

SOUTHBROOM RATEPAYERS ASSOCIATION STRATEGIC PLAN

Mission

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

Vision

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

Objectives

The objectives of the SRA are to:

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

Values

- Honesty and integrity
- Teamwork
- Openness and transparency
- Commitment
- Cooperative approach with municipalities

Services provided by the SRA

- Library operations
- Supplementary maintenance of roads
- Monitoring levels in the water supply and liaising with Ugu to repair water leaks
Monitor municipal services and assist where appropriate: verges, roads, stormwater drains, streetlights and road vegetation
- Monitor electricity supply services and infrastructure and liaise with Eskom
- Taking regular water samples for analysis and investigating the source of contaminated water
- Maintenance of public gardens
- Maintenance of road and directional signs
- Cleaning and maintenance of tidal pool
- Minor maintenance of beach ablutions and facilities
- Painting of kerbs and road markings
- Ensuring compliance with Town Planning regulations (including legal action)
- Litter clean-up

Goals (medium-term and ongoing)

- Investigate use of UIP/SRA funds to further enhance municipal services
- Increase membership and database of SRA
- Maintain excellent relations with all municipal service providers and co-operate at all times
- Participate in broader action against UGU to develop and enhance water supply across UGU
- Monitor and report infringements of the town planning scheme
- Facilitate and continue resident-assisted pothole repair scheme
- Investigate and monitor SANRAL highway and flyover at Southbroom North and South; and research alternate routes for Southbroom South

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.

The HCM and Ezingoleni municipalities were merged with effect from 1 August 2016, and the Ray Nkonyeni Municipality (RNM) was formed.

1. Situational Analysis

1.1. Municipal Context

Ray Nkonyeni Municipality (RNM) is one of six local Municipalities within the UGU District (DC21) in the province of KZN. RNM has 71 councillors and 36 ward councillors. RNM is based at 10 Connor Street in Port Shepstone. The Southbroom township is part of Ward 2, and the ward councillor is Allan Bosch.

Municipal Services Providers

The following organisations provide municipal services to Southbroom property owners:

- RNM – Roads, beaches, refuse collection, verge maintenance, etc.
- UGU Municipality – water and sanitation.
- Eskom – electricity and street lights.

1.2. Southbroom Service Organisations

1.2.1. **Conservancy** – Established in 2003 with a 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.

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

1.2.3. **Southbroom Property Owners Association (SPOA)** – This is a section 21 company established in 2002, with an objective to procure supplementary rates from RNM for the provision of services, resources and improvements to benefit Southbroom. The SPOA is managed by eight directors including the chair and vice chair from the SRA, CPF and Conservancy. Each of the 1117 ratepayers pay a UIP levy of R151.20 per month, which is used mainly for policing services.

1.3. Ratepayers

There were 1117 ratepayers in the Southbroom Township as per the table below. The municipal property valuation of properties was R2.1 billion in 2017, and property owners paid rates of R23 million in 2018. About 400 (30%) of the ratepayers are members of the SRA, and pay a membership fee of R450 per annum.

Category	Units	%	Rm's	Rm's
			Value 2017	Rates 2018
Residential	579	52%	1480,30	15,2
Sectional Title Residential	271	24%	515,4	5,3
Sectional Title Business	20	2%	7,7	0,2
Vacant Stands	236	21%	80,6	1,7
Commercial	11	1%	32,4	0,7
TOTAL	1117		2116,4	23,0

1.4. Facilities

- Village centre with supermarket, post office boxes, gym, bottle store, petrol station and about 10 shops.
- Police station
- Community centre and library
- 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)
- Two restaurants and a coffee shop
- Two health and beauty spas
- One gymnasium
- Garden refuse transfer depot
- Water reservoir
- Sewerage treatment plant

2. Service Delivery Analysis

2.1. Roads

There are 33 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.

A comprehensive survey of all the roads can be accessed [here](#).

