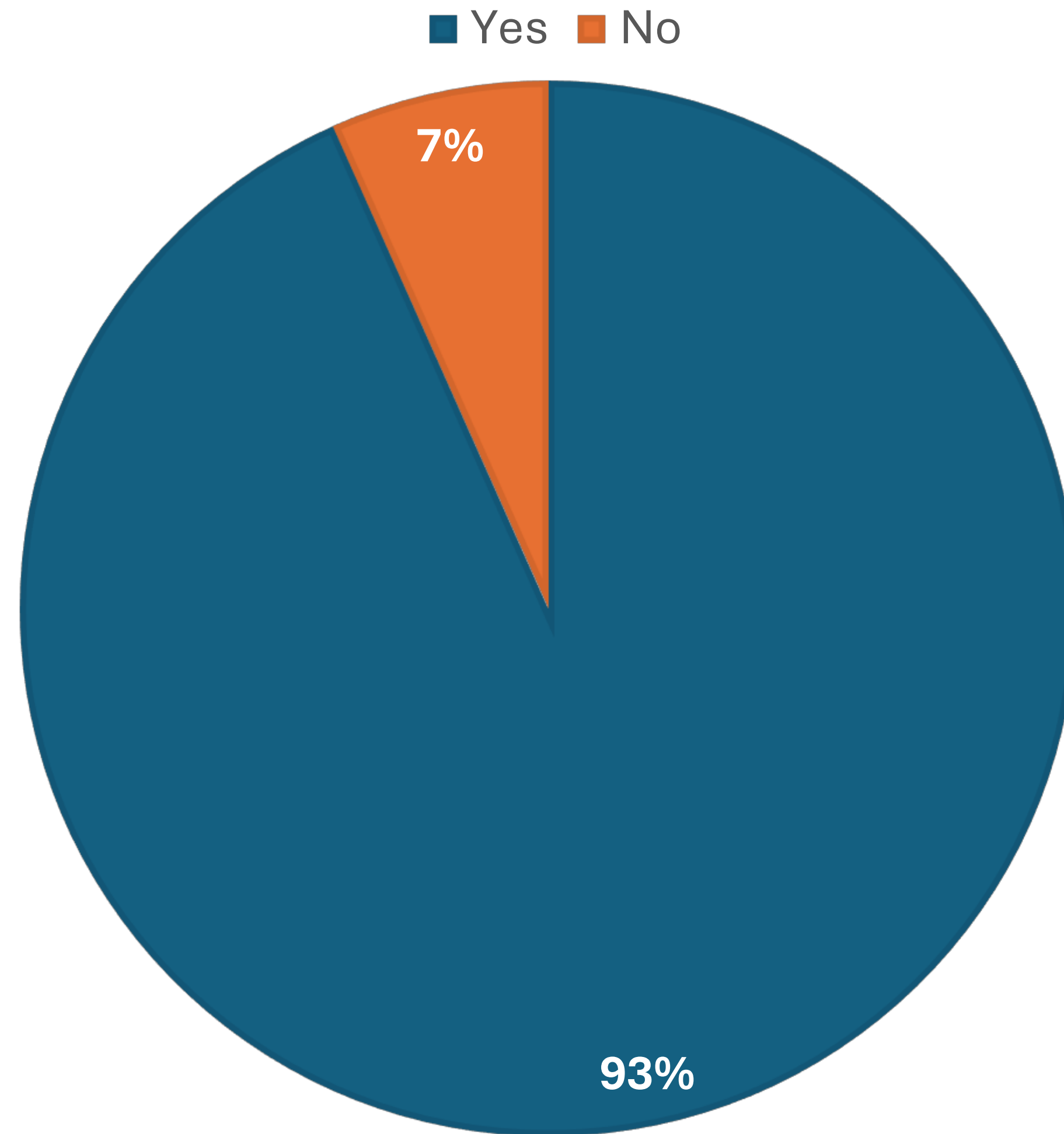
Are these bins regularly cleaned so as to not cause a problem or eyesore?

330 responses



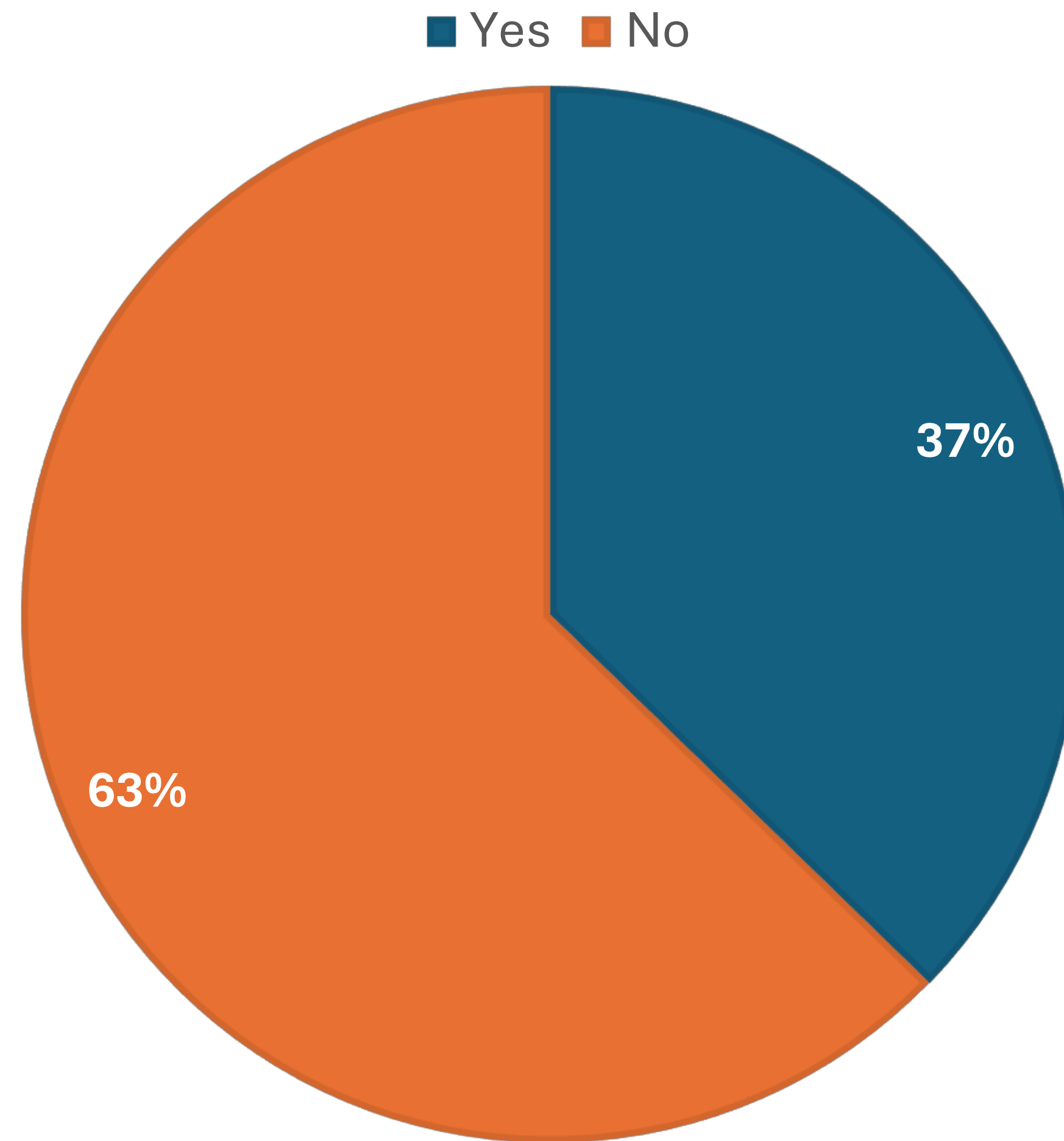
Do you feel that litter in the public areas in town is a problem?

330 responses



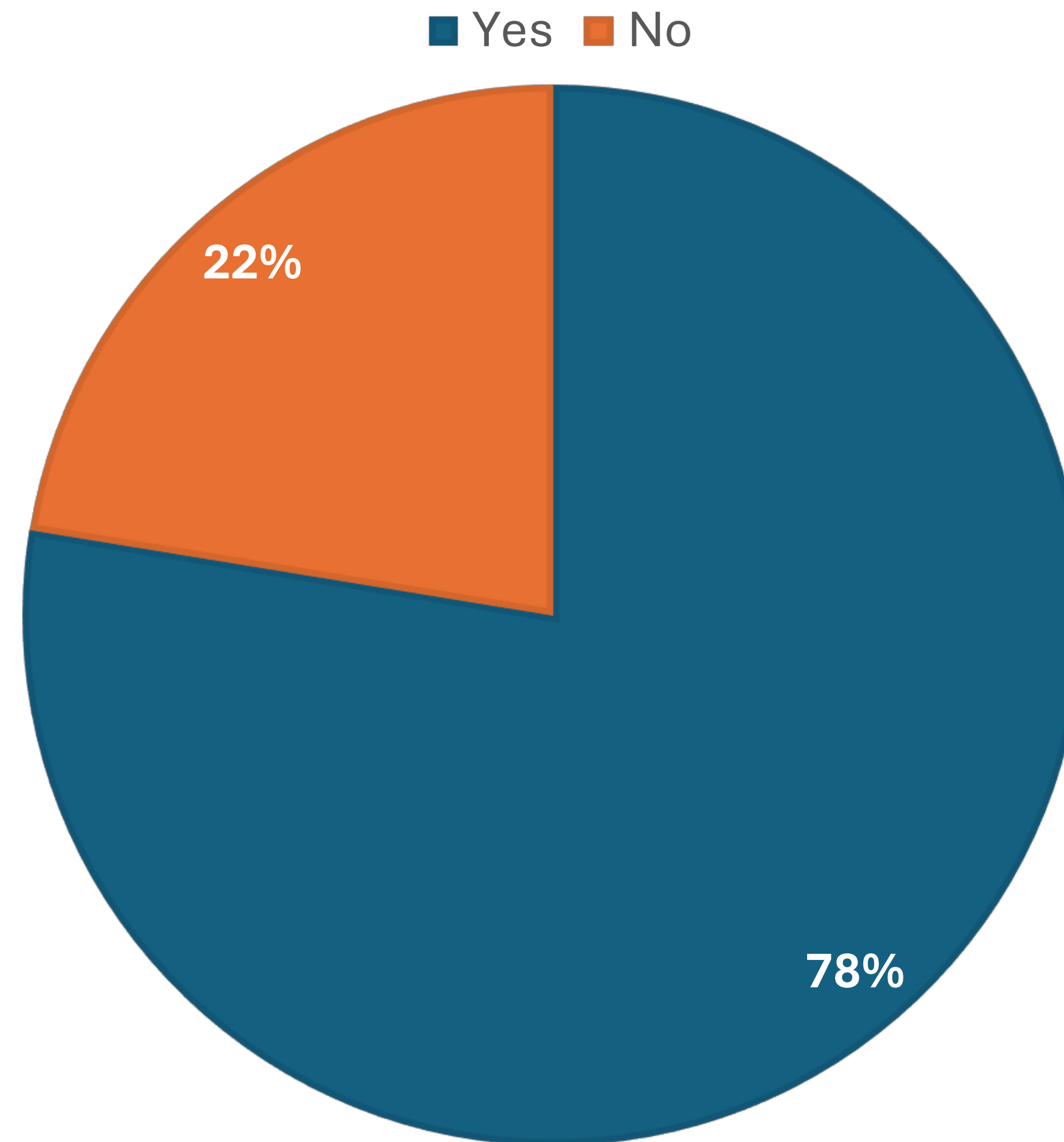
Do you think signage would help in preventing people from littering?

330 responses



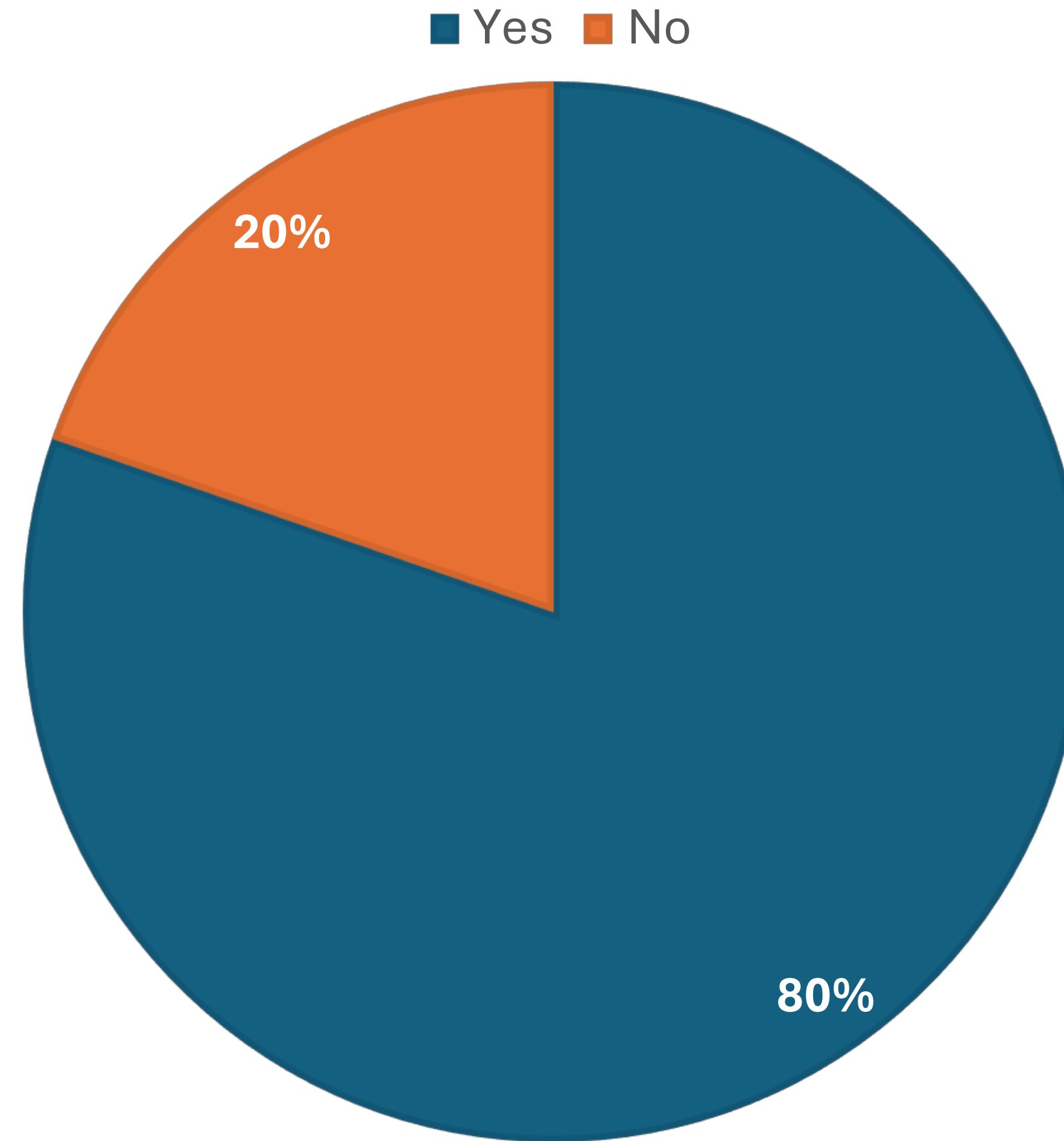
Do you think that people patrolling and observing would stop people from littering?

330 responses



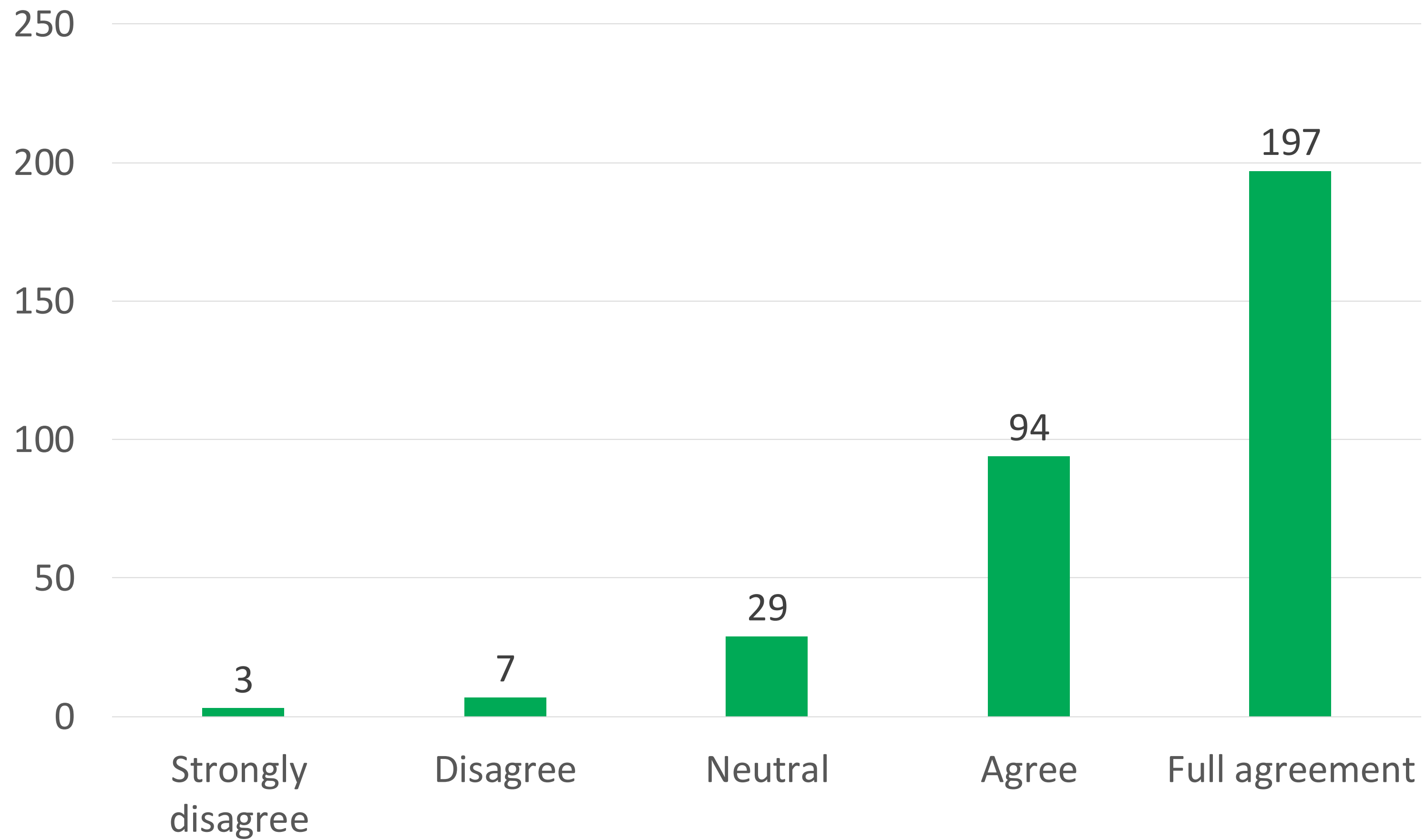
Do you think having accessible drop off points in town would help with littering?

