

Southbroom Ratepayers Association (SRA) Strategic Plan 2015

1. Introduction

1.1 Background

Southbroom was proclaimed as a township in 1933, and the first stands were sold in 1938. A 9 hole golf course was established in 1939, which was upgraded to an 18 hole course in 1945.

Southbroom attained Town Board status in 1988, and operated from the Southbroom Town Board offices in Imbezane Drive. The Southbroom ratepayers association (SRA) was established in January 1990, with a view to becoming a voice for all property owners.

The Southbroom Town Board was amalgamated into the Impenjati Transitional Local Council in 1995, and then into the greater Hibiscus Coast Municipality (HCM) in 1999.

1.2 Planning Process

Brian Thompson (accredited risk facilitator) facilitated workshops for the SRA committee at the Southbroom Community Centre on 23 September 2015 and 15 October 2015. A draft plan was prepared by the facilitator and circulated to the participants for comment. The final plan was approved by the SRA committee in November 2015. Action plans for the strategic objectives will be followed up at monthly SRA committee meetings.

2. Identity of organisation

2.1 Mission

To serve the interest of the ratepayers and to liaise effectively with the ratepayers, permanent residents and the Municipalities, and to promote co-operation between the community and the Municipalities.

2.2 Vision

Effective and efficient infrastructure, amenities and services for the people of Southbroom.

2.3 Objectives

- to promote, enforce and safeguard the interests and rights of the ratepayers and/or residents
- to conserve the environment, beauty, character and heritage of the area;
- to foster interaction among ratepayers and residents through membership of the Association, and to increase understanding of civic issues and develop a sense of civic pride;
- to interact with, and to serve as a means of communication with all levels of local government;
- to keep a watching brief over Municipal policies and affairs, and evaluate them according to the highest principles of good local government
- to promote and facilitate interaction with other organisations in the KZN South Coast area having similar objectives;
- To liaise and cooperate with the Southbroom Conservancy and Southbroom Community Policing Forum.

2.4 Values

- Honesty and integrity
- Teamwork
- Openness and transparency
- Commitment
- Cooperative approach with Municipalities.

3. Situational Analysis

3.1 Municipal Context

Hibiscus Coast Municipality is one of six local Municipalities within the Ugu District (DC21) in the province of KZN. HCM has 29 Wards, and Southbroom is included in Ward 2, together with Ramsgate and Marina Beach. The ward councillor is George Henderson, and the SRA chairman is a member of the ward committee.

3.2 Municipal Services Providers

The following organisations provide municipal services to Southbroom property owners:

- HCM – Roads, beaches, refuse collection, verge maintenance etc.
- Ugu Municipality – water and sewerage
- Eskom – electricity

A schedule showing details of municipal services provided is attached as appendix “A”.

3.3 Southbroom Service Organisations

3.3.1 Conservancy – Established in 2003 the mission is to preserve in perpetuity the natural environment of coastal and riverine forest, coastal bush and grasslands for the benefit of the creatures occurring in the township and the delight of future generations of humankind.

3.3.2 Policing Forum (CPF) – Established in 2002 the mission is to provide a police service to the Southbroom community, with a view to minimising crime

3.3.3 Southbroom Property Owners Association (SPOA) – This is a section21 company established in 2002, with an objective to procure supplementary rates from HCM for the provision of services, resources and improvements to benefit Southbroom. In 2015 the supplementary rates were R113.42 per month and used mainly for policing purposes.

3.4 Ratepayers

There are about 1200 stands in the Southbroom Township, of which about 800 have houses or sectional title units. 1080 property owners paid rates in 2015, of which about 250 related to owners of sectional title properties. About 400 (30%) of the ratepayers are members of the SRA, and pay a membership fee of R300 per annum. The estimated rates paid by Southbroom ratepayers are R1.6 million per month.

3.5 Facilities

- Town centre with supermarket, post office, gym, bottle store, petrol station and about 10 shops.
- Police station
- Community centre and library
- A doctor, dentist and a veterinary practice
- 18 hole golf club, bowls club and tennis club
- Two swimming beaches (Main and Umkobi)
- Two tidal pools (Main beach and Granny’s pool)
- Three restaurants and a coffee shop
- Garden refuse depot
- Water reservoir and sewerage treatment plant

3.6 Services Provided by Ratepayers

- Library operations
- Maintenance of public gardens
- Maintenance of road and directional signs
- Cleaning of tidal pool
- Minor maintenance of beach ablutions and facilities
- Painting of kerbs and road markings
- Litter clean up
- Support of bowls and tennis clubs

4. Service Delivery Analysis

4.1 Roads

There are 19.2 kilometres of roads in Southbroom. Only the three of the main arterial roads were built on a proper base and the balance were chip and spray on sand. 90% of the roads are in very poor condition because of the poor construction and lack of maintenance for more than 10 years. Several of the tar roads have been graded to dirt roads because of lack of maintenance. HCM arranged extensive road patching and pothole repairs in 2012, 2013 and 2014, but the quality of repairs was poor. Recent major maintenance comprises:

- Outlook road (2.3 kms) – road resurfaced in 2011
- Eagle road (0.8 kms) – surface overlay in 2014
- Link road (1.0 kms) – complete refurbishment in 2015

An assessment of roads shows that about 50% have collapsed foundations and need to be completely refurbished, and the other 50% have badly cracked surface and need to be sealed or resurfaced.