2.2. Beaches

2.2.1. Main Beach

This beach has ablutions, a lifesavers building and tidal pool. Lifesavers are provided by RNM over weekends, public holidays and Government school holidays. The ablutions which are old were refurbished by SRA with some assistance from RNM in 2018. The tidal pool was renovated by RNM in 2014 at a cost of R1.0 million and is maintained by SRA. The tidal pool walls were damaged during a major storm in 2017 and were repaired by SRA as RNM claimed budget constraints. The lifesavers building were refurbished by SRA in 2019 with some financial assistance from South Coast Tourism. The drain and septic were leaking into the lagoon in 2013/14 and replaced in 2015. The grass embankment between the showers and tidal pool has been badly eroded by the sea and may require to be stabilised

2.2.2. Granny's Beach

This beach has a tidal pool which is in good condition. The wooden deck has an access ramp, steps as well as ablutions which were constructed by RNM from disaster relief funding following the tidal surge in 2007. The wooden structures require to be re-varnished properly every 5 years to prevent deterioration. The structures were refurbished by SRA in 2012, 2019 and 2021

2.2.3. Umkobi Beach

This beach has small brick ablutions and limited lifesaving equipment. Lifesavers are provided by RNM during Government school holidays. The brick ablutions are old, but in a

reasonable condition due to ongoing maintenance by SRA. The septic tank collapsed in early 2015 and was repaired by SRA.

2.3. Water

- 2.3.1. Southbroom has a 2.45 million litre water reservoir, which can provide water to houses in the low pressure area for 3 to 4 days when there are supply outages (out of holiday season). Houses in the high pressure area (mainly inland and northern area) are not supplied by the reservoir, and are affected immediately during supply outages. The reservoir is supplied by the Umtamvuna water works (near Port Edward). The main problem with the reservoir is that there is no telemetry or warning system when the water levels are low, which results in late notice of water supply outages.
- 2.3.2. 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. Three low pressure valves (installed by UGU many years ago) were identified and eventually commissioned in 2015. The old asbestos pipes need to be replaced with PVC pipes. A proposal for a joint project in this regard was made to UGU in 2020, but they have failed to respond.
- 2.3.3. A borehole for emergency water supply at Eyles park was investigated in 2017 but was considered not feasible. Many of the residents have installed water tanks at their properties for emergencies. The SRA installed a 5000 litre water tank at the Police station in 2017 to assist other residents during water outages.
- 2.3.4. UGU had severe labour disputes in 2017 and 2018 which included the sabotage of the water supply system by striking employees, which resulted in lengthy water outages (1-3 weeks). UGU has very poor financial management and in 2018 was unable to pay its creditors. KZN Treasury determined that UGU is not a "going concern", and COGTA warned them about non-compliance with MPFA and Supply Chain Management Act. UGU has lost most of their key water management staff, and is dysfunctional and technically insolvent.
- 2.3.5. The DA submitted a Section 39 application to put UGU into administration to NCOP and Public Protector in November 2017, and has approached Umgeni Water on the feasibility of taking over UGU water supply facilities. In 2021 the KZN SCRRRA investigated legal action against the UGU Municipality for failing to meet its statutory obligations.
- 2.3.6. The Southbroom water supply operates reasonably well because of close supervision by a SRA water team, who have good plans and local knowledge of the water reticulation system as well as an excellent working relationship with UGU plumbers.

2.4. Sewerage

Most residential properties have septic tanks, which do not require any services (by RNM). Most 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 were closed for lengthy periods (3 – 6 months) in 2015, 2017 and 2018 because of poor maintenance and operational practices. This resulted in sewerage seepage and contamination of the Umkobi lagoon. Monitoring of water quality and pressure by the SRA ensured that the plant was repaired by UGU.

The UGU sewerage tankers are unreliable, resulting in the use of private tankers.

2.5. Refuse Removal

RNM collect refuse every Monday for residential properties, with an additional collection on Fridays 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.

The RNM service in this regard is good, but the main problem is litter strewn by monkeys where properties do not have cages.

There is a garden refuse transfer facility with 6 skips, which are emptied most days of the week. Two of the skips were damaged and removed early in 2021. RNM have been slow at arranging replacement skips.

2.6. Verge Cutting

RNM arrange a service provider which cuts the verge and main beach grass every two months. The service is good, mainly because it is well supervised by SRA, who develop relationships with the ever-changing service providers.

2.7. Signage

The SRA provide quality and standardised information, advertising, directional and road signs in the township. This practice was agreed with RNM, and originally fell under the Southbroom Tourism Committee but was subsequently moved to the SRA.