330 responses



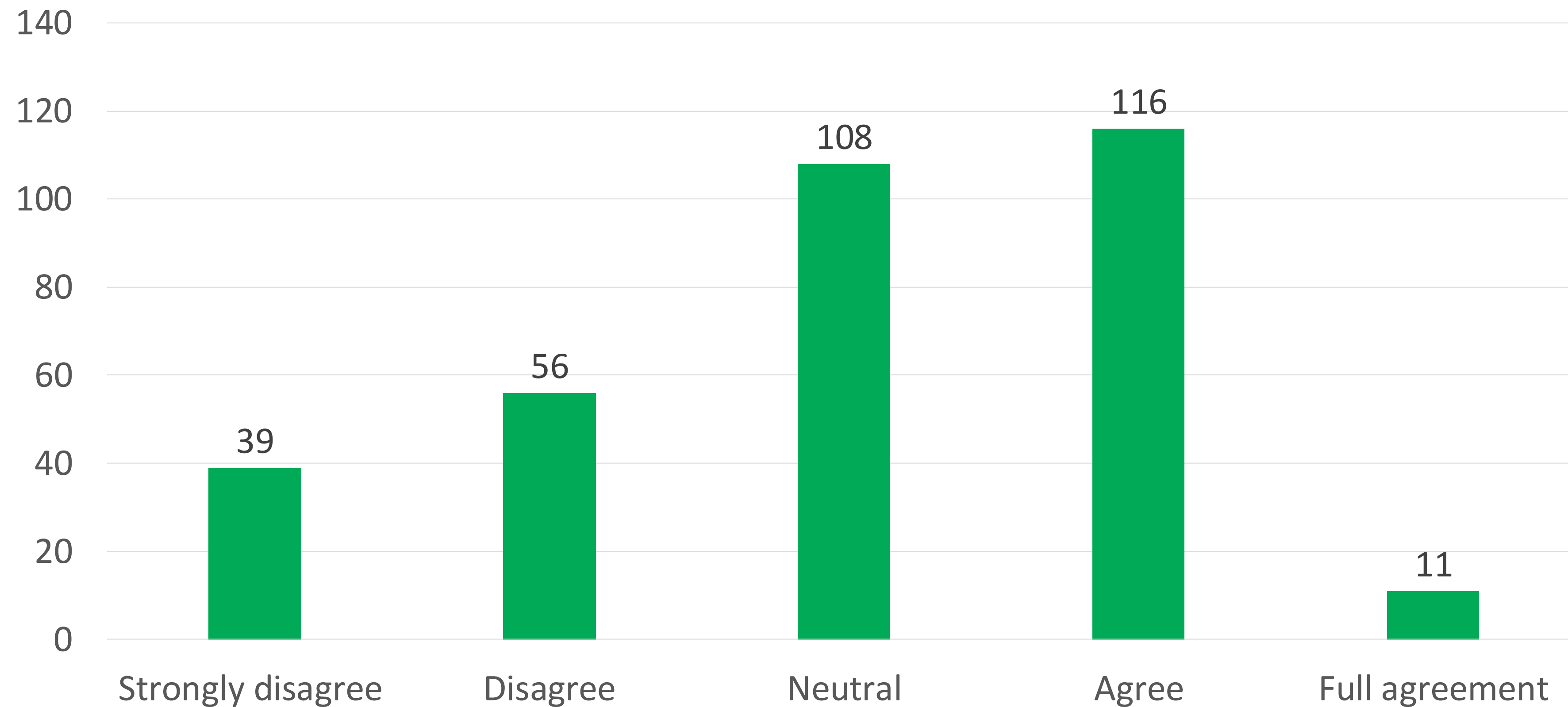
Is bin scratching on bin days a concern to you?

330 responses



Are you satisfied with the removal of solid waste (rubbish) in our town?

330 responses





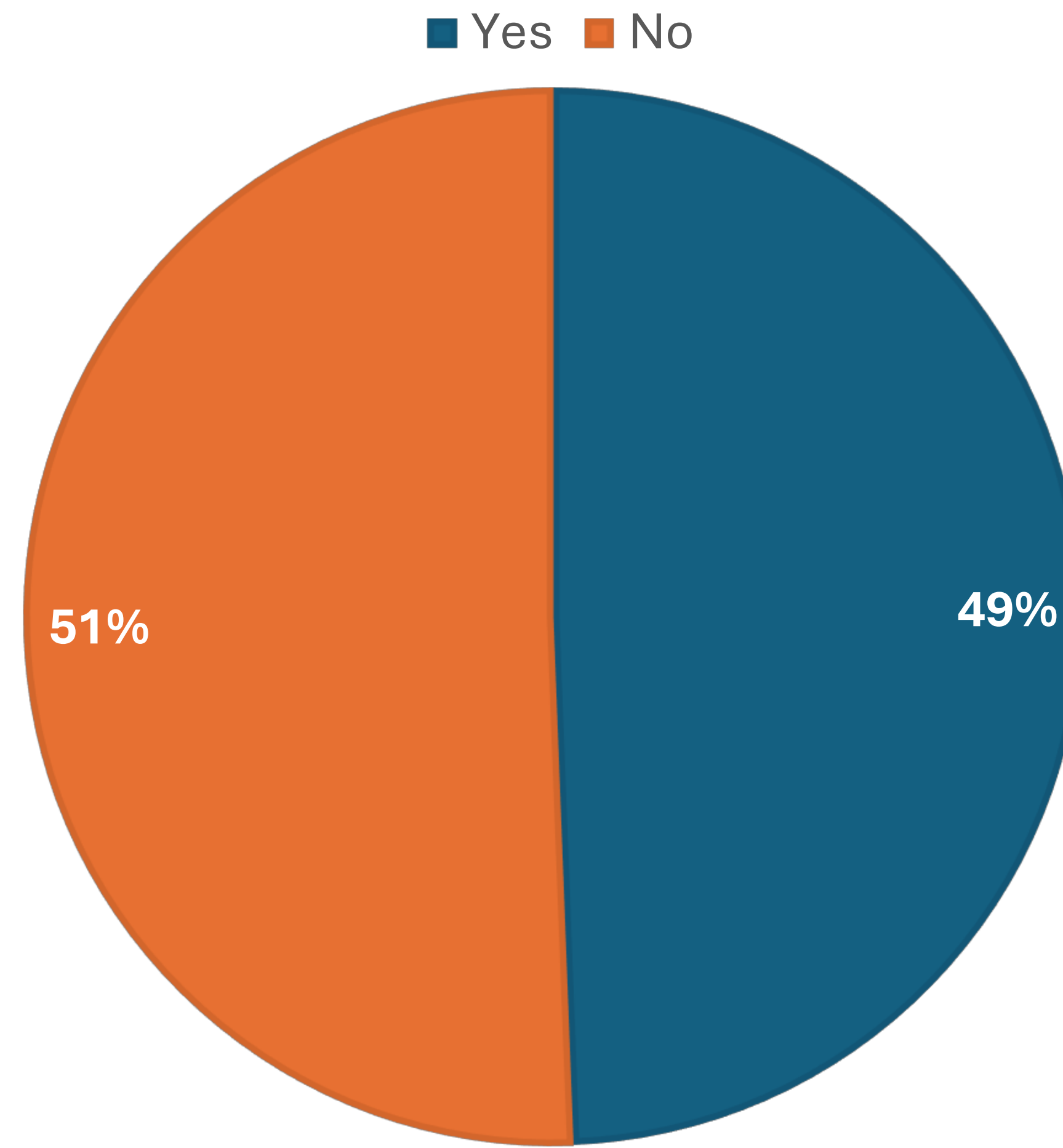
Full Results

Environmental



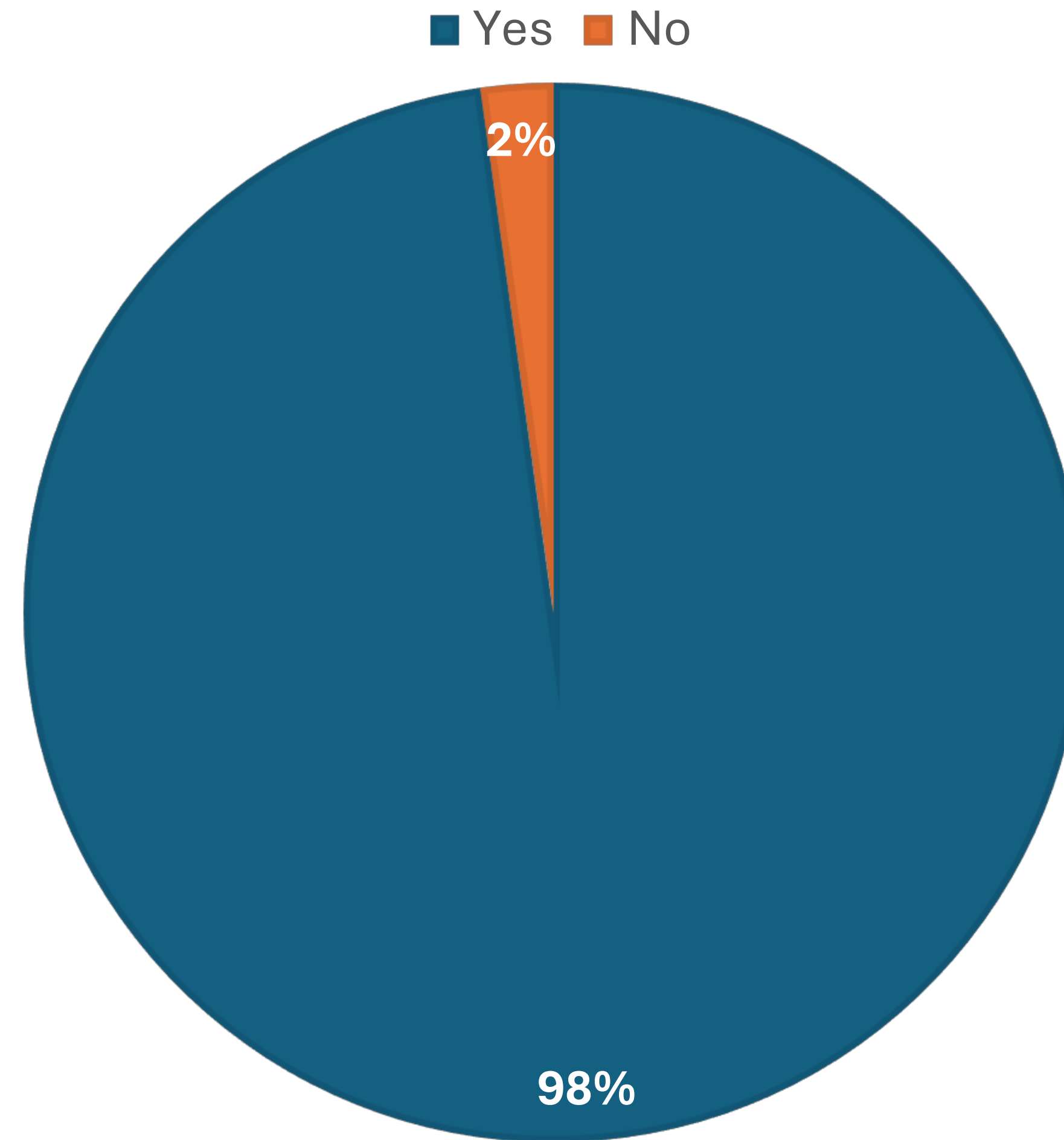
Do you take your recycling to Graaff-Reinet Recyclers?

330 responses



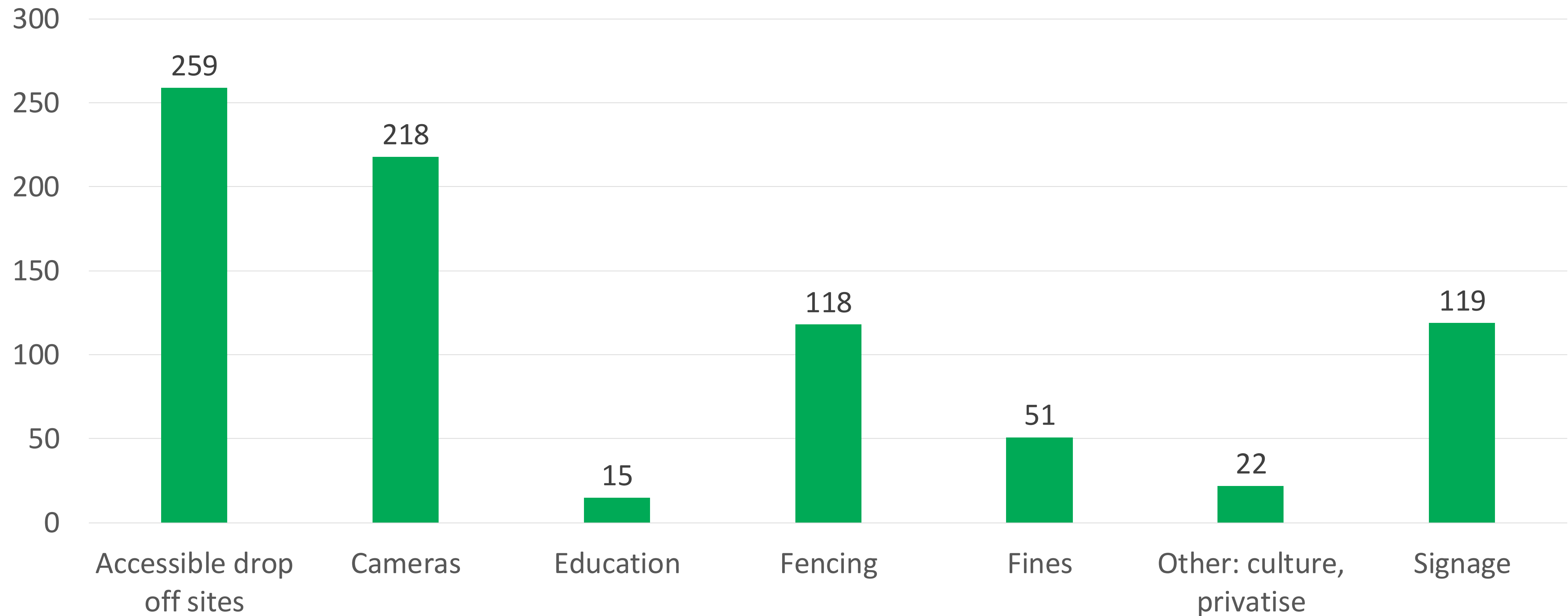
Would you recycle if services were provided to your home?

319 responses



Which of the following methods do you think will prevent people from dumping their waste illegally?