4.2 Beaches

4.2.1 Main Beach

This beach has ablutions, a lifesavers building and tidal pool. Lifesavers are provided by HCM over weekends and school holidays. The brick ablutions are very old and are in poor condition, despite maintenance by SRA. The tidal pool was renovated by HCM in 2014 at a cost of R1.0 million, and is maintained by SRA. The lifesavers building was partly renovated by HCM in 2015. The drain and septic tank was leaking effluent into the lagoon in 2013 and 2014 and was replaced in 2015. The grass area of the beach between the showers and tidal pool has been badly eroded by the sea, and requires to be stabilised.

4.2.2 Granny's Beach

The tidal pool is in good condition, and is maintained by SRA. The wooden deck, ablutions, access ramps and steps were constructed by the HCM out of disaster relief funding following the tidal surge in 2007. They are maintained by the SRA and are in good condition

4.2.3 Umkobi Beach

This beach has small brick ablutions and a small wooden shed for lifesaving equipment. Lifesavers are provided by HCM over weekends and school holidays. The brick ablutions are very old and are in poor condition, despite maintenance by SRA. The septic tank collapsed in early 2015 and is waiting repair by HCM.

4.3 Water

Southbroom has a large water reservoir, which is supplied by the Umtamvuna water works (near Port Edward) and the Seaslopes water works (near Uvongo). The bulk water supply has limited capacity, particularly for peak holiday periods, and the pipes are very old. The Southbroom water reticulation system has very old asbestos pipes, which burst on a regular basis. SRA initiated a review of this

system with Ugu in 2013, and all valves were located, tested and replaced. There are three expensive low pressure valves (installed by Ugu many years ago) which still have to be commissioned.

4.4 Sewerage

Most of the residential properties have septic tanks, which do not require any services. Most of the businesses and some residences have conservancy tanks, which are required to be emptied on a regular basis and taken by Ugu tankers to the Southbroom sewerage works. The sewerage works was closed for about six months in 2015, and although reopened there are concerns about the operational practices. The Ugu sewerage tankers are unreliable, resulting in the use of private tankers.

4.5 Refuse Removal

HCM collect refuse every Monday for residential properties, with an additional collection on Thursdays for business properties. Refuse is stored in black plastic bags, and many properties have wire cages to prevent damage by monkeys. Recycled material is collected in clear plastic bags on the same days. There is a garden refuse depot with six skips, which are emptied every Tuesday. The HCM service in this regard is good, but the main problem is litter strewn by monkeys where properties do not have cages.

4.6 Verge Cutting

HCM arrange a service provider which cuts the verge and main beach grass every two months. The service is good, but an extra cut is required in summer before the holiday season.

4.7 Signage

The SRA provide quality and standardised information, directional and road signs in the township. This practice was agreed with HCM, and originally fell under the Southbroom Tourism Committee but was subsequently moved to the SRA. Ugu South Coast Tourism have given financial assistance over the years out of the Tourism Sub-Committee annual allowances. The cost of the directional signs is covered by an annual fee from business owners.

There is an agreement with the local estate agents not to have any For Sale signs outside houses. On Show signs are permitted provided an estate agent is in attendance, and the signs are removed every night.

4.8 Street Lights

There are about 24 street lights (mainly at intersections) which were erected by the CPF in 2008 to improve security. The electricity and maintenance is provided by HCM.

5. SWOT Analysis

5.1 Strengths

- Strong committee with good technical skills
- Good support by ratepayers
- Good relationship with the Conservancy, CPF and Tourism
- Reasonable support from HCM
- Good website and communication
- Good database of ratepayers
- Good quality signage and control of non-standard/illegal signs

5.2 Weaknesses

- Very poor condition of roads

- Poor condition of water pipes and bulk water supply
- Poor Ugu maintenance of water pipes
- Lack of water borne sewerage
- Poor operational practices at sewerage works
- Poor condition of beach ablutions and erosion of beach embankment

5.3 Opportunities

- Use of UIP to fund municipal services
- Service level agreements with Municipalities
- Increase membership and database of SRA

5.4 Threats

- Sanral may build a flyover at northern entrance and close southern entrance in about 2017, and they have undertaken to upgrade Eyles Road as an additional main linkage to Captain Smith's Road between the North and South.
- Ugu district municipality has serious management, staff and financial problems (which impact the bulk water supply and maintenance of water reticulation system)
- The demarcation board proposal in 2015 to split Southbroom residents between two wards (objection lodged)

6. Strategic Goals

- 6.1. Request capital expenditure for at least one kilometre of road to be completely refurbished and one kilometre of road to be sealed every year.
- 6.2. Request a plan from Ugu to commission the existing pressure valves and replace the old asbestos pipes.
- 6.3. Request an independent review of the operational practices at the sewerage works
- 6.4. Request HCM to undertake a review of the stability of the Main beach and to renovate ablutions at Main and Umkobi beaches.
- 6.5. Liaise with Sanral with regard to the flyover at the northern entrance and closure of southern entrance.
- 6.6. Follow progress with demarcation board proposal.
- 6.7. Maintain good relationship with HCM by communication.

Brian Thompson 26 October 2015
Facilitator