



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

ANNEXURE 3

CITY IMPROVEMENT DISTRICTS

ADDITIONAL RATES

June 2025



CITY IMPROVEMENT DISTRICTS (CIDs) ADDITIONAL RATES 2025/2026

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 2025/26 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 materialize 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 individuals is extensively modelled to ensure that the financial impact remains within the threshold of affordability and sustainability.

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. Sixteen CIDs (Airport, Boston, Cape Town, Claremont, Elsie's River, Fish Hoek, Groote Schuur, Lower Kenilworth, Maitland, Muizenberg, Parow Industria, Scott Estate & Baviaanskloof, Somerset West, Welgemoed, Wynberg and Zeekoevlei) applied for a new 5-year term commencing on the 1st of July 2025. At their Members' Meetings, members voted in favour of the continuation of the CIDs. These were all approved by Council.

One new application was approved by Council in March 2025 for the establishment of a CID in Lower Gardens. In order to accommodate this new application the budget and additional rates` are included in the City's budget and in the table below.

At the time that the City's budget was tabled in March, it was anticipated that a second area, Tamboerskloof, would gather sufficient support from property owners to submit an application early in 2025/26. However, this has been postponed to 2026/27 pending sufficient support. The budget and additional rates' for Tamboerskloof has therefore been removed from the table below and the tariffs, fees and charges book.



Over time, four CIDs have seen a shift from mostly non-residential to more properties that are residential which has caused the contribution to the CID budgets by non-residential properties to become disproportionate and unsustainable. In order to correct this, the tariff structures for the following CIDs are rationalised to ensure a more equitable contribution by residential property owners. Although the rate increases are above inflation the financial impact on residential properties is limited to R75 per R1 million valuation.

City Improvement District	2024/25 Additional Rate	Proposed 2025/26 Additional Rate	% increase in the Rate	2024/25 Average Monthly billing per R1 million Valuation	2025/26 Average Monthly billing per R1 million Valuation	Average Monthly Increase per R1 million valuation
Claremont	0.000498	0.000900	80.7%	R41.50	R75.00	R33.50
Fish Hoek	0.000568	0.000900	58.5%	R47.33	R75.00	R27.67
Green Point	0.000444	0.000900	102.7%	R37.00	R75.00	R38.00
Oranjekloof	0.000506	0.000900	77.9%	R42.17	R75.00	R32.83

Three CIDs requested above inflationary budget increases to improve the level of services delivered in their areas all of which were unanimously approved at their Annual General Meetings. The table below demonstrates the impact on the different property owner categories:

City Improvement District	25/26 Budget increase	Average Monthly Increase per R1 million valuation
Fish Hoek	37.0%	R27.67 (Residential) R53.33 (Non-Residential)
Muizenberg	15.0%	R10.83 (Residential) R31.25 (Non-Residential)
Zwaanswyk	15.0%	R12.17 (Residential) R12.75 (Non-Residential)

A new residential Rate is introduced for Paarden Eiland CID in preparation for the first residential development taking place in this traditionally industrial area.

The additional rates for 2025/26, 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	2025/26 Budget R	2025/26 Residential Additional Rate R	2025/26 Non-Residential Additional Rate R
Airport Industria	6 629 462	N/A	0.002687
Beaconvale	5 266 735	N/A	0.003412
Blackheath	4 650 901	N/A	0.001611
Boston	5 286 500	0.001252	0.001990
Brackenfell	4 611 264	N/A	0.002982
Camps Bay	30 981 540	0.000942	0.001745
Cape Town Central City	120 931 770	0.001725	0.003371
Claremont	15 107 174	0.000900	0.002163
Clifton	10 658 471	0.000984	0.001627
Eastlake Island	588 763	0.001373	N/A
Elsies River	4 447 253	N/A	0.004978
Epping	16 241 521	N/A	0.001876
Fish Hoek	1 967 500	0.000900	0.002649
Glosderry	2 631 521	0.000434	0.003352 > 50% = 0.000665
Green Point	16 013 905	0.000900	0.002341
Groote Schuur	10 998 124	N/A	0.002525
Kalk Bay and St James	3 217 400	0.000617	0.001828
Little Mowbray / Rosebank	3 132 067	0.000739	0.001916
Llandudno	5 395 762	0.000868	0.001030
Lower Gardens	10 693 093	0.001300	0.002768
Lower Kenilworth	1 867 328	0.000925	0.001460
Maitland	5 459 649	N/A	0.003212
Mitchells Plain Town Centre	2 746 322	0.001024	0.004002
Montague Gardens-Marconi Beam	10 138 689	N/A	0.001191
Mount Rhodes	820 192	0.001841	0.002481
Muizenberg	3 772 000	0.001270	0.003651
Newlands	7 313 745	0.000662	0.001594
Northpine	3 358 080	0.001309	0.002691
Oakwood Hughenden Meadows	1 466 166	0.002307	0.003341
Observatory	12 322 958	0.001086	0.003162
Oranjekloof	10 409 040	0.000900	0.002484
Overkloof	599 096	0.001726	0.001726
Paarden Eiland	6 933 200	0.000600	0.001276
Park Island	765 700	0.001315	0.002507
Parow East Industrial	2 148 181	N/A	0.003891
Parow Industria	7 717 411	N/A	0.002365
Penzance Estate	1 638 093	0.001758	0.004097
Pinelands	11 649 260	0.000668	0.001344
Salt River	6 023 199	N/A	0.003160
Scott Estate & Baviaanskloof	3 707 976	0.001371	0.002360
Sea Point	10 663 656	0.000956	0.002089
Simon's Kloof	408 826	0.000656	0.000891



Somerset West	4 785 676	N/A	0.004038
Stikland Industrial	7 069 221	N/A	0.002884
Strand	2 055 071	N/A	0.003789
Triangle Industrial	3 403 375	N/A	0.004031
Tyger Valley	5 383 171	N/A	0.002811
Upper Kenilworth	4 663 377	0.000913	0.002101
Voortrekker Road Corridor	32 667 985	N/A	0.003980
Vredeklouf	4 457 884	0.001723	0.002785
Welgemoed	4 474 928	0.000742	0.001297
Woodstock	8 835 134	N/A	0.001864
Wynberg	10 478 588	0.001742	0.004282
Zeekoevlei Peninsula	686 240	0.002020	0.002940
Zwaanswyk	1 618 346	0.001030	0.001079

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

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