330 responses





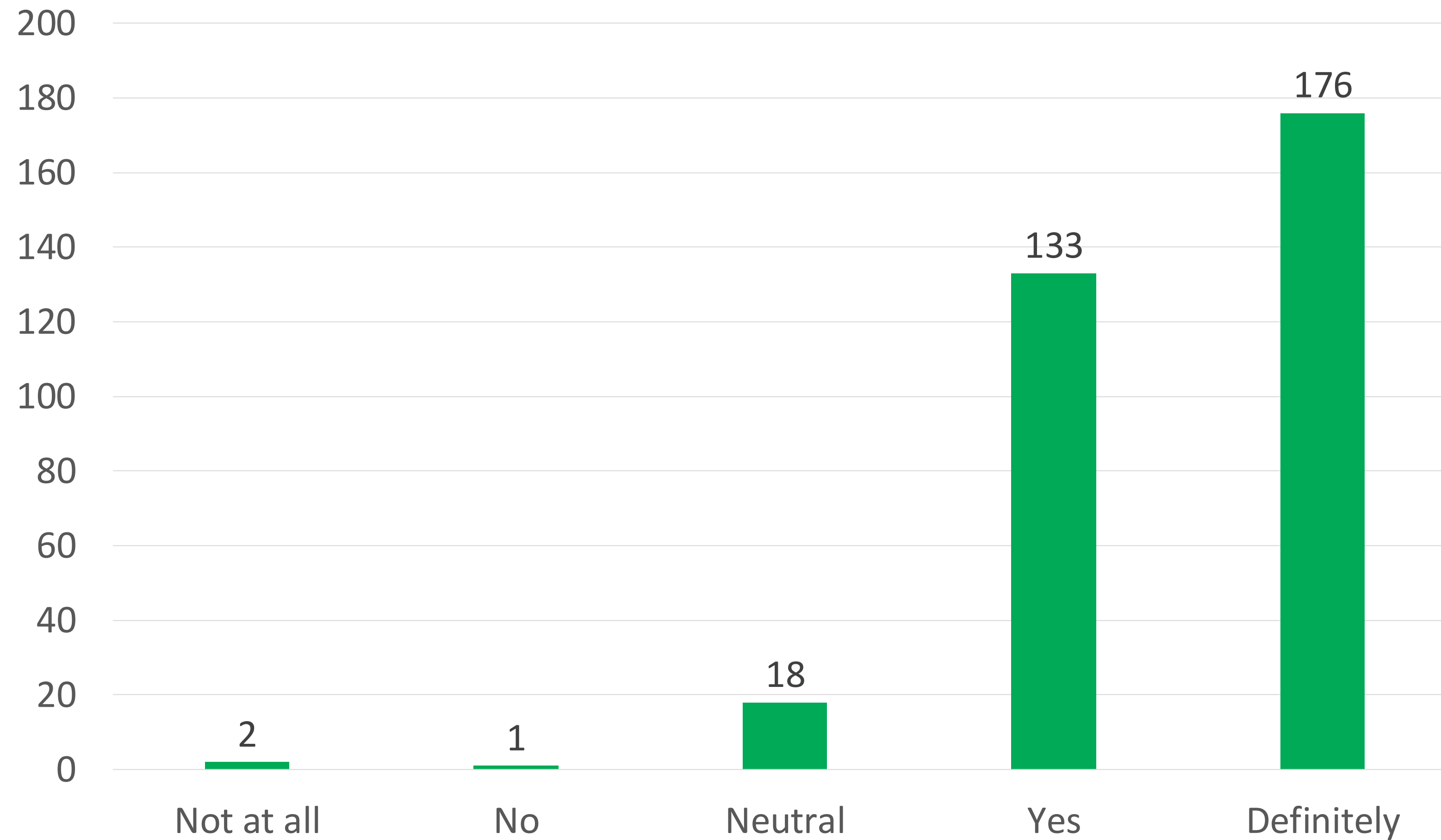
Full Results

Social Upliftment



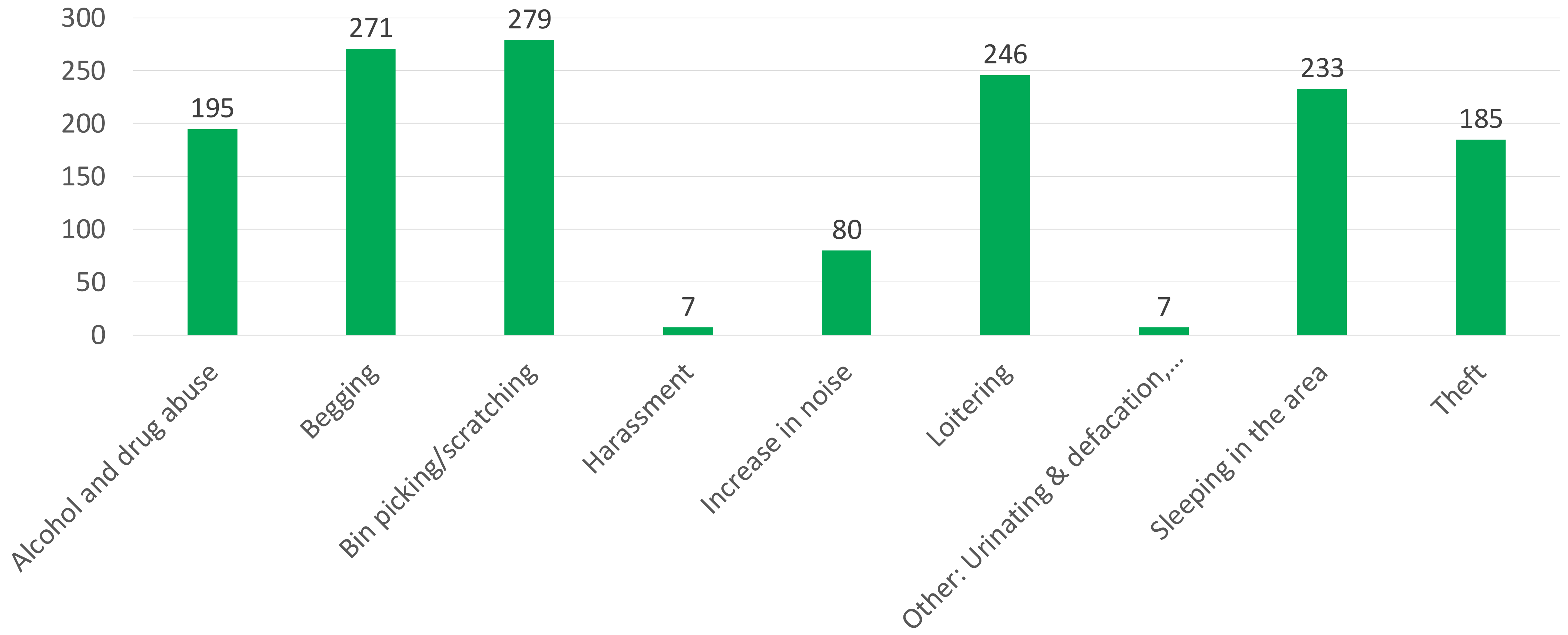
Are homeless individuals a cause of concern in Graaff-Reinet?

330 responses



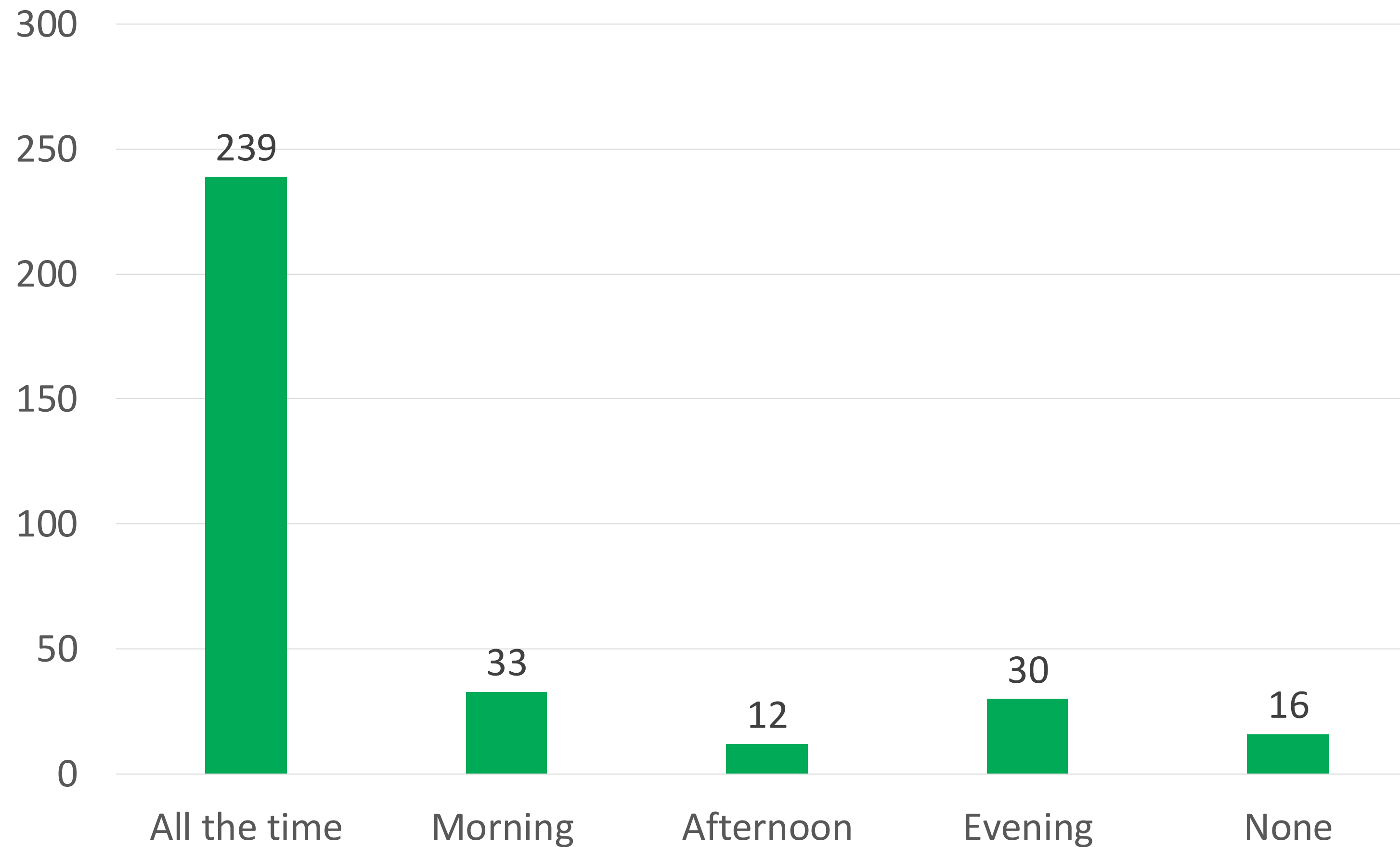
If YES or DEFINITELY, please indicate how homelessness effects your area?

330 responses



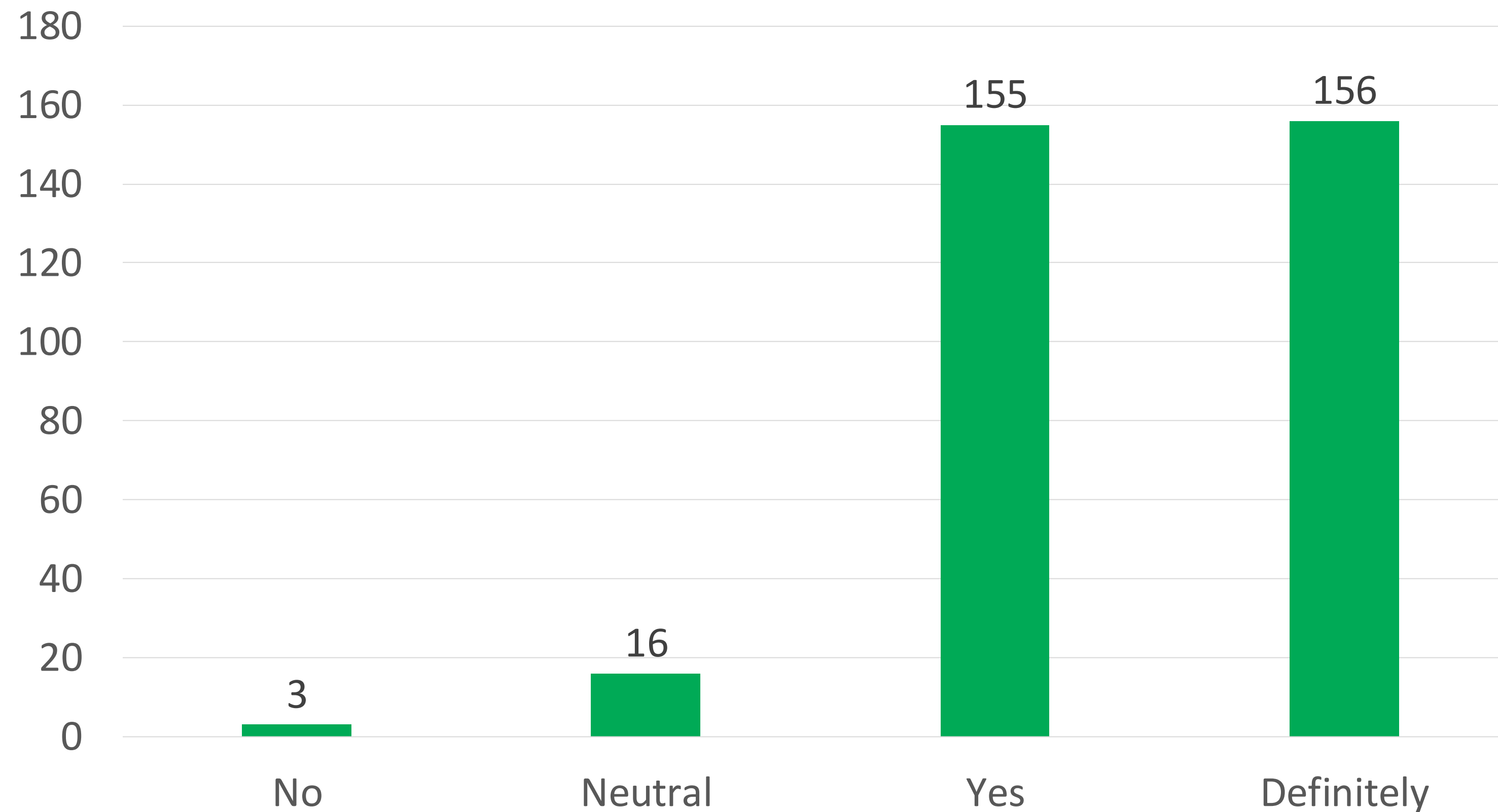
At which time do the homeless present a problem?

330 responses



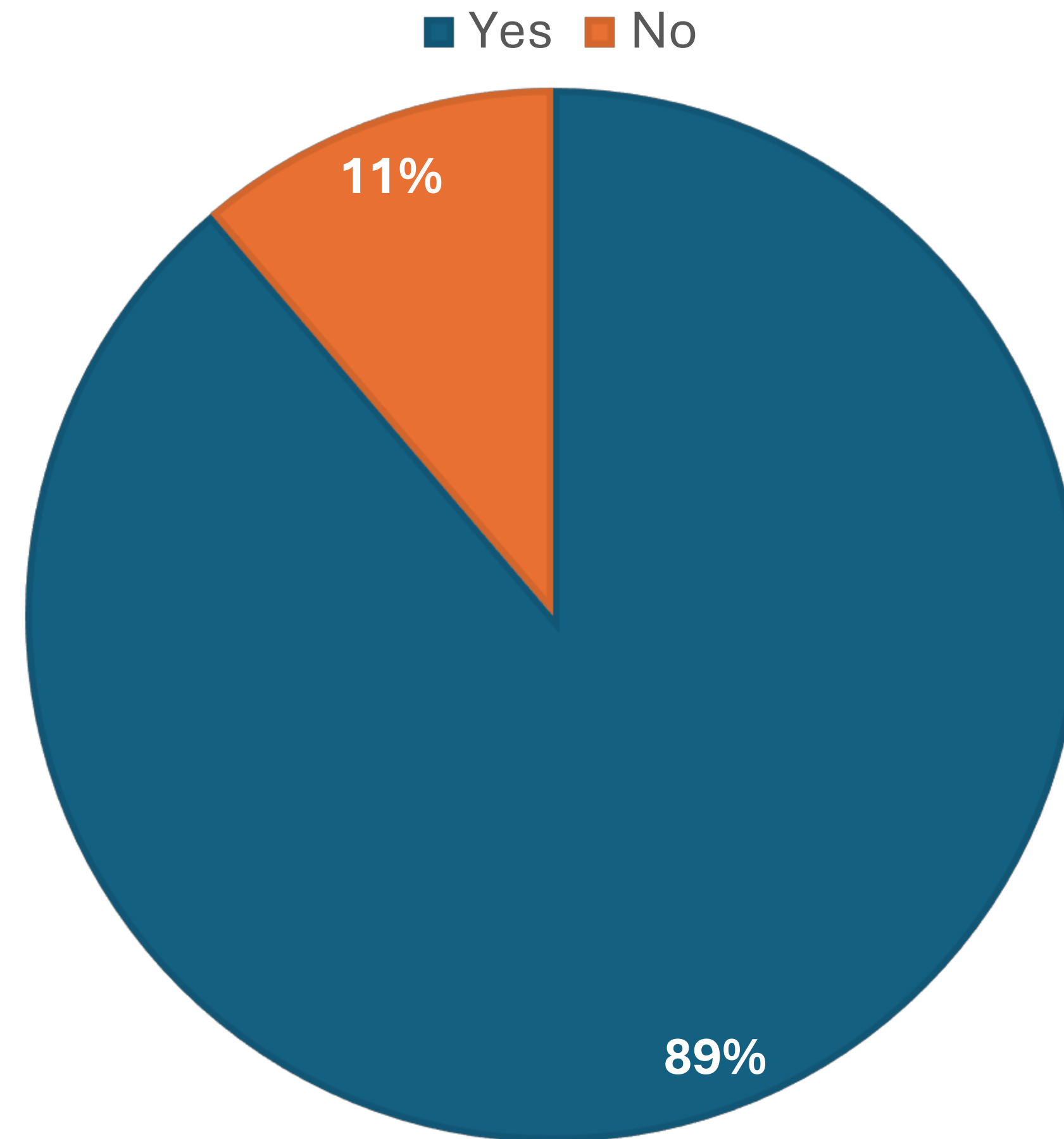
Would you like to see that our area supports the collaboration with NGOs to positively deal with these matters?

