



KOMMETJIE
RESIDENTS &
RATEPAYERS
ASSOCIATION



Kommetjie Residents and
Ratepayers Association (KRRA)

ANNUAL GENERAL MEETING 2026



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1. INTRODUCTION

1.1 Welcome and Icebreaker | Patrick Dowling & Valley Voices Choir

KRRA Chair Patrick Dowling opened the meeting, welcoming everyone and thanking the Kommetjie Christian Church for hosting the AGM. Social Fabric's Valley Voices Choir led attendees in song to start the meeting.

1.2 Chairperson's Report | Patrick Dowling

Patrick shared the details of the Chair's report. A new constitution for the KRRA is being drafted and will be shared for ratification when ready. The Chair's Report is attached for completeness.

2. WORKING GROUP PRESENTATIONS¹

2.1 Treasurer's Report | Mike Smit

Mike Smit shared details from the Treasurer's Report. On average KRRA receives R4000 per month from donors and some fundraising, including book sales. In the previous year R123k was raised; R122k spent. There remain some finances ringfenced. The Treasurer's report is included in the attached slide deck for completeness along with the 2026 Year End Financial Summary.

2.2 Baboon Management | Eugenie Skelton

Eugenie Skelton updated on matters related to Baboon Management:

- The Smitswinkel enclosure has fallen through.

¹ All presentations are attached as Appendix 1 for completeness.

- Baboon numbers have fallen; juveniles appear to have been killed by rival males and Baboons have largely been kept out of Kommetjie in recent months
- Double lock bins to be rolled out in most public areas

3.2 Social Fabric | Holle Wlokas

Holle Wlokas updated on initiatives from the Social Fabric group. These included:

- The official unveiling of the memorial benches on Heritage day, followed by a community picnic including residents of Ocean View. It is intended for this to become an annual event.
- The launch of a new windsock for Kommetjie, created with the help and support of the community
- Ongoing community events including monthly Full Moon Beach Walks and the Bookclub.
- Social Fabric is also creating closer ties with the Community Police Forum based in Ocean View
- Caro Smit was awarded the Social Fabric award for services to the Kommetjie Community and her efforts on Road and Traffic safety.

2.4 Environment | John Cuthill

John Cuthill provided an update on Environmental initiatives in the village:

- Bokramspruit: Thanks extended to Eugenie for all of the work that has been done here.
- The biggest biodiversity threat is from alien invasion and John shared updates on clearing and management activities undertaken. School and youth groups in the area are getting involved to support.
- Fynforce group raises its own funds. It has raised R15k and received R5k from KRRRA however needs an additional R15k to complete the clearing of the eco-corridor. An appeal was made to residents for support with both funds and volunteering.

- CoCT's mowing activities are unhelpful as they enable the spread of smaller invasive species.

2.5 Roads and Traffic | Caro Smit

Caro Smit shared updates on Roads and Traffic initiatives in Kommetjie

- The cycle path took 3 years of work and funding from RedCliff Properties and CoCT to implement.
- CoCT continues to refuse to implement best practice in the village including lower speed limits and painted pedestrian crossings.
- Michelle Koch has worked with the City Liaison on requests to fix potholes and remedy other road repair issues. New tarring of Lighthouse Road is scheduled for 2027 however this tarring will end where current tar ends and dirt track begins.
- An appeal was made to residents to elect to provide 1.5m on their verges for pedestrians to increase safety.
- An ongoing effort is being made to get CoCT to allow for more aesthetic bus shelters with local artist Chip Snaddon proposed to design shelters for the village.
- There is ongoing engagement with CoCT on speed restrictions and speed bumps on Somerset Road – these are not expected to be in place until next year. Lower Greenways Drive is planning to fundraise for a speed bump following an incident in which a child was knocked over.

2.6 Communications and Social Media | Steve Pike

Steve Pike shared updates on Communications and Social Media.

- Significant increase in community uptake of KRRRA's social media channels over the past 12 months.
- Reach is primarily from relevant/local audience members and via Instagram, Facebook and the website.



- The Winter Film Festival may be repeated this year (announcement forthcoming).
- The role of communications in disaster mitigation and risk management was highlighted as increasingly important.

2.7 Planning and Zoning | Ian Macduff & Adina Israel

Ian Macduff and Adina Israel presented on development updates in the village.

2.7.1 Zoning and Developments

- Upcoming developments were outlined; GB1 and GB2 zoning noted.
- Some commercial zoning and some residential sites are permitted to go up to 18 metres. This applies particularly to Teubes Road.
- Cityviewer website highlighted as a tool to enable residents to access information about their own properties.
- Kommetjie Spar and Tops Action Group: Objections to aspects of development received 730 signatures and are awaiting feedback. There is strong support from the community for this group.

