



**CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD**

ANNEXURE 3

CITY IMPROVEMENT DISTRICTS

ADDITIONAL RATES

June 2026



CITY IMPROVEMENT DISTRICTS (CIDs) ADDITIONAL RATES 2026/2027

Each year, every CID is required to submit a budget to the City in accordance its approved Business Plan as approved by the company members at an Annual General Meeting (AGM) or Members Meeting. The budgets for 2026/27 for all existing CIDs included in the table below were all approved in terms of this requirement prior to submission to the City for inclusion in the City's budget document. The CIDs have a 5-year budget as per their approved Business Plan and as such cannot anticipate future development or valuation fluctuations due to successful appeals etc. Communities are informed from the outset regarding the impact of valuation fluctuations on CID budgets and also individual contributions. Accordingly, various scenarios materialise in later years where the CID budget may be spread over a broader community thus reducing the burden on individuals. Similarly, successful valuation objections could result in a larger than anticipated burden on other individuals due to the valuation base reducing concomitant to annual budget increases.

The impact on individual property owners is thoroughly assessed to ensure that any financial changes remain affordable and sustainable. With the new General Valuation (GV) coming into effect on 1 July 2026, each owner's contribution will be determined by how their property value has changed relative to the average increase within the CID. As a result, some owners may pay less, while others may pay more. Importantly, the CID's budget approved in 2025 remains unchanged. The City will therefore only collect the amount required to fund each CID's approved budget.

The amount of any additional rate levied in a CID area is determined by Council. The additional rate is a debt owing to the City and is payable and collected in the same manner as any other property rates imposed by Council. Two different rating categories are identified when imposing an additional rate in a CID, namely Residential and Non-residential. The CID Policy, as approved by Council, further clarifies that any non-residential property with a municipal valuation of 50% or more of the total municipal valuation of the CID it is located in will not fund more than 25% of the budget. At this stage, this scenario only exists in the Glosderry CID.

All the existing CIDs approved their budgets at their members' meetings with an overwhelming majority support. Nine CIDs (Blackheath, Green Point, Little Mowbray & Rosebank, Oranjekloof, Paarden Eiland, Sea Point, Triangle Industrial, Tygervally and Zwaanswyk) applied for a new 5-year term commencing on the 1st of July 2026. At their Members' Meetings, members voted in favour of the continuation of the CIDs. These are included in the table below as approved by Council on 31 March 2026.

Three applications were received for the establishment of a new CID in Clare Park Estate, Marina Da Gama (namely Marina South) and Tamboerskloof (namely Signal Hill). To accommodate these three applications their budgets and additional rates` are included in the City's budget and in the table below. Applications for Clare Park and Marina South were approved at Council meetings in March and May 2026 respectively. Signal Hill is still subject to Council approving the application.



The additional rates for 2026/27, expressed as a rate-in-the-land and based on the total property valuation per CID, are submitted for Council approval.

CID additional rates are rated at 15% for VAT. Additional rates below are shown as a rate-in-the-Rand.

City Improvement District	2026/27 Budget R	2026/27 Residential Additional Rate R	2026/27 Non-Residential Additional Rate R
Airport Industria	7,244,995	N/A	0.002217
Beaconvale	5,621,335	N/A	0.002948
Blackheath #	4,929,955	N/A	0.001428
Boston	5,709,420	0.001179	0.001873
Brackenfell	4,942,229	N/A	0.002997
Camps Bay	31,217,156	0.000785	0.001452
Cape Town Central City	132,176,444	0.001576	0.003461
Claremont	16,010,676	0.000790	0.001901
Clare Park *	658,456	0.000569	0.001170
Clifton	11,521,807	0.000962	0.001590
Eastlake Island	638,000	0.001264	N/A
Elsies River	4,750,996	N/A	0.004124
Epping	17,041,928	N/A	0.001563
Fish Hoek	2,105,453	0.000856	0.002519
Glosderry	2,835,037	0.000376	0.002887 >50% = 0.000576
Green Point #	17,495,016	0.000866	0.002251
Groote Schuur	11,800,987	N/A	0.002146
Kalk Bay and St James	3,426,453	0.000529	0.001566
Little Mowbray / Rosebank #	3,335,649	0.000827	0.002146
Llandudno	5,800,444	0.000892	0.001061
Lower Gardens	10,503,563	0.001339	0.002854
Lower Kenilworth	1,904,675	0.000842	0.001329
Maitland	5,826,965	N/A	0.002851
Marina South *	600,000	0.001164	0.001390
Mitchells Plain Town Centre	2,911,100	0.000903	0.003524
Montague Gardens-Marconi Beam	10,848,397	N/A	0.001151
Mount Rhodes	873,504	0.001440	0.001953
Muizenberg	4,262,360	0.001175	0.003380
Newlands	7,753,568	0.000577	0.001390
Northpine	3,626,727	0.001297	0.002669
Oakwood Hughenden Meadows	1,605,329	0.002096	0.003016
Observatory	13,103,103	0.001114	0.003245
Oranjekloof #	11,541,763	0.000804	0.002219
Overkloof	635,041	0.001392	0.001392
Paarden Eiland #	7,418,525	0.000600	0.001168
Park Island	802,300	0.001143	0.002179
Parow East Industrial	2,293,825	N/A	0.003071
Parow Industria	8,405,778	N/A	0.001908



Penzance Estate	1,752,760	0.001575	0.003684
Pinelands	12,464,708	0.000664	0.001332
Salt River	6,449,658	N/A	0.002350
Scott Estate & Baviaanskloof	3,967,535	0.001090	0.001876
Sea Point #	11,270,784	0.000871	0.001903
Signal Hill **	3,751,237	0.001155	0.001573
Simon's Kloof	439,488	0.000496	0.000674
Somerset West	5,121,235	N/A	0.003619
Stikland Industrial	7,402,475	N/A	0.002195
Strand	2,199,508	N/A	0.003402
Triangle Industrial #	3,641,610	N/A	0.003524
Tyger Valley #	5,687,644	N/A	0.002700
Upper Kenilworth	4,971,238	0.000815	0.001877
Voortrekker Road Corridor	35,281,424	N/A	0.003563
Vredeklouf	4,625,670	0.001641	0.002650
Welgemoed	4,552,741	0.000689	0.001207
Woodstock	9,419,072	N/A	0.001695
Wynberg	11,177,991	0.001649	0.004057
Zeekoevlei Peninsula	720,674	0.001779	0.002598
Zwaanswyk #	1,990,566	0.000827	0.000883

Note: Additional rates are reflected exclusive of VAT. VAT inclusive rates can be found in the City's Tariffs, Fees and Charges book.

Council approved the application to extend the CID term for a further period of 5 years effective 1 July 2026.

* Council approved the establishment of the CID with effect from 1 July 2026.

** Subject to Council approving the establishment of the CID.