330 responses



Would you be supportive of the CID helping and supporting residents who are less fortunate and do not fall within the SRA boundaries?

330 responses





Full Results

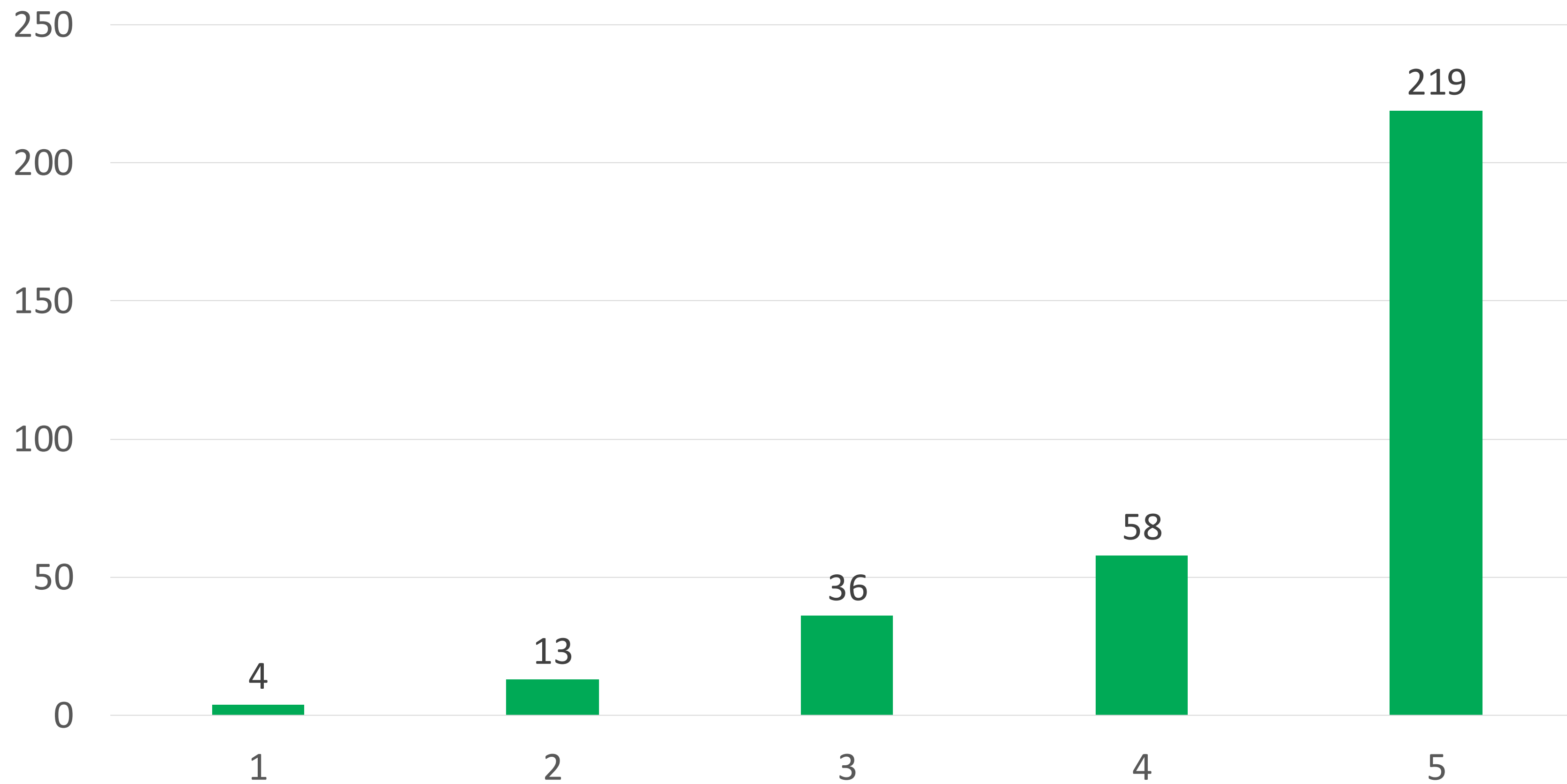
General views



Ranking of priorities (1 = least important, 5 = most important)

Safety and security

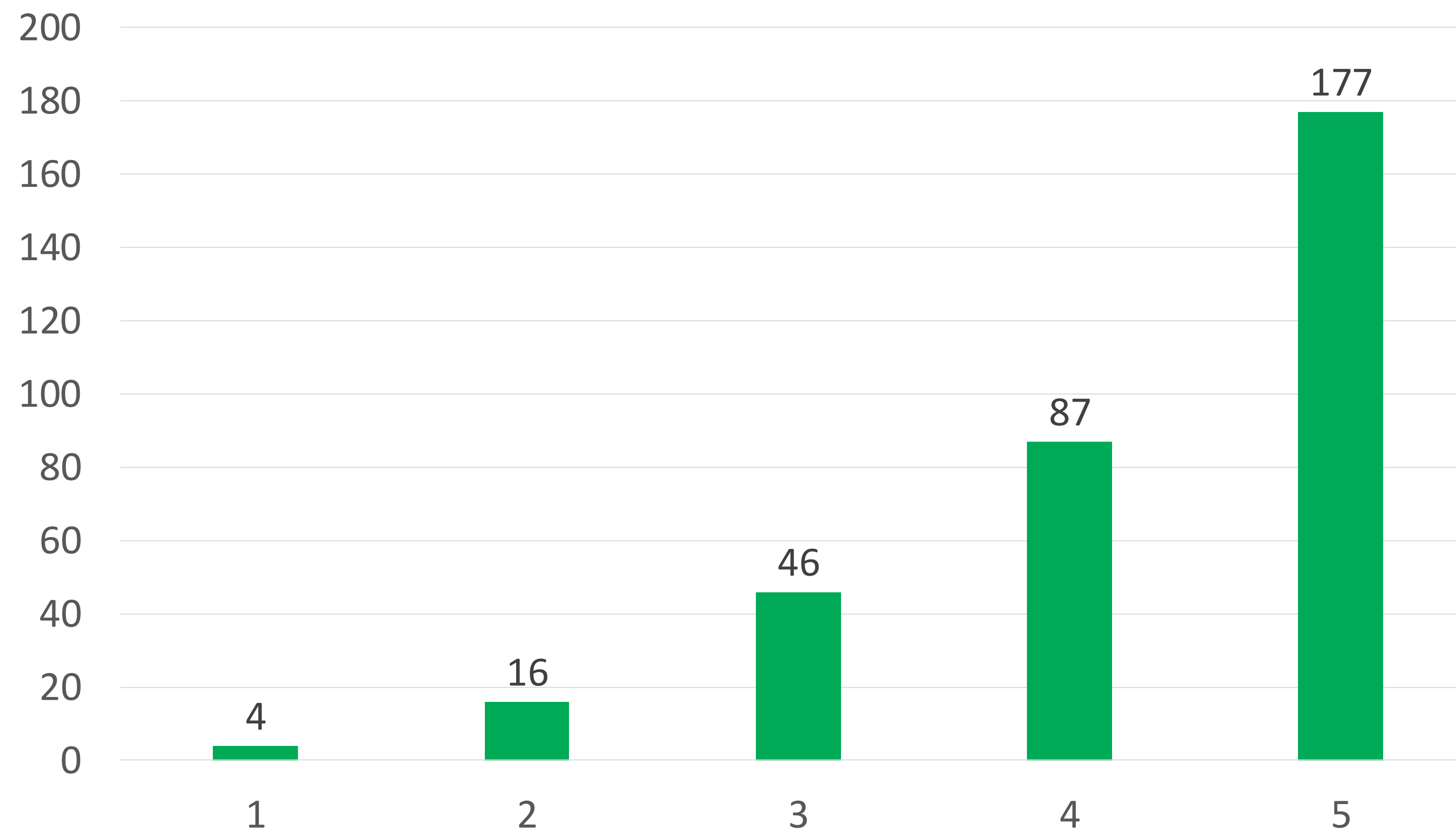
330 responses



Ranking of priorities (1 = least important, 5 = most important)

Litter and Cleanliness

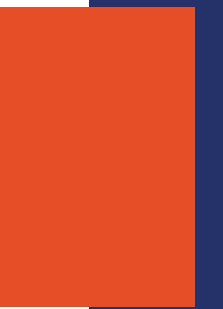
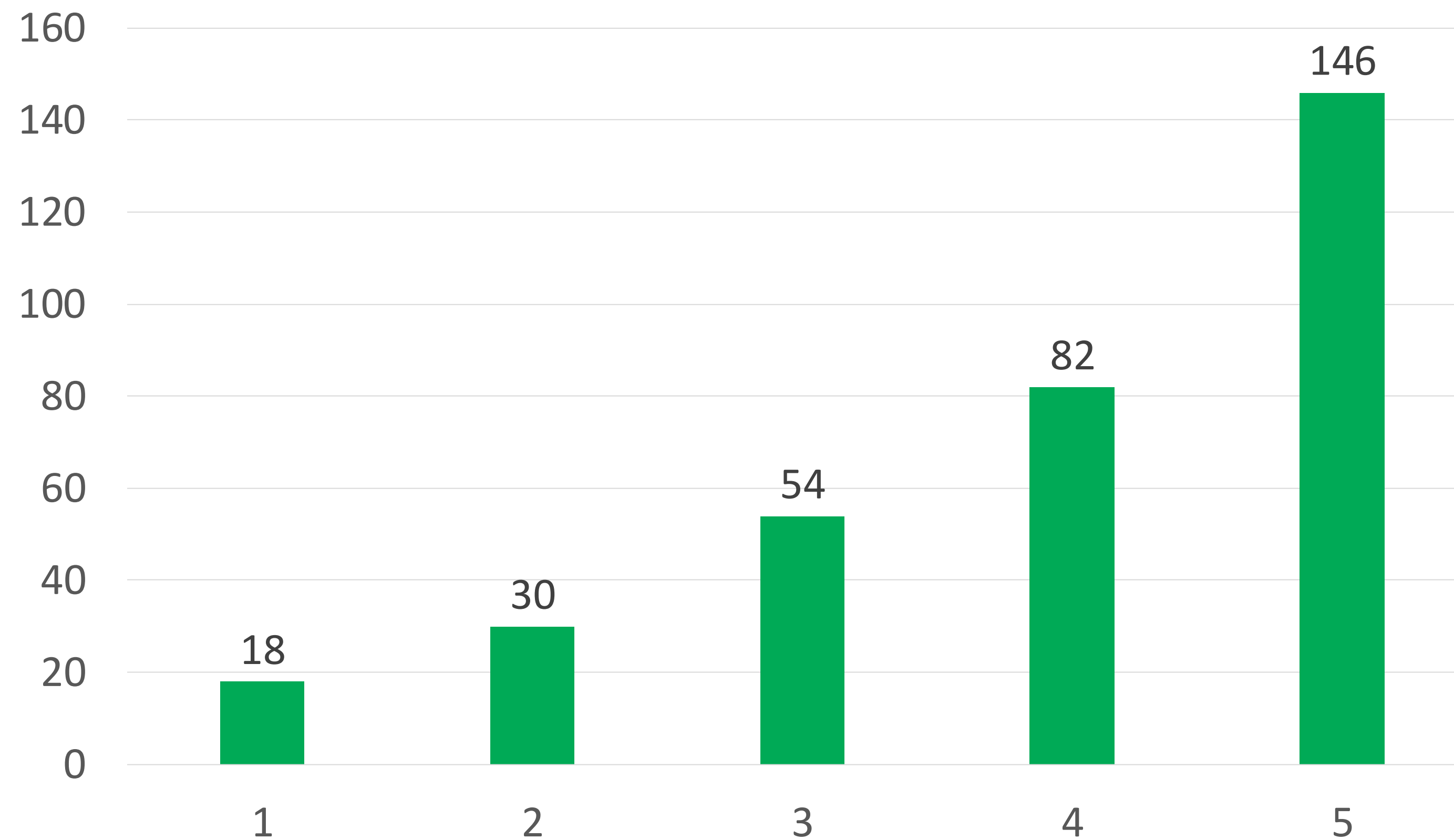
330 responses



Ranking of priorities (1 = least important, 5 = most important)