2.7.2 Spatial Planning Collective

- The Spatial Planning Collective is a new initiative by CoCT to engage residents in spatial planning before district plans are developed.
- Adina Israel has attended City-level planning training and a sub-ward planning workshop. These are intended to prevent situations like the Masiphumelele SDP which received over 3000 objections.
- Representation at this group is the biggest opportunity to input into the Southern District Plan v.2. The Plan includes commercial, low-density residential, and all other zoning categories.
- Adina emphasised the importance of public input into planning processes particularly regarding long-term development trajectories.
- AGM attendees were asked to provide input to the SPC by sharing feedback to the 2 questions raised after the meeting.



3. QUESTIONS

3. Q&A Session

Attendees raised questions and comments on the below topics:

- Questions about proposed and discussed developments are best directed to Red Cliff Estate Agents. Information usually becomes available once properties are sold or plans approved.
- Cash donations were called for.
- There are ongoing rumours about developments on Wireless Road, the Military grounds and zoning changes. This may be speculation.
- Soetwater development mentioned in the media was raised.
- Swan Lodge has been sold and the developer is aiming for mixed space and mixed use development in line with zoning. There are 2 properties - the old building and the vacant plot. Parking will be negotiated and construction is anticipated until end 2027.
- The Naturalist app is useful to log species. The plant diversity in Kommetjie is comparable with most diverse rainforests. Offers to teach and share knowledge about biodiversity were made.



APPENDIX 1 – CHAIRPERSON'S REPORT

APPENDIX 2 - WORKING GROUP PRESENTATIONS

APPENDIX 3 - YEAR END FINANCIAL SUMMARY

		Year End 2026																				
P		DEBIT								Total	CREDIT							Total	ACCOUNT			
Date	Descript	KRRA	AGM	Projects	Expenses	Media	Roads	Gardens	Bank fees	Expend	M'Ship	KBAG	RAFFLE 24	DONATE	ROADS	SECURITY	OTHER	MOVIES	Interest	Income	TOTAL	
YTD		-19,790.24		-78,921.70		-17,063.00		-14,100.89	-1,802.00	131688.83	40,228.98	77,699.00	18,516.48		65,289.83	3,500.00	32,332.15		495.99	238,062.43	136,152.03	
March		-1,000.00			-219.00	-1,599.00	-52,482.40		-39.10	-55,399.50	3,600.00								104.68	3,704.68		
April		-300.00				-1,599.00			-0.65	-1,899.65	3,500.00						1,159.32			4,659.32	152,669.60	
May		-1,200.00				-1,599.00			-30.60	-2,829.60	3,110.00				2,000.00				53.28	5163.35	127,644.56	
June		-2,500.00	2,430.00		-1,787.40	-1,599.00			-93.65	-3,550.05	4,898.30		3,545.19	6,745.74				28,805.06		43,994.29	152,669.60	
July		-4,940.00			-11,000.00	-1,599.00		-1,000.00	-931.20	-19,470.20	3,500.00			1,000.00				8,065.30	117.94	12,683.24	146,753.57	
August		-1,219.60			-500.00	-1,599.00		-500.00	-12.75	-3,831.35	3,150.00							5,388.57		8,538.57	156,474.60	
September				-1,000.00	-112.70	-1,858.00		-11,000.00	-54.20	-14,024.90	4,550.00			13,352.54					129.91	18,032.45	162,892.95	
October		-1,000.00				-1,599.00		-13,300.00	-29.10	-15,928.10	2,900.00								129.60	3,029.6	149,594.65	
November				-3,091.20		-1,599.00			-44.50	-4,734.70	2,950.00								127.59	3,077.59	145,974.44	
December		-3,876.00		-469.00		-1,599.00			-29.90	-5,973.90	4,500.00			1,250.00					119.63	5,869.63	144,570.53	
January	Roof Surf			-1,218.86	-10,000.00	-1,599.00			-21.00	-12,838.86	4,500.00			1,200.00					119.41	5,700.00	141,838.90	
February		-500.00				-99.00			-0.80	-599.80	3,700.00			200.00				299.14	123.73	4,322.87	147,661.97	
March				-9,715.00		-3000			-21	-12736.00	4250						9639.14	113.14	113.14	14,002.28	148915.95	
										TOTAL	-122,032.77									TOTAL	129,748.28	
Specified to groups but as per Constitution KRRