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To: TWK Budget
Subject: Draft Budget Inputs

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Dear Sir/Madam,

I trust you are well.

Thank you for the opportunity to submit input on the draft budget ahead of the 30 April 2026 deadline. I would also like to acknowledge the continued efforts by the Theewaterskloof Municipality to stabilise its financial position and improve service delivery. The progress being made is visible and appreciated.

From both a property and tourism perspective in Villiersdorp, I would like to highlight key priority areas for consideration. While I recognise the financial constraints, the sequencing below reflects areas that can deliver the most meaningful impact in terms of revenue generation, stability, and long-term sustainability for the municipality.

1. Gap Housing (Critical Priority)

Gap housing is a critical and currently underserved segment of the market. While provision for low-cost housing is important, there is limited support for individuals who earn above the subsidy threshold but still cannot afford traditional property ownership.

In my experience as a real estate agent, this segment is under immense pressure. Many are forced into an increasingly unaffordable rental market, despite being economically active and capable of contributing to municipal revenue. A more balanced housing strategy is required.

The Destiny Housing Project in Villiersdorp presents a missed opportunity in this regard. Given its location at the town entrance, it would have been well suited to a gap housing development that could both enhance the visual appeal of the area and support upward mobility for working families. Future planning should strongly consider similar opportunities.

2. Basic Service Delivery and Infrastructure Maintenance

Consistent delivery and maintenance of core services—including roads, stormwater systems, waste management, and public spaces—remain fundamental. Reliable service delivery not only meets residents' rights but also underpins investor confidence, property values, and overall economic activity.

3. Illegal Squatting and Land Use Management

Illegal occupation continues to pose a significant risk if not addressed proactively. Early intervention and enforcement are essential to prevent long-term legal complications and escalating costs. Structured planning and clear land use management will support orderly development and protect municipal resources.

4. Tourism Infrastructure – Dagbreek (Tourism Office Building)

Dagbreek, as a declared heritage building and key tourism office in Villiersdorp, should be treated as a high priority. Urgent maintenance is required to preserve the structure and its historical value. Beyond preservation, investment in this asset has strong potential to enhance tourism activity and generate income, while reinforcing the town's identity and appeal to visitors.

5. Economic Asset Revitalisation – Dennehof Oord Resort

The reinstatement of Dennehof Oord presents a significant opportunity for job creation and tourism growth. Reviving this facility would have a direct positive impact on the local economy and support broader municipal objectives around employment and development.

6. Town Entrances and Visual Appeal

First impressions matter. Well-maintained and visually appealing town entrances create a sense of pride and signal a functional, invested municipality. Enhancing these areas across the region can positively influence tourism, investment decisions, and community morale.

7. Dilapidated and Neglected Buildings

Property owners, particularly in prominent areas such as Main Streets, should be encouraged—or where necessary, compelled—to maintain their buildings to acceptable standards. Neglected properties negatively impact surrounding property values and the overall image of the town.

Additional Supporting Priorities:

- Improved signage and wayfinding to key attractions and facilities
- Upgrading of public amenities, especially in high-traffic tourism areas
- Safety and security initiatives to support residents and visitors
- Support for small businesses and local tourism initiatives to stimulate job creation

In closing, these inputs are intended to contribute constructively towards a balanced and forward-looking budget. While all of the above areas are important, prioritising them strategically can support both immediate stability and long-term growth.

Villiersdorp and the broader Theewaterskloof region have strong potential for economic development, increased tourism, and improved living conditions. With continued focus and targeted investment, these opportunities can be realised.

Thank you once again for the progress made to date and for considering these submissions.

Kind regards / Vriendelike groete,

Janine

Janine Cyster-Williams, hereby warrants the validity of my Fidelity Fund Certificate as at the date of signature of this Agreement.