Maintenance of public spaces

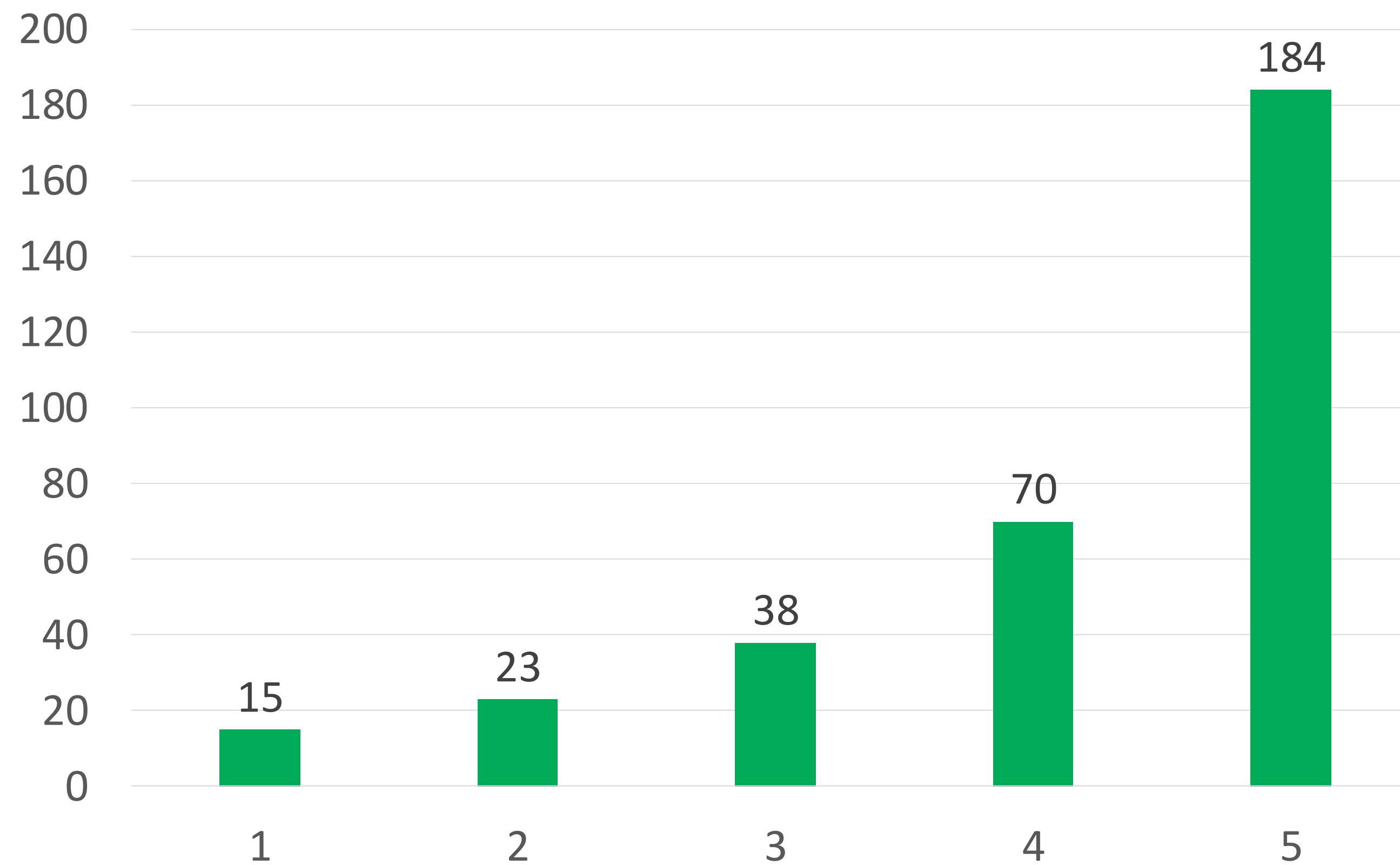
330 responses



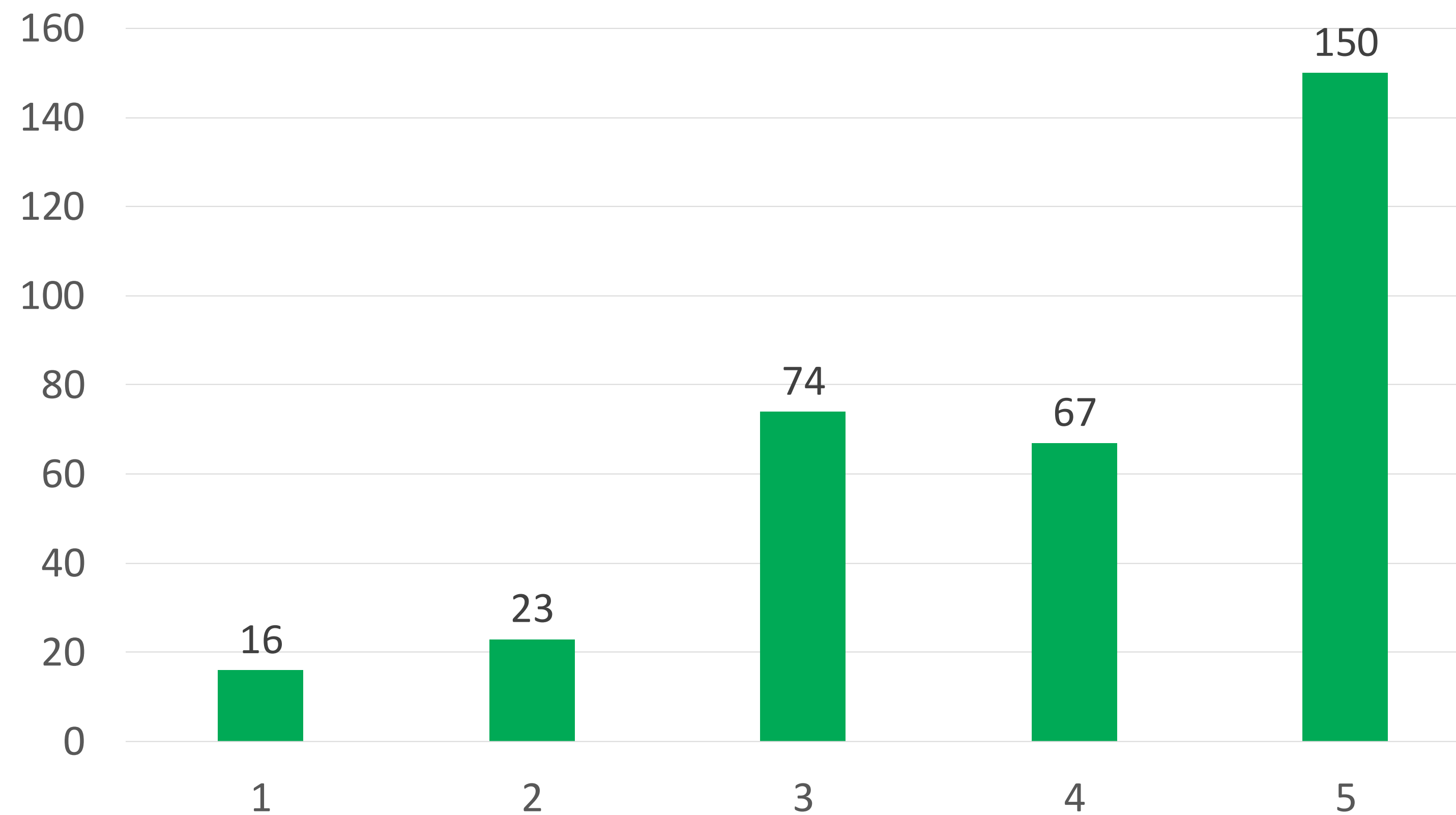
Ranking of priorities (1 = least important, 5 = most important)

Social issues such as vagrancy and begging

330 responses



Ranking of priorities (1 = least important, 5 = most important)
Marketing of the area to increase tourism in Graaff-Reinet
330 responses



If a business plan that carries your favour is presented, would you support the establishment of the GRT CID?

330 responses



Annexure D: List of Ratable Properties

ERF NUMBER	STREET NAME	STREET #	PROPERTY CATEGORY
1103495000	AALWYN STREET		121402-RESIDENTIAL
1103869000	BOURKE STREET	69	121402-RESIDENTIAL
1100630000	BOURKE STREET	66	121402-RESIDENTIAL
1100613000	BOURKE STREET	58	120002-BUS COMM
1101263000	BOURKE STREET	23	121402-RESIDENTIAL
1101128000	BOURKE STREET	63	121402-RESIDENTIAL
1100591000	BOURKE STREET	36	120002-BUS COMM
1100625000	BOURKE STREET	62A	121402-RESIDENTIAL
1108818000	BOURKE STREET	62	121402-RESIDENTIAL
1101264000	BOURKE STREET	19	120002-BUS COMM
1100607000	BOURKE STREET	54	121402-RESIDENTIAL
1101127000	BOURKE STREET	67	121402-RESIDENTIAL
1100602000	BOURKE STREET	50-52	120002-BUS COMM
1100632000	BOURKE STREET	70	121402-RESIDENTIAL
1100592000	BOURKE STREET	38	121402-RESIDENTIAL
1109555000	BOURKE STREET	73	121402-RESIDENTIAL
1101112000	BOURKE STREET	71	121402-RESIDENTIAL
1100631000	BOURKE STREET	68	121402-RESIDENTIAL
1100614000	BOURKE STREET	60	120002-BUS COMM
1100599000	BOURKE STREET	46	120002-BUS COMM
1103480000	BOURKE STREET	61	121402-RESIDENTIAL
1100626000	BOURKE STREET	64	120002-BUS COMM
1100636000	BOURKE STREET	76A	120002-BUS COMM
1100596000	BOURKE STREET	42-44	121402-RESIDENTIAL
1102358000	CALEDON STREET	31	120002-BUS COMM
1101370000	CALEDON STREET	26	120002-BUS COMM

1101375000	CALEDON STREET	16	120002-BUS COMM
1101377000	CALEDON STREET	10	120002-BUS COMM
1100255000	CALEDON STREET	80	121402-RESIDENTIAL
1106619000	CALEDON STREET	58	120002-BUS COMM
1100254000	CALEDON STREET	78	121402-RESIDENTIAL
1100259000	CALEDON STREET	82-84	120002-BUS COMM
1100526000	CALEDON STREET	81	120002-BUS COMM
1100525000	CALEDON STREET	83-85	121402-RESIDENTIAL
1100527000	CALEDON STREET	77-79	121402-RESIDENTIAL
1103360000	CALEDON STREET	43	120002-BUS COMM
1100326000	CALEDON STREET	98	121402-RESIDENTIAL
1101384000	CALEDON STREET	2	120002-BUS COMM
1103545000	CALEDON STREET	87	121402-RESIDENTIAL
1100584000	CALEDON STREET	63	121402-RESIDENTIAL
1100321000	CALEDON STREET	106	120002-BUS COMM
1101480000	CALEDON STREET	25-27	120002-BUS COMM
1102345000	CALEDON STREET	1-3	120002-BUS COMM
1101372000	CALEDON STREET	24	120002-BUS COMM
1100523000	CALEDON STREET	91	120002-BUS COMM
1103538000	CALEDON STREET	89	121402-RESIDENTIAL
1102332000	CALEDON STREET	6-8	120002-BUS COMM
1101285000	CALEDON STREET	46	120002-BUS COMM
1100267000	CALEDON STREET	88	121402-RESIDENTIAL
1101373000	CALEDON STREET	18-22	120002-BUS COMM
1102350000	CALEDON STREET	90	121402-RESIDENTIAL
1100583000	CALEDON STREET	65	120002-BUS COMM
1100323000	CALEDON STREET	104	121402-RESIDENTIAL
1102241000	CALEDON STREET	76	121402-RESIDENTIAL
1100585000	CALEDON STREET	61	121402-RESIDENTIAL
1100548000	CALEDON STREET	69	120002-BUS COMM
1100586000	CALEDON STREET	59	121402-RESIDENTIAL

1102242000	CALEDON STREET	70	121404-RESIDENTIAL
1101479000	CALEDON STREET	19-23	120002-BUS COMM
1101368000	CALEDON STREET	38	120002-BUS COMM
1100325000	CALEDON STREET	100	121402-RESIDENTIAL
1100324000	CALEDON STREET	102	120002-BUS COMM
1101381000	CALEDON STREET	4	120002-BUS COMM
1101282000	CALEDON STREET	40-44	120002-BUS COMM
1101482000	CALEDON STREET	33	120002-BUS COMM
1103730000	CALEDON STREET	45-49	120002-BUS COMM
1101135000	CAROLINE STREET	10	120002-BUS COMM
1101136000	CAROLINE STREET	8	120002-BUS COMM
1101135000	CAROLINE STREET	10	121402-RESIDENTIAL
1101133000	CAROLINE STREET	14	121402-RESIDENTIAL
1101132000	CAROLINE STREET	14-16	121402-RESIDENTIAL
1101137000	CAROLINE STREET	6	121402-RESIDENTIAL
1101134000	CAROLINE STREET	12	120002-BUS COMM
1101126000	CAROLINE STREET	19	121402-RESIDENTIAL
1101131000	CAROLINE STREET	18	121402-RESIDENTIAL
1103592000	CAROLINE STREET	17	121402-RESIDENTIAL
1101308000	CHURCH SQUARE	26	120002-BUS COMM
1101309000	CHURCH SQUARE	22	120002-BUS COMM
1101310000	CHURCH SQUARE	24	120002-BUS COMM
1100194000	CHURCH SQUARE	10-12	121402-RESIDENTIAL
1100190000	CHURCH SQUARE	2	121402-RESIDENTIAL
1100189000	CHURCH SQUARE	1	121402-RESIDENTIAL
1103317000	CHURCH SQUARE	8	120002-BUS COMM
1103317000	CHURCH SQUARE	6	121402-RESIDENTIAL
1100195000	CHURCH SQUARE	14	121402-RESIDENTIAL
1101497000	CHURCH STREET	5	120002-BUS COMM
1101103000	CHURCH STREET	68	120002-BUS COMM
1101116000	CHURCH STREET	70	120002-BUS COMM

1101138000	CHURCH STREET	48-50	120002-BUS COMM
1108761000	CHURCH STREET	2	120002-BUS COMM
1101760000	CHURCH STREET	93	120002-BUS COMM
1109551000	CHURCH STREET		120002-BUS COMM
1109552000	CHURCH STREET	137	120002-BUS COMM
1108765000	CHURCH STREET	51	120002-BUS COMM
1101052000	CHURCH STREET	104	120002-BUS COMM
1101089000	CHURCH STREET	76	120002-BUS COMM
1107067000	CHURCH STREET	15	120002-BUS COMM
1109043000	CHURCH STREET	63-65	120002-BUS COMM
1101769000	CHURCH STREET	113-7	120002-BUS COMM
1101794000	CHURCH STREET	121	120002-BUS COMM
1101795000	CHURCH STREET	129	120002-BUS COMM
1101478000	CHURCH STREET	3	120002-BUS COMM
1109018000	CHURCH STREET	130	120002-BUS COMM
1107066000	CHURCH STREET	9-13	120002-BUS COMM
1101567000	CHURCH STREET	51	120002-BUS COMM
1109019000	CHURCH STREET	128	120002-BUS COMM
1109436000	CHURCH STREET	128	120002-BUS COMM
1101058000	CHURCH STREET	92	120002-BUS COMM
1109618000	CHURCH STREET	84-94	120002-BUS COMM
1101498000	CHURCH STREET	7	120002-BUS COMM
1101585000	CHURCH STREET	69/71	120002-BUS COMM
1101247000	CHURCH STREET	22	120002-BUS COMM
1101251000	CHURCH STREET	12	120002-BUS COMM
1101146000	CHURCH STREET	42	120002-BUS COMM
1101077000	CHURCH STREET	78	120002-BUS COMM
1101253000	CHURCH STREET	10 F	120002-BUS COMM
1103501000	CHURCH STREET	64	120002-BUS COMM
1101045000	CHURCH STREET	108	120002-BUS COMM

1101045001	CHURCH STREET	110	121402-RESIDENTIAL
1101751000	CHURCH STREET	83	121402-RESIDENTIAL
1101748000	CHURCH STREET	77-79	120002-BUS COMM
1101749000	CHURCH STREET	81	120002-BUS COMM
1102362000	CHURCH STREET	73-75	120002-BUS COMM
1102818000	CHURCH STREET	82	120002-BUS COMM
1101267000	CHURCH STREET	8	120002-BUS COMM
1101099000	CHURCH STREET	66	120002-BUS COMM
1101564001	CHURCH STREET	39	120002-BUS COMM
1101250000	CHURCH STREET	14	120002-BUS COMM
1109029000	CHURCH STREET	122	120002-BUS COMM
1109013000	CHURCH STREET	57-61	120002-BUS COMM
1101249000	CHURCH STREET	20	120002-BUS COMM
1107461000	CHURCH STREET	22B	120002-BUS COMM
1101157000	CHURCH STREET	38	120002-BUS COMM
1101766000	CHURCH STREET	101-5	120002-BUS COMM
1101800000	CHURCH STREET	133	120002-BUS COMM
1103841000	CHURCH STREET	99	120002-BUS COMM
1104293000	CHURCH STREET	111	120002-BUS COMM
1103481000	CHURCH STREET	46	120002-BUS COMM
1103833000	CHURCH STREET	29-37	120002-BUS COMM
1101110000	CHURCH STREET	58	120002-BUS COMM
1103394000	CHURCH STREET	84	121402-RESIDENTIAL
1103909000	CHURCH STREET	85	120002-BUS COMM
1101118000	CNR CHURCH & CAROLINE STREET	50	120002-BUS COMM
1100541000	CRADOCK STREET	84	121402-RESIDENTIAL
1100555000	CRADOCK STREET	67	121402-RESIDENTIAL
1102380000	CRADOCK STREET	94	121402-RESIDENTIAL
1100543000	CRADOCK STREET	80	121402-RESIDENTIAL
1100546000	CRADOCK STREET	76	121402-RESIDENTIAL
1100571000	CRADOCK STREET	71	121402-RESIDENTIAL

1100560000	CRADOCK STREET	73	121402-RESIDENTIAL
1100557000	CRADOCK STREET	71	121402-RESIDENTIAL
1100551000	CRADOCK STREET	63	121402-RESIDENTIAL
1102599000	CRADOCK STREET	92	121402-RESIDENTIAL
1100545000	CRADOCK STREET	74	121402-RESIDENTIAL
1100265000	CRADOCK STREET	72	121402-RESIDENTIAL
1100556000	CRADOCK STREET	69	121402-RESIDENTIAL
1100534000	CRADOCK STREET	96	121402-RESIDENTIAL
1100544000	CRADOCK STREET	78	121402-RESIDENTIAL
1100542000	CRADOCK STREET	82	121402-RESIDENTIAL
1109020000	CRADOCK STREET	59-61	121402-RESIDENTIAL
1100553000	CRADOCK STREET	65	120002-BUS COMM
1100561000	CRADOCK STREET	75	121402-RESIDENTIAL
1100540000	CRADOCK STREET	86	121402-RESIDENTIAL
1100549000	CRADOCK STREET	57	120002-BUS COMM
1109509000	CRADOCK STREET	90	121402-RESIDENTIAL
1109435000	CRADOCK STREET	88	120002-BUS COMM
1101519000	CROSS STREET	7	121402-RESIDENTIAL
1101517000	CROSS STREET	5	121402-RESIDENTIAL
1101511000	CROSS STREET	4	121402-RESIDENTIAL
1101634000	CYPRESS GROVE	18	121404-RESIDENTIAL
1101625000	CYPRESS GROVE	20A	121404-RESIDENTIAL
1107443000	DONKIN STREET	37	121402-RESIDENTIAL
1100694000	DONKIN STREET	39	120002-BUS COMM
1103404000	DONKIN STREET	20	121402-RESIDENTIAL
1101390000	GOEDHALS SQUARE	5	121404-RESIDENTIAL
1101445000	GOEDHALS SQUARE		121404-RESIDENTIAL
1101438000	GOEDHALS SQUARE	1-3	120002-BUS COMM
1101389000	GOEDHALS SQUARE	11	120002-BUS COMM
1101437000	GROVE STREET	10	120004-BUS COMM
1109027000	GROVE STREET	5	120004-BUS COMM
1103309000	MAGAZINE HILL		120002-BUS COMM

1103920000	MARKET SQUARE	21	120002-BUS COMM
1101393000	MARKET SQUARE	7	120002-BUS COMM
1101399000	MARKET SQUARE	15	120002-BUS COMM
1101402000	MARKET SQUARE	17	120002-BUS COMM
1101404000	MARKET SQUARE	17	120002-BUS COMM
1101444000	MARKET SQUARE	30	120002-BUS COMM
1101450000	MARKET SQUARE	20	120002-BUS COMM
1101441000	MARKET SQUARE		120002-BUS COMM
1103312000	MARKET SQUARE	11	120002-BUS COMM
1101447000	MARKET SQUARE	28	120002-BUS COMM
1101453000	MARKET SQUARE	16	121402-RESIDENTIAL
1105355000	MARKET SQUARE	12	121402-RESIDENTIAL
1101454000	MARKET SQUARE	14	120002-BUS COMM
1101451000	MARKET SQUARE	18	120002-BUS COMM
1104233000	MARKET SQUARE	24	120002-BUS COMM
1101432000	MARKET SQUARE	33	120002-BUS COMM
1109025000	MARKET SQUARE	27	120002-BUS COMM
1101386000	MARKET SQUARE	1 & 5	120002-BUS COMM
1101387000	MARKET SQUARE	3	120002-BUS COMM
1101394000	MARKET SQUARE		120002-BUS COMM
1101102000	MIDDEL STREET	36	120002-BUS COMM
1101088000	MIDDEL STREET	49	121402-RESIDENTIAL
1103907000	MIDDEL STREET	18	120002-BUS COMM
1103489000	MIDDEL STREET	77	121402-RESIDENTIAL
1101592000	MIDDEL STREET	8	120002-BUS COMM
1101732000	MIDDEL STREET	21	121402-RESIDENTIAL
1101079000	MIDDEL STREET	71	121402-RESIDENTIAL
1101087000	MIDDEL STREET	51	120002-BUS COMM
1103484000	MIDDEL STREET	53-55	121402-RESIDENTIAL
1101080000	MIDDEL STREET	75	121402-RESIDENTIAL
1101591000	MIDDEL STREET	10,11,12	121402-RESIDENTIAL
1101742000	MIDDEL STREET	37	121402-RESIDENTIAL