The main activities are:

- Cairns and road signs — there are 3 cairns and 220 road signs on concrete kerb stones, which are painted every 3 to 5 years. About 130 road signs were painted in 2019.
- Cluster and Directional Advertising signs — there are 18 cluster signs on a structure at the main entrance and 15 directional signs on 10 poles, for which businesses pay R650 per annum each.

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.

2.8. 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 Eskom, Eskom are in the process of handing over to RNM. There was a major fault with the electricity feed cable for lights in 2018, and Eskom eventually repaired the feed and replaced all bulbs in September 2018. Subsequently of the lights were replaced with new bulbs purchased by SRA.

2.9. Gardens

There are twenty public garden areas in the village, which are maintained by the SRA and Conservancy. They employ a gardener for 3 days a week to assist with the maintenance of the gardens, but most of the maintenance is organised and supervised by volunteers, namely Libby Cochrane and Anne Skelton (Conservancy).

2.10. Town Planning

The SRA review all RNM notices relevant to Southbroom to ensure that all town planning laws and regulations are complied with. The main planning problem is compliance with the two-storey limit for residential houses. This involves obtaining plans and clarification from RNM and liaising with neighbours to ensure that they are not adversely impacted.

The SRA actively opposes developments that do not comply with the town planning scheme and relevant regulations. Developers, architects and builders know to approach the SRA first prior to wasting money on applications to RNM that will be subsequently blocked

3. SWOT

3.1. Strengths

- Strong committee with good technical skills
- Good support by ratepayers
- Strong finances available to assist with services that should be provided by municipalities
- Good relationship with the Conservancy, CPF and Tourism
- Reasonable support from RNM
- Good website and communication
- Good database of ratepayers
- Good quality signage and control of non-standard/illegal signs

3.2. Weaknesses

- Very poor condition of roads due to lack of maintenance by RNM
- Poor condition of water pipes and bulk water supply
- Poor security and lack of telemetry system at water reservoir
- Poor condition of beach restaurant and facilities, and erosion of beach embankment

3.3. Opportunities

- Use of UIP/SRA to fund municipal services
- Joint project with UGU to replace ageing water pipes
- Service level agreements with Municipalities
- Increase membership and database of SRA

3.4. Threats

- SANRAL planned to build a flyover at northern entrance and close southern entrance in about 2017, but this has been delayed several times. When commissioned, SANRAL to be requested 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).
- RNM have inadequate budget allocated to maintain and refurbish roads.

APPENDIX A: RNM 20 YEAR GROWTH AND DEVELOPMENT PLAN

The following Southbroom items are proposed for inclusion in the plan:

1. Beaches and Tourism

- 1.1. Revamp/upgrade of (old and dilapidated) restaurant, ablutions and conservancy tank at main beach.
- 1.2. Revamp/upgrade of (old and dilapidated) lifeguard building and kayak store and install fully equipped medical/resuscitation room at main beach.
- 1.3. Stabilisation project at the main beach between the tidal pool and restaurant (grass area of beach is eroding badly)
- 1.4. Erect a new wooden walkway over the headland between the main beach and Granny's pool.
- 1.5. Ensure that Granny's beach wooden structures are maintained (sealed and varnished) at least every five years.
- 1.6. Revamp of the ageing ablution facilities and install new lifeguard storage facility at the Umkobi beach. (The existing wooden structure used by lifeguards is unsafe and does not have sight of the beach area).

2. Roads

- 2.1. SANRAL plan to install a flyover at main entrance and new approach. The existing South entrance will be closed and should be fenced to improve security. Traffic to the southern area will be rerouted through Eyes Rd, which is inadequate for the volume of traffic expected. An upgrade of this and/or other roads is required.
- 2.2. Construct a small bus shelter and public toilet at the new entrance for the benefit of Southbroom workers and visitors.
- 2.3. Refurbish all roads rated bad or poor (currently about 50%) to ensure first class road infrastructure, with regular inspections
- 2.4. Revamp ageing/damaged pedestrian walkways on Southbroom Avenue, Imbizane Drive and Captain Smith road.
- 2.5. Install a new pedestrian walkway to ensure the safety of workers using Outlook road.

3. Water

- 3.1. Replace ageing water reticulation system to prevent numerous water outages.

4. Street Lights

- 4.1. RNM should take over the maintenance of street lights from Eskom, who are not performing this service well and have insufficient budget for maintenance (more than 20 street lights were out of order for more than a year despite numerous requests).