1101740000	MIDDEL STREET	35	121402-RESIDENTIAL
1101743000	MIDDEL STREET	39	121402-RESIDENTIAL
1101590000	MIDDEL STREET	16	120002-BUS COMM
1101736000	MIDDEL STREET	27	121402-RESIDENTIAL
1103492000	MIDDEL STREET		121402-RESIDENTIAL
1103490000	MIDDEL STREET		121402-RESIDENTIAL
1101082000	MIDDEL STREET	67	121402-RESIDENTIAL
1101734000	MIDDEL STREET	23	121402-RESIDENTIAL
1101735000	MIDDEL STREET	25	121402-RESIDENTIAL
1100587000	MILNER STREET	1	121402-RESIDENTIAL
1100593000	MILNER STREET	3	121402-RESIDENTIAL
1100579000	MILNER STREET	6	120002-BUS COMM
1100595000	MILNER STREET		120002-BUS COMM
1109021000	MILNER STREET	2	121402-RESIDENTIAL
1100574000	MILNER STREET	7	121402-RESIDENTIAL
1100580000	MILNER STREET	4	121402-RESIDENTIAL
1102102000	MONUMENT ROAD		121402-RESIDENTIAL
1100145000	MONUMENT ROAD	9	121402-RESIDENTIAL
1102101000	MONUMENT ROAD	11	121402-RESIDENTIAL
1100141000	MONUMENT ROAD	5	121402-RESIDENTIAL
1100132000	MONUMENT ROAD	4	121402-RESIDENTIAL
1100143000	MONUMENT ROAD	7	121402-RESIDENTIAL
1100139000	MONUMENT ROAD	3	121402-RESIDENTIAL
1101262000	MULLER STREET	9-11	121402-RESIDENTIAL
1101257000	MULLER STREET	3	120002-BUS COMM
1101260000	MULLER STREET	7	121402-RESIDENTIAL
1101261000	MULLER STREET	9	121402-RESIDENTIAL
1101255000	MULLER STREET	1	120002-BUS COMM
1101540000	MURRAY STREET	2	120002-BUS COMM
1109041000	MURRAY STREET	18	120002-BUS COMM
1109045000	MURRAY STREET	22	121402-RESIDENTIAL
1101541000	MURRAY STREET	6	121402-RESIDENTIAL

1102094000	MURRAY STREET	11	120002-BUS COMM
1101730000	MURRAY STREET	32	121402-RESIDENTIAL
1109049000	MURRAY STREET		121402-RESIDENTIAL
1101382000	NAPIER STREET	19	120002-BUS COMM
1106589000	PARLIAMENT STREET	16	120002-BUS COMM
1102384000	PARLIAMENT STREET	12	121402-RESIDENTIAL
1101201000	PARLIAMENT STREET	8	121402-RESIDENTIAL
1101184000	PARLIAMENT STREET	4	120002-BUS COMM
1101187000	PARLIAMENT STREET	6	120002-BUS COMM
1101174000	PARLIAMENT STREET	9	121402-RESIDENTIAL
1106597000	PARLIAMENT STREET	11	121402-RESIDENTIAL
1109037000	PARLIAMENT STREET	5	120002-BUS COMM
1101520000	PARSONAGE STREET	18	120002-BUS COMM
1101521000	PARSONAGE STREET	16	120002-BUS COMM
1101524000	PARSONAGE STREET	10	120002-BUS COMM
1101527000	PARSONAGE STREET	6	120002-BUS COMM
1101606000	PARSONAGE STREET	3	120002-BUS COMM
1104252000	PARSONAGE STREET	12	121402-RESIDENTIAL
1109576000	PARSONAGE STREET	5	121402-RESIDENTIAL
1101510000	PARSONAGE STREET	20	121402-RESIDENTIAL
1109048000	PARSONAGE STREET	7	121402-RESIDENTIAL
1101545000	PARSONAGE STREET	2	121402-RESIDENTIAL
1101526000	PARSONAGE STREET	8	121402-RESIDENTIAL
1101561000	PARSONAGE STREET	9B	121402-RESIDENTIAL
1101522000	PARSONAGE STREET	14	120002-BUS COMM
1101509000	PARSONAGE STREET	22	120002-BUS COMM
1109545000	PARSONAGE STREET		121402-RESIDENTIAL
1101552000	PARSONAGE STREET	21	121402-RESIDENTIAL
1100413000	PLASKET STREET	34	121402-RESIDENTIAL
1102375000	PROBART STREET	1	121402-RESIDENTIAL
1101265000	RABIE STREET	15	121402-RESIDENTIAL
1109028002	SOMERSET STREET	50	120002-BUS COMM

1101539000	SOMERSET STREET	17-23	120002-BUS COMM
1101470000	SOMERSET STREET	14	120002-BUS COMM
1100567000	SOMERSET STREET	68	121402-RESIDENTIAL
1101225000	SOMERSET STREET	46	120002-BUS COMM
1101207000	SOMERSET STREET	59	121402-RESIDENTIAL
1100617000	SOMERSET STREET	69-71	120002-BUS COMM
1101529000	SOMERSET STREET	27-29	120002-BUS COMM
1109122000	SOMERSET STREET	102	120002-BUS COMM
1100609000	SOMERSET STREET	67	121402-RESIDENTIAL
1103842000	SOMERSET STREET	128	121402-RESIDENTIAL
1109082000	SOMERSET STREET	18	120002-BUS COMM
1109081000	SOMERSET STREET	20	120002-BUS COMM
1101223000	SOMERSET STREET	48	120002-BUS COMM
1103419000	SOMERSET STREET	65	121402-RESIDENTIAL
1109078000	SOMERSET STREET	18	121402-RESIDENTIAL
1109061000	SOMERSET STREET	18	121402-RESIDENTIAL
1109064000	SOMERSET STREET	18	121402-RESIDENTIAL
1109066000	SOMERSET STREET	18	121402-RESIDENTIAL
1109059000	SOMERSET STREET	18	121402-RESIDENTIAL
1109069000	SOMERSET STREET	18	121402-RESIDENTIAL
1109070000	SOMERSET STREET	18	121402-RESIDENTIAL
1109080000	SOMERSET STREET	18	121402-RESIDENTIAL
1109074000	SOMERSET STREET	18	121402-RESIDENTIAL
1109065000	SOMERSET STREET	18	121402-RESIDENTIAL
1109060000	SOMERSET STREET	18	121402-RESIDENTIAL
1109062000	SOMERSET STREET	18	121402-RESIDENTIAL
1109063000	SOMERSET STREET	18	121402-RESIDENTIAL
1109071000	SOMERSET STREET	18	121402-RESIDENTIAL
1109068000	SOMERSET STREET	18	121402-RESIDENTIAL
1100764000	SOMERSET STREET	101	121402-RESIDENTIAL
1100689000	SOMERSET STREET	77	121402-RESIDENTIAL
1109083000	SOMERSET STREET	18	121402-RESIDENTIAL

1103581000	SOMERSET STREET	31-33	120002-BUS COMM
1101199000	SOMERSET STREET	51	120002-BUS COMM
1109117000	SOMERSET STREET	104	121402-RESIDENTIAL
1100760000	SOMERSET STREET	93	121402-RESIDENTIAL
1101488000	SOMERSET STREET	22-24	120002-BUS COMM
1101489000	SOMERSET STREET	26	121402-RESIDENTIAL
1101473000	SOMERSET STREET	20	120002-BUS COMM
1100535000	SOMERSET STREET	80	121402-RESIDENTIAL
1100601000	SOMERSET STREET	64	121402-RESIDENTIAL
1109077000	SOMERSET STREET	18	121402-RESIDENTIAL
1109075000	SOMERSET STREET	18	121402-RESIDENTIAL
1109079000	SOMERSET STREET	18	121402-RESIDENTIAL
1101474000	SOMERSET STREET	16	121402-RESIDENTIAL
1109121000	SOMERSET STREET	100	121402-RESIDENTIAL
1100692000	SOMERSET STREET	87	121402-RESIDENTIAL
1100569000	SOMERSET STREET	66	121402-RESIDENTIAL
1100507000	SOMERSET STREET	96	121402-RESIDENTIAL
1103853000	SOMERSET STREET	114	121402-RESIDENTIAL
1100687000	SOMERSET STREET	73	120002-BUS COMM
1100505000	SOMERSET STREET	98	121402-RESIDENTIAL
1100759000	SOMERSET STREET	91	121402-RESIDENTIAL
1101245000	SOMERSET STREET	36-38	120002-BUS COMM
1102112000	SOMERSET STREET	126	121402-RESIDENTIAL
1100696000	SOMERSET STREET	79	121402-RESIDENTIAL
1100763000	SOMERSET STREET	99	121402-RESIDENTIAL
1100427000	SOMERSET STREET	112	121402-RESIDENTIAL
1109033000	SOMERSET STREET	25	121402-RESIDENTIAL
1102110000	SOMERSET STREET	124	121402-RESIDENTIAL
1103931000	SOMERSET STREET	108	121402-RESIDENTIAL
1109076000	SOMERSET STREET	18	121402-RESIDENTIAL
1100508000	SOMERSET STREET	94	120002-BUS COMM
1100530000	SOMERSET STREET	86	120002-BUS COMM

1100803000	SOMERSET STREET	95	121402-RESIDENTIAL
1101217000	SOMERSET STREET	61	120002-BUS COMM
1101224000	SOMERSET STREET	48	121402-RESIDENTIAL
1100563000	SOMERSET STREET	74	121402-RESIDENTIAL
1102110000	SOMERSET STREET	122	121402-RESIDENTIAL
1100605000	SOMERSET STREET	60	121402-RESIDENTIAL
1109072000	SOMERSET STREET	18	121402-RESIDENTIAL
1103845000	SOMERSET STREET	84	121402-RESIDENTIAL
1100533000	SOMERSET STREET	82	120002-BUS COMM
1100604000	SOMERSET STREET	62	121402-RESIDENTIAL
1109073000	SOMERSET STREET	18	121402-RESIDENTIAL
1100693000	SOMERSET STREET	89	121402-RESIDENTIAL
1101200000	SOMERSET STREET	55	121402-RESIDENTIAL
1100762000	SOMERSET STREET	97	121402-RESIDENTIAL
1101237000	SOMERSET STREET	42	121402-RESIDENTIAL
1100565000	SOMERSET STREET	72	120002-BUS COMM
1100422000	SOMERSET STREET	120	121402-RESIDENTIAL
1100500000	SOMERSET STREET	106	121402-RESIDENTIAL
1106622000	SOMERSET STREET	90-92	120002-BUS COMM
1101490000	SOMERSET STREET	28	120002-BUS COMM
1100425000	SOMERSET STREET	116	121402-RESIDENTIAL
1101528000	SOMERSET STREET	25	121402-RESIDENTIAL
1109067000	SOMERSET STREET	18	121402-RESIDENTIAL
1100691000	SOMERSET STREET	83	121402-RESIDENTIAL
1100691001	SOMERSET STREET	83	120002-BUS COMM
1101240000	SOMERSET STREET	40	120002-BUS COMM
1101239000	SOMERSET STREET	40	120002-BUS COMM
1101234000	SOMERSET STREET	40	120002-BUS COMM
1101235000	SOMERSET STREET	44	121402-RESIDENTIAL
1100428000	SOMERSET STREET	110	121402-RESIDENTIAL
1101492000	TE WATER STREET	7	121402-RESIDENTIAL
1101487000	TE WATER STREET	3	121402-RESIDENTIAL

1101486000	TE WATER STREET	1	121402-RESIDENTIAL
1101493000	TE WATER STREET	5	121402-RESIDENTIAL
1101491000	TE WATER STREET	9	121402-RESIDENTIAL
1109026000			120002-BUS COMM

Annexure E: Table of Comments

No	Comment / Inputs received	Category	Will this comment / input lead to an amendment in this Business Plan? Yes / No	If no, provide reasons	If yes, provide detail	Any additional information
1	How do you decide between a residential property / industrial / commercial property?	Additional Rate	NO	The Municipality determines the zoning of properties and we follow the municipal tariffs from their database. We do not determine these in our capacity as the CID, but utilise the information provided by the Municipality.		
2	Is it strictly for the purple/blue portions of its geographical chart?	CID Boundary	NO	No		
3	Do B&B get categorised as business properties and what about running a business (consultancy) from home.	Additional Rate	NO	Again, the rate that will be levied will be in accordance with the zoning of the property and the tariffs levied as appears from the municipal data base. We are guided by and dependant on the information supplied by the Municipality.		

3	I am concerned that the costs incurred in setting up the CID appear to be self-funded or sourced from entities/persons not disclosed. I think it is important to have clarity around this and also to recover these initial costs in your budget. I don't think that your team should foot the bill. I appreciate that this could be a sensitive issue.	CID Set up	NO	Whilst there has been some out-of-pocket expenditure incurred, it is not meaningful. We were fortunate in securing seed funding through the Graaff-Reinet Economic Development Forum. Pre-establishment costs are recoverable in terms of the By-Laws and Policy, but in this instance will probably not be necessary.		
4	My limited research indicates that the standard generally applied in other CID's is based on weighted voting based on valuation. I was interested to see that this has not been proposed. My assumption is that it is an idea that would not be popular?	Voting	NO	There will be weighted voting based on property valuations provided for in the MOI of the NPC once the CID is established. The CID policy also makes provision for this. However, the establishment vote is not a weighted vote as this would be contrary to the provisions of the by-laws.		
5	You may not be aware that the form download buttons on the website don't yet appear to work.	Website	NO	The download buttons will only be available once the CID is formally established.		

6	In terms of the budget, I was confused by the 'Financial Impact' Slide. It left me uncertain as to what exactly I would be contributing. It seems that the contribution is based on the 'Proposed Budget' and that where this fluctuates, the 'Rate in Rand' increases or decreases. So, were the 'Proposed Budget' for residential properties increased to R4m the 'Rate in Rand' would double to 0.00224? However, when I look at the presented figures - the annual contribution for a R1m property is already at a 'Rate in Rand' of 0.00224. Is this slide incorrect?	Budget	YES		The "Financial Impact" slide has been corrected, thank you. We apologise for the initial error.	
7	Further to this, the fact that the value of the 'Proposed Budget' directly affects the contribution was initially lost on me (possibly others in the meeting too). I had thought that the budget would seek to spend what was collected. However, the opposite is true in that it seeks to specify what is collected. This introduces significant governance issues around budget setting and possibly making up shortfalls (possibly due to default by other	Budget	NO	The budget will seek to spend what is collected. There will be an initial 3% retention by the Municipality in terms of the By-Laws to provide for bad debts. Apart from the operating expenditure portion of the budget, the remainder of the budget will be spent as proposed. Only Ratepayers in good standing will be entitled to exercise a vote and become a member of the NPC. Put differently, defaulters will not be entitled to vote.		

	rate payers) by arbitrarily increasing the contribution from those that do pay. I am not sure if this aspect was adequately explored - especially in terms of voting on any changes. For example, do defaulters vote? Some of these defaulters could disenfranchised and refusing to pay/objecting on principle (see point 7)?					
8	The VAT issue was raised at the meeting but not answered. I think this is important as it significantly increases monthly costs which, as far as I can tell, are likely to be in the range of a 27% increase in expenditure for our own rates.	Budget	YES		We have clarified the VAT issue which was raised at the meeting and established that as the additional rate will be levied by the Municipality and collected for the purpose of the CID it is not a Vatable supply. This	

					will have a positive impact.	
9	With the knowledge that the voting system is not based on a weighted model, the Proposed Budget could be voted in by a majority but paid for by a minority. This minority would have no way to extract itself from the situation.	Budget	NO	The voting system for the CID is not based on a weighted vote, but in the conduct of the NPC business will be. We will clarify this when the revised business plan and budget is tabled at the next meeting.		
10	The annual budget increases seem to fall unrealistically short of inflation. If the budget is voted for in 5-year tranches, the change model (a) doesn't seem reactive/flexible enough (b) Has a contradictory governance weakness, given the points above.	Budget	NO	We take note of your observation that the annual budget increases appear conservative, but we are satisfied that the increases provided for are adequate (6% year on year).		
11	For the ordinary house owner, previously you had to pay money to be safe. Is this still going to be the same? Or are people going to have a connection and how will the connection work? How are we going to benefit from this (CID)?	Safety & Security	NO	The CID safety measures will add value to your current safety measures; it will not replace them. A monitoring and control centre will allow us to see the crime before it happens, therefore taking a proactive approach rather than reactive.		
12	Will the crime not move to other areas outside the CID boundary?	Safety & Security	NO	Yes. The CID has a five-year plan, that will follow a phased approach which will hopefully lead to the whole of town being monitored and secure.		

13	There is a big drug problem in our town. We need to address the root cause of this problem which lies with unemployment. A rehabilitation facility is also needed to help individuals.	Safety & Security	NO	General comment.		
14	Do street lights and potholes fall within the work of the CID?	Safety & Security	NO	They definitely influence safety and security; however, the CID does not replace the role of the Municipality and they will still be held accountable to deliver on their services such as street lights and potholes.		
15	Are the solutions only for a certain part of town?	Safety & Security	NO	The Business plan includes the whole of Graaff-Reinet; however, we will use a phased approach to implement the Business Plan.		
16	Does the word security only focus on specific issues related to crime or does the pillar also focus on things such as food security etc?	Safety & Security	NO	In this regard, safety and security is related predominately to crime and one's well-being related to crime. Food security is an important topic; however, it will fall under the social upliftment pillar.		
17	To be able to ensure safety and security in town, we (CID) have to ensure that the Bylaws are enforced. We also need to approach the college for the students that need to do their integrated learning. We (CID) can apply to a SETA for stipends for these students.	Safety & Security	NO	General comment.		

18	The CID should adopt the UN 1994 Human security approach.	Safety & Security	NO	General comment.		
19	Our town is surrounded by a National Park. It's essential we keep it clean, the education surrounding that is crucial. As well as the enforcement of Bylaws to ensure there is no illegal dumping.	Cleaning & Maintenance	NO	General comment.		
20	The CID should link up with the EWP workers to assist with the cleanup.	Cleaning & Maintenance	NO	General comment.		
21	The amount of illegal dumping taking place in the river is a major concern for fire and flood and currently nothing is being done about it.	Cleaning & Maintenance	NO	General comment.		
22	There is a lack of rubbish bins in our community. Having a place to put your rubbish will limit the amount of illegal dumping currently taking place.	Cleaning & Maintenance	NO	General comment.		
23	Does this budget include areas such as the mountain drive?	Environmental Development	NO	Mountain drive is an area we would like to give attention to; however, it is not currently a top priority.		
24	Does mining and fracking fall under this pillar?	Environmental Development	NO	Unfortunately, it doesn't, we will leave that in the capable hands of the private sector.		
25	If a private person wants to develop a 'green/open' space in the CID boundary, will they be able to do it via the CID?	Environmental Development	NO	Yes, there will be opportunities for collaboration between the private sector and the municipality to enhance public spaces.		

26	Having access to water tanks will assist members especially in the poorer communities.	Environmental Development	NO	General comment.		
27	Does the budget make allowance for awareness and education? (Environmental)	Environmental Development	NO	Yes, it does.		
28	Historically churches were the places where people went for assistance, then government took on the role but they haven't managed. I think we need to get the churches involved again.	Social Upliftment	NO	General comment.		
29	COGTA is supposed to appoint a community development worker in every ward of the municipality. We need to hold them accountable that they fill these roles. They are responsible for rendering a social service and they collect important data about the community.	Social Upliftment	NO	General comment.		
30	BADISA is also not working in our municipality.	Social Upliftment	NO	General comment.		
31	Ward committees are supposed to offer activities in their wards.	Social Upliftment	NO	General comment.		
32	The additional remainder of 15% of the budget will be used for operational costs?	Budget	NO	Yes, it will stay the same.		

	Will it stay 15% or lessen out in the long run?					
33	People need to see the impact before trusting the CID. We need to bring visible change.	General	NO	General comment.		
34	Pg 20 – CCTV & Monitoring : It would be informative to see the split between capital spent on cameras, and monitoring over the years. And has a provision been made for replacement and maintenance of cameras?	Safety & Security	NO	Provision is made for expenditure relating to CCTV and monitoring by virtue of the strong community response. Whilst the Steering Committee secured input from various potential suppliers, the final allocation of expenditure will be dealt with by the NPC once established. It is not possible at this time to furnish you with a detailed split. The budget is for a 5-year period and provision is made for maintenance in latter years		
35	Pg 26 – Restoration & Maintenance: There is an increase of 68% in Restoration & Maintenance from year 1 to year 2 and then a reduction again in year 4 and year 5. It would be interesting to understand this trend?	Cleaning & Maintenance	NO	The trend provided for is the expenditure relating to restoration and maintenance in due to the fact that we anticipate that the CID will conduct a “big fix” in year 1 and 2 and that this will taper-off in latter years when the expenditure will be largely to maintain.		

36	Part B – Implementation plan: I have a concern that, with the vast number of excellent and necessary projects listed on the plan, the budget of R5 mill to R5,6 mill per year will not be sufficient. This may lead to non-delivery or partial delivery. Will there be a process in place to prioritise high impact projects to ensure available funds are allocated accordingly?	Implementation Plan	NO	We agree that the current budget is conservative given the nature of the projects the steering committee has identified flowing from its interaction with the community and community organisations. In the circumstances it is contemplated that many of the projects will be approached in phases. It is contemplated that high impact projects will be prioritised. It is also contemplated that the CID, through the NPC, will secure additional funding over and above the additional rate payable by additional ratepayers.		
37	Dear Steering Committee Although a comparative newcomer to Graaff-Reinet, I feel rooted here. Among my ancestors were some who left this district to trek to Natal in the 1830s. My instinct tells me that it grieved them to do so. Because I care about this beautiful town, I felt heartened at the first public meeting to discover that many of our townsfolk view your proposals positively. I applaud your initiative in proposing a Community Improvement District and I wish it every success. I agree with Mr Light	General feedback	NO	Thank you for your detailed and positive written response to the proposed establishment of the Graaff-Reinet CID. We agree with you that the success of our town requires positive participation of its residents and that degradation will follow if our residents elect to do nothing. We hope to achieve a greater level of involvement of all residents (property owners) and promoting a sense of pride in our town and to that end, we also wish to address the so called “no-go” areas,		

	who (in answer to a questioner) said that positive guarantees cannot be given, but one thing is certain: if nothing is done, the town's failure is guaranteed. We are cautioned by the precedent of dozens of already-failed towns. I hope that you will receive the support you need and deserve. You will certainly have mine—within my finances, and provided the CID remains unambiguously SECULAR and APOLITICAL. You invited property owners to submit input on the proposed CID. While you have covered all bases admirably, I take the opportunity to share a few considered suggestions: Claiming Ownership—Quietly and Confidently In preamble to his presentation of the CID			where there has already been substantial urban decay. The approach that you suggest, that “the regular presence of ordinary, law abiding citizens on a city sidewalks is vital in maintaining the character of precinct”, is refreshing and captures the essence of what we would ultimately like to achieve. We do not believe that what you suggest is outside of the purpose of the CID, but rather something that could be achieved in the approach we adopt in due course in the implementation of the Business Plan. We wish to encourage all residents to take ownership of and exhibit pride in our town. As you correctly point out, our actions and		
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	concept, Derek Light touched briefly upon the challenges confronting our town. Poverty, vagrancy, substance abuse, and homelessness were correctly identified. These things are conspicuously present. Mr Light also made the salient point that the town is collectively owned by its property owners. Towns do not, however, decay just because of poverty. They decay when the people who care shrink into the shadows. I walk a lot. On the pavements, I regularly encounter: people whose homes lie outside the historic 'Horseshoe' area pedestrians who cannot afford to own vehicles people 'just passing through', and tourists. Who I seldom see walking from place-to-place on our pavements are our town's own property owners. I believe that property owners share responsibility for urban decay, in that they have withdrawn physically from large parts of the town.			behaviour as residents reflects to what extent our town matters to us. A large portion of responses received raised issues of safety and security and must be addressed. Perhaps, if we visibly achieve some of our goals in that regard, the visible presence of our residents will more readily occur. You live in a special street, Parsonage Street, and that entire heritage precinct must receive special attention. Further upgrades of that area are planned and to the extent required, the CID will promote this narrative. Littering remains an issue. One of the areas of focus of the CID will be to improve public spaces and to create spaces for people so that they are not given to invading private spaces. It is absolutely an objective of the CID to engender		
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	I need to explain. I have neighbours who never show their faces out of doors. They arrive and leave in vehicles. I have lived in one house in Graaff-Reinet for six years. In all that time, I have never seen these neighbours walking the pavements. I don't believe that they are exceptional. 'Respectable' locals who have a significant financial interest in this town have a habit of driving everywhere. They visit Gqeberha's shopping malls more often than some parts of this town. Some have shut themselves up within their domestic fortresses. Internally, perhaps they have 'surrendered' areas like Market Square and the streets around the town hall to the urban rot they deplore. They see these as 'no-go' areas, not realizing perhaps that abandonment invites abuse, and that by			civic pride and to promote this through education and various other means. The utilisation of volunteer groups in all precincts is a good one. Hands-on involvement of all residents in projects of the nature you propose is a wonderful way of instilling pride. Thank you for referencing the photographic studies of William Roe. Creative ways of addressing the greater social issues you raise will have to be found, it is however, as you suggest, a long-term issue. We do need to find ways to promote that which Graaff-Reinet offers and we are working closely with other civic organisations to achieve this. Party politics must be avoided at all costs. The		
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	withdrawing from these areas they contribute to the urban decline. The American urbanist Jane Jacobs, in <i>The Death and Life of Great American Cities</i> (1961) argued that the regular presence of ordinary, law-abiding citizens on a city's sidewalks is vital to maintain the character of a precinct. Citizens should walk the pavements, linger, and observing. Jacobs 'argues that city sidewalks and people who use sidewalks actively participate in fighting against disorder and preserving civilization'. See: https://en.wikipedia.org/wiki/The_Death_and_Life_of_Great_American_Cities An area's abandonment by 'respectable' townsmen accelerates decay. On the other hand, when people go about their ordinary daily business on foot, they assert informal social control without a word uttered. This is an influence at least as effective as CCTV			success or otherwise of the CID is something which will be measurable and should be monitored on a continuous basis. The members of the NPC that will administer the CID once established, can develop criteria by which the success or otherwise of its activities can be measured. Your email under reply was an interesting read and has certainly stimulated our thinking. Your remarks will be incorporated in the record of the public participation process and we apologise if we have not responded to each and every aspect you raise, in detail. We look forward to your continued support and appreciate your informed thinking and positive approach.		
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	and policing. Walking the pavements reduces antisocial behaviour simply by normalising decent presence. It signals to all—including potential squatters and criminals—that the town still matters to its property-owning residents and that they are unwilling to relinquish it to forces that would trash and degrade it. The above probably falls outside the remit of a CID. Nonetheless, I would like to propose that those with a financial stake in this town be encouraged to: (a) adopt the practice, wherever feasible, of leaving cars in garages and walking the pavements as our ancestors did. This applies especially to marginal areas most under threat. This initiative should be done voluntarily in a self-assured, cheerful, and non-confrontational way. (b) reinstate the time-honoured South					
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	African tradition of stoep-sitting, to signal proud ownership of their homes and to show that they feel self-assured within their environment. These gestures will speak volumes. They are simple ways of proclaiming: 'This place still matters to me.' I do not advocate anything like community policing or vigilantism. I am not suggesting that individuals take needless risks. (In some cases, it may be advisable for friends or family members to walk together.) I just wish to make the point that those who bemoan a town's decline forfeit their right to complain when they fatalistically withdraw from sections of it. Our pavements will feel safer when respectable, law-abiding people are walking them throughout the day. Heavy policing, on the other hand, might be taken to mean that 'battle' has already been lost and that a previously-advantaged sector of the community is doing what it always did when it felt under siege: getting tough.					
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	Civic Pride I live in Parsonage Street, which is one of our town's chief sources of pride and a key tourist attraction. Our street's predicament is that it and Cross Street are located on the pedestrian 'high road' between Masizakhe/Market Square and the lower Church Street commercial area. This heritage precinct struggles to retain its peaceful, residential character. Pedestrians from outside habitually treat it as a public assembly place. They create an unconscionable amount of noise which may erupt at any time, even after nightfall. There are also vagrants who loiter, foul our pavements, and even harass passersby. Additionally, there is a relentless litter problem. The majority of Graaff-Reinnetters, it seems to me, think nothing of planting themselves on or against other people's verandas, dirtying the paintwork, eating their fast food, and leaving their messy food scraps and wrappers, etc., lying wherever they happen to be. The municipality (or some other agency) cleans					
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	the street regularly—so I do not blame it for the litter. Rather, culpability rests with the citizenry. A few hours after being cleaned, Parsonage Street is again a mess. To my mind, this speaks of a sorry lack of civic pride. Could GRTCID make it an objective to engender civic pride in the wider community through a programme of education, in which littering features? In my mind's eye, I see banners and t-shirts with slogans such as: 'Proud to be GRT' and 'I love my town: I don't litter.' When the message penetrates our group consciousness that engrained personal habits (littering, in this case) hurt the community and the place we profess to love, there is a good chance that old habits will begin to change. We need to focus on the young who are often more responsive to influence. I also feel that the supermarkets and fast-food outlets ought to accept some responsibility for the littering problem, by					
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	part-funding the education programme, and by regularly cleaning up around their premises. Another suggestion is that groups of volunteers go—perhaps once a month—in fair-sized groups (for security) to poorer areas to collect and dispose of litter. This needs to be done with friendliness and good grace, as a gesture of goodwill. On the subject of engendering civic pride, I think that massive use could be made of the iconic photographic portraits of Graaff-Reinnetters taken by William Roe, who lived in this town from 1859 to 1916. As a photographer, Roe dignified his subjects. Besides being used to advertise our town to potential tourists, Roe’s portraits would enable all sectors of our community to feel their historic presence validated and celebrated. They also demonstrate that our lovely ethnic and cultural tapestry is as old as our town and an important aspect of our richness. The recent influx of newcomers from other parts of Africa and from Asia should likewise be celebrated.					
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	Please see: https://www.theheritageportal.co.za/article/dormant-graaff-reinet-museum-photographic-collection-sees-light-roeson-studio-images-local Upskilling youth: improving their economic prospects I believe that Mr Light correctly identified our local ‘elephant in the room’. For generations, our society failed to invest in its greatest asset: its vast human potential. Today, we reap the legacy of this shameful neglect. We will never arrest or reverse urban decay until we deal effectively with massive, systemic poverty. Token gestures will achieve nothing. While Graaff-Reinet remains a SASSA town, it will never prosper. Thank you for having the courage to make this clear. Graaff-Reinet might never be able to support its population economically—and this population is likely to grow. Currently, young people are shackled to the Karoo because they lack skills that would make them employable in bigger centres—in					
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	South Africa or even abroad. We need to think long-term in addressing this problem. Unfortunately, residents in the comparatively affluent areas have also felt the pinch economically in recent years, and so may not have much money to pass on to those less fortunate. On the other hand, among us there must be several with knowledge and skills that could be transferred to youths and young adults in deprived areas. If we could get a cohort of educated and public-spirited volunteers together to offer their services free of charge as trainers and teachers, those skills could be passed on to young people who need them desperately. One thing that would make our youth more attractive to employers beyond the Karoo would be the ability to communicate effectively through the medium of English. This does not mean that young people need abandon their identity—but that they need to acquire significant proficiency in English, particularly in a business context. If we upskill the young people in ways like					
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this, it may provide a pressure valve for unsustainable population growth. And, hopefully, if they make their way in the world, they will continue to cherish their place of origin and will repatriate some of their income to it—either to needy relatives or in other ways. Balance of trade At the end of the first meeting, someone in the audience advised the need to generate income from outside the town. I agree. We cannot survive exclusively on our internal economy. I suspect that our town is a nett importer of goods and services. We need to maximize our potential to ‘sell’ our town to outsiders. Somehow, we need to devise ways by which all Graaff-Reinettters can advertise or market local goods and services abroad. Party politics Could we agree to avoid references to party politics at our meetings? We hamstring the CID initiative if it comes to be identified with one or other political party. We need the goodwill of everyone.					
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	After the first five years Can we agree now to dissolve the CID after the initial five years if no measurable improvement is seen? (We will, of course, need to have consensus on the predetermined criteria by which success or failure will be measured at the end of five years.) These are just a few ideas that I would like to toss into the discussion. Feel free to do with them as you please. With thanks for your initiative and hard work to help our town regain the reputation it once enjoyed as 'Gem of the Karoo'.					
38	Thank you for taking my call this afternoon. Compliments of the new year and thank you for sharing the details of the upcoming Graaff-Reinet CID public participation process. We appreciate the opportunity to review the Final Business Plan and provide comments.	General feedback	NO	Thank you for your email of the 8th instant and for your positive approach to the public participation process aimed at establishing the Graaff-Reinet CID. We confirm that the property is situated within the SRA geographical boundary. In response to your feedback / requests, the following: • We confirm the inclusion of your properties in		

	Our Feedback and Requests: • Please confirm inclusion of our properties in Annexure D and the boundary map. • Specify KPIs for security (patrol frequency, CCTV coverage, PSIRA compliance), cleaning schedules, and social programmes. • Provide levy calculation examples, escalation assumptions, and confirm ring-fencing with audited reporting. • Publish procurement procedures and ensure quarterly performance reporting. • Confirm governance measures (balanced board representation, conflict-of-interest declarations, amendment process). Subject to these clarifications, we are supportive in principle of a well-governed, KPI-driven CID that demonstrably improves safety and cleanliness. We will review the Final Business Plan internally and submit formal written comments before the 16 February 2026 deadline.			annexure D and the boundary map; • We are not currently in a position to specify the KPIs for security, cleaning schedules and social programs, beyond that which is contained in the Final Business Plan, which will be presented on the 15th instant. - o The Board of Directors of the NPC that will administer the CID, once established, will implement the Business Plan and after following a transparent procurement process, greater detail will become available at that time; • The additional rates payable by ARPs will be determined by the Municipality, with reference to the value of the relevant properties. Examples are contained in the Business Plan. The additional rates will be ring-fenced within the municipal system and rates recovered, swept off to the NPC. There are strict audit reporting and oversight mechanisms in the relevant by-laws and policy, in addition to which the requirements of the Companies Act will regulate activities. Auditors will be appointed, and also the company secretary and internal accountant; • The procurement procedures have been published in the CID policy and regular		
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	Impact: The proposed CID may introduce levies and compliance obligations for properties within the boundary. While these initiatives aim to improve safety, cleanliness, and social outcomes, we will need clarity on: • Financial implications (levy structure and escalation). • Operational impact (access for CID services, compliance requirements). • Governance and transparency (ring-fencing of funds, audited reporting). Thank you for engaging stakeholders in this process.			performance reporting to both the Council and the members of the NPC will occur. • The governance measures are prescribed in the relevant legislation, by laws and policies and also in the Companies Act and in more detail, the MOI of the NPC, which also deals with the appointment of board members and provides for conflict of interest declarations, amended processes and the like. We are confident that the CID, once established, will be well governed within the NPC structures and subject to the related statutory measures. We are determined that the activities of the CID will substantially improve safety and cleanliness and address other heritage and social issues. We look forward to receipt of your formal written comments on the proposed final business plan by the 16th February 2026 deadline. We would welcome your attendance at the public meeting on the 15th instant and regretfully cannot accommodate a Teams meeting at that time, however a recording of the meeting will be made		
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				available after the meeting on the 15th of January 2026 on our website. In respect of the information, you require on the potential impact, we cannot do better at this time than that which we have presented in the Business Plan and what we have dealt with above. Thank you once more for your positive participation.		
39	Good-day Please take note of my previous e-mail....I attended one meeting and once again do not see that such a decision will MAYBE benefit sort of the town, BUT NOT the lower income home-owner, pensioners and single moms... After the high increase of my rates and taxes (72%)as well as that of other owners, an extra rate will be impossible. At the end we as pensioners would have no choice as to sell our "life-long" effort owing our own house...	Additional Rate	NO	Good day, Thank you for your e-mail of the 26th of January 2026. We take note of the reservations relating to the benefit to town with the establishment of a CID. To our knowledge the Rates and Taxes levied by the Municipality were increased in the last Financial Year by 1%. We understand also that to some residents the Rates payable are already difficult to afford and that an additional rate may prove to be unaffordable. If you are entitled to relief in		

	We all also have no excess to internet to vote . I hope you understand that an extra amount is not affordable for everybody.			respect of Municipal Rates, you will enjoy similar relief in respect of the additional rate. If you do not have access to the Internet to exercise your vote, you may visit our offices and I will be of assistance to you. The additional rate will vary quite substantially and will be determined by the value of your property. So, by way of example, if your property is worth R 1 million or less, the additional rate will be below R 100,00 (One Hundred Rand) per month. This may prove to be unaffordable to some. We trust that you will exercise your vote and invite you to do so as set out above. Thank you for your contribution.		
40	Good day Do I have a choice to join? Freedom of choice is a constitutional right? I am retiring soon and will have a significant reduction in income.	General Feedback	NO	Good day, Thank you for your e-mail of the 26th January 2026.		

	Please advise.			Should the CID be established with the support of the community (a majority of 60% plus one) all Ratepayers within a geographical area of the CID will be compelled to pay the additional rate. Ratepayers who qualify for a rebate for a reduction in rates are exempt from the payment of rates in the ordinary course to the Municipality, will be entitled to similar relief in respect of the additional rate. We trust that this simplifies the position		
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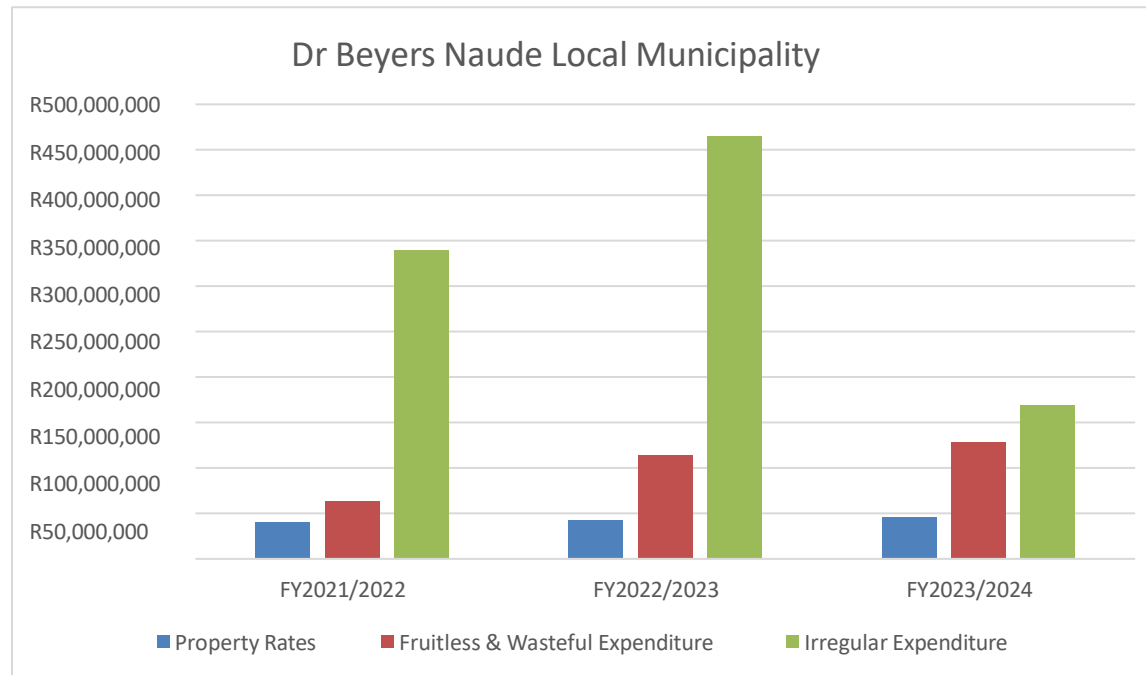
41. Letter that was circulated to all the guesthouses and businesses in Graaff-Reinet

Reasons to vote against the proposed Graaff-Reinet CID and Business Plan (2026–2031)

1. Service Delivery and Governance Failures

The CID proposal is framed as a solution to urban decline, but it does not address the root cause: municipal governance failures. The Dr. Beyers Naudé Municipality has statutory obligations under the Municipal Systems Act and Municipal Finance Management Act to provide safety, cleaning, and infrastructure services. Instead of strengthening municipal capacity, the CID model outsources these functions to a private non-profit company, creating parallel governance. This risks entrenching dysfunction rather than reforming it.

The extent of the dysfunction of the municipality is illustrated by the graph below, comparing property rates to Fruitless and Wasteful Expenditure as well as Irregular Expenditure



Fruitless and Wasteful Expenditure means expenditure which was made in vain and would have been avoided had reasonable care been exercised.

Irregular Expenditure is expenditure that is contrary to the Municipal Finance Management Act (Act No 56 of 2003), the Municipal Systems Act (Act No 32 of 2000), the Public Office Bearers Act (Act No 20 of 1998), or is in contravention of the Municipality's or Municipal Entities' Supply Chain Management Policies.

This means that from June 2021 to June 2024 Fruitless and Wasteful Expenditure amounted to R306 265 578 while Irregular Expenditure amounted to R973 119 639, for a combined total of R1 279 385 217. The establishment of the CID would not address this wastage and inefficiency at all.

2. Double Payment Burden

Property owners already pay municipal rates intended to cover the services the CID proposes to deliver. The CID levy therefore constitutes double payment. This duplication is particularly unfair to property owners within the CID boundaries, who must pay extra for services that remain the responsibility of the municipality, while residents outside the CID area continue to benefit without additional charges.

3. Levy Structure: Residential vs. Commercial Properties

The business plan introduces fixed annual levies based on property valuation, with commercial properties paying double the residential rate:

Property Bracket	Valuation	Residential Levy (per year)	Commercial Levy (per year)
	R1000 000.00	R1 119.25	R4 329.95
	R2000 000.00	R2 238.49	R8 659.91
	R3000 000.00	R3 357.74	R12 989.86

This levy structure is financially regressive. While commercial properties are expected to carry a heavier burden, small property owners and pensioners are disproportionately affected, as even the lowest levy adds strain to already tight household budgets.

This levy structure is set to escalate by the Consumer Price Index (CPI) every year. Assuming that CPI remains between 3% and 3.2% for the following decade this would result in the following rate structure in 2036:

Property Bracket	Valuation	Residential Levy (per year)	Commercial Levy (per year)
	R1000 000.00	R1,521.5	R5,882.4
	R2000 000.00	R3,041.7	R11,765.50
	R3000 000.00	R4,560.9	R17,644.20

4. Proposed Interventions vs. Stated Priorities

The business plan identifies priorities such as crime reduction, urban renewal, and social upliftment, but the interventions proposed do not meaningfully address these priorities:

- Crime Reduction: Patrols and CCTV may deter petty crime but do not resolve systemic policing failures, SAPS under-resourcing, or judicial inefficiencies.
- Urban Renewal: Street cleaning and cosmetic maintenance do not tackle infrastructure decay, water supply interruptions, or failing municipal services.
- Social Upliftment: References to homelessness and GBV awareness lack concrete, funded programs. No measurable strategies are provided to address poverty or unemployment.

- Tourism Marketing: Benefits businesses but does little to improve the lived reality of residents, especially vulnerable groups.

This mismatch between stated priorities and actual interventions makes the plan internally inconsistent and unlikely to achieve its goals.

5. Impact on Elderly Pensioners

Elderly pensioners living within the CID area are particularly vulnerable:

- Fixed Incomes: Many rely solely on state pensions or modest retirement savings. Even the lowest levy bracket is a significant burden when combined with municipal rates, electricity, and water charges.
- No Safeguards: The business plan does not provide exemptions, rebates, or protections for pensioners, exposing them to financial strain.
- Risk of Displacement: Pensioners may be forced to sell or relocate if levies escalate, undermining community stability and continuity.

6. Procedural and Governance Failures

- Bylaw and Policy Drafted Without Mandate: The Special Rating Area By-law and CID policy were drafted by the current CID structure, despite it having no democratic mandate, election, or appointment to perform such a legislative function.
- Democratic Deficit: Municipal bylaws should be drafted through transparent, council-led processes. Allowing a self-appointed CID structure to draft binding municipal policy undermines democratic governance.
- Conflict of Interest: The same CID structure that stands to benefit financially from levies has written the rules under which it will operate. This is procedurally illegitimate and erodes public trust.

7. Conclusion

The proposed Graaff-Reinet CID and its five-year business plan represent a misdiagnosis of the town's challenges. Instead of strengthening municipal governance and service delivery, the plan imposes duplicate levies on property owners, disproportionately burdens pensioners, and proposes interventions that do not align with its own stated priorities. Compounding these flaws, the CID framework rests on bylaws and policies drafted by a self-appointed structure with no democratic mandate. The result is a model that risks entrenching governance failures, undermining fairness, and failing to deliver meaningful change for the community.

Response to no. 41 : “REASONS TO VOTE AGAINST THE PROPOSED GRAAFF-REINET CID AND BUSINESS PLAN (2026 – 2031)”

1. THE LEGAL FRAMEWORK

- 1.1. Local Government: Municipal Property Rates Act no. 6 of 2004: Section 3(1) of the Act provides that a council of a municipality must adopt a policy consistent with the Act on the levying of rates on rateable property in the Municipality.
- 1.2. Section 22 of the Act provides that the municipality may by resolution of its council, determine an area within the Municipality as a special rate area and levy an additional rate on property in that area for the purpose of raising funds **for improving or upgrading that area** and differentiate between categories of properties when levying the additional rate. Prior to do doing so, the municipality must consult the local community and obtain the consent of the majority of the members of the local community in the proposed special rating area, who will be liable to paying the additional rate.

2. DR. BEYERS NAUDE RATES POLICY

The Policy of the Municipality provides for the establishment of Special Rates Area and the levying of additional rates in accordance with the provisions of the Act.

At the time when the applicant contemplated bringing an application for the establishment of a SRA by the Municipality, the Municipality had not yet passed by-laws and developed a policy on SRAs within the municipal area.

The applicant was proactive in introducing the administrators of the Municipality to the administrators of the City of Cape Town where over 50 CIDs had been successfully established. The sharing of information included making available to the Municipality, the by-laws and policy of the City of Cape Town and flowing from these interactions, the Municipality developed by-laws and the policy with input from the applicant, which were lawfully tabled for consideration by the Council of the Municipality, as contemplated in the Act. The democratically elected Council resolved to adopt the CID policy and by-laws, which may be reviewed (and revised, if necessary, from time time).

We respond *ad seriatim* to the objection as follows:

3. SERVICE DELIVERY AND GOVERNANCE FAILURES

The letter of objection to which the applicant seeks to respond herein, highlights what is termed “municipal dysfunction”. The applicant will not respond to the detail thereof, but to suggest that the establishment of the CID is to “outsource” municipal service delivery functions, is not correct. The establishment of the CID / SRA is for the purposes envisaged in the Act and set out above. It

is to augment service delivery and not to assume the obligations of the Municipality. Where appropriate local government should be held accountable, but that is outside of this statutory process.

4. DOUBLE PAYMENT BURDEN

The rate payers do not pay municipal rates for the services the CID intend to deliver. This is simply not correct. The additional rate will be utilised for the purposes identified by the community and will augment the municipal service delivery.

5. LEVY STRUCTURE : RESIDENTIAL VS COMMERCIAL PROPERTIES

It is correct that the business plan introduces an additional rate and that there are differential rates for residential and commercial properties. It is a mixed-use SRA and in the view of the Steering Committee, the differentiation is not only contemplated in the Act, but is justified. Additional rate payers in good standing with the Municipality in the SRA will exercise a vote, not only on the establishment of the CID, but also whether or not to approve the business plan and budget. Thereafter Council will exercise a vote, not only on the establishment of the CID, but also whether or not the business plan and budget are approved.

6. PROPOSED INTERVENTION VS STATED PRIORITIES

It is not correct to state that the “stated priorities” of the Steering Committee is at variance with the proposed business plan and budget. The community prioritised what the community feels is deserving of priority, through the Urban Management Survey. This is in keeping with the Act, by-law and policy. Put differently, the business plan and budget are informed by the UMS and reflects the priorities identified by the community.

- Crime reduction: The Steering Committee believes that CCTV with 24-hour monitoring and response, patrols and other measures should have a meaningful impact on crime, but agree that it does not address the serious systemic issues raised by the objector relating to SAPS under resourcing and the like.
- Urban renewal: The big issues raised by the objector fall outside of the mandate of the CID which are service delivery issues to be attended to by the Municipality and provincial and central government.
- Social upliftment: The objector is correct. The Steering Committee proposing the business plan and budget resolved to seek specialist input on what is perhaps the most important pillar of the CIDs work. Strategies and solutions will be implemented once specialist input has been received.
- Tourism and marketing: This is not a specific role of the CID. It is anticipated that the establishment of the CID will have a positive impact on investment and tourism, which in turn may have an impact on job creation and other opportunities. The Steering Committee seeks approval of a business plan that will cater in some part to the upliftment of vulnerable residents;

7. IMPACT ON ELDERLEY PENSIONERS

Those persons who have identified themselves as pensioners and with compromised financial ability to meet their obligations for payment of rates, are entitled to apply for relief to the municipality. Any persons or institution that is entitled to relief in the form of a rebate or exemption from the payment of rates, will similarly enjoy those benefits in respect of the additional rate.

8. PROCEDURAL AND GOVERNANCE FAILURES

- 8.1. The by-law and policy were developed under the circumstances fully described above. There is nothing untoward therein.

- 8.2. Democratic deficit: there is no substance in the assertions contained herein and a proper consideration of the facts set out above, will lead the objector to conclude otherwise.
- 8.3. Conflict of interest: the assertions made here reflect on a lack of understanding of the process. The CID structure does not stand “to benefit financially from levies”. If the community approves of the business plan and budget and these additional rates are levied and recovered in due course, it will be administered, not by the Steering Committee, but by a non-profit company (NPC) [as is required in law]. Those additional rate payers who are in good standing may elect to become members of the NPC and they in turn will elect the directors to the Board of the NPC, who will be charged with the day-to-day administration of the additional rates which will be employed strictly in accordance with the business plan and budget approved of by the community. The manner in which this objection has been framed is offensive. The applicant and the Steering Committee have driven the process unselfishly with hundreds of man-hours of work, at substantial personal cost and for no financial benefit. It is the community that will establish the CID / SRA and the business plan and budget, if approved, has been developed in consultation with the community. The process is governed by the Act, by-laws and policy and these have been strictly adhered to. Ultimately the Council approves of (or not) the establishment of the CID/SRA business plan and budget.

The conduct of the affairs of the NPC, is governed by the Companies Act, its Memorandum of Incorporation and under municipal oversight. It will have an Internal Accountant and Company Secretary as well as an external auditor. The Board will be answerable to its members (participating ARPs).

9. CONCLUSION

The conclusion arrived at by the objector is without sound foundation and reflects a misunderstanding of the process and purpose for the establishment of the SRA/ CID. I will not repeat what is set out before, but there is no basis for concluding that what is proposed risks entrenching governance failures, undermining fairness, and failing to develop meaningful change for the community. The opposite is true. There has been a fair and extensive public participation process and the community itself will decide whether or not the SRA / CID should be established for the stated purpose.

Every affected rate payer is entitled to elect whether or not to consent to the establishment of the CID and approve (or not) its business plan and budget. It is a democratic process governed by national legislation and local by-laws and policy, in accordance with such legislation.

The Steering Committee will engage with all/objectors who exercise their right to vote within this process.

The tone of the objection is unfortunate and the conclusions unsubstantiated.

Applicant: Derek Light

Annexure F: Written Consent/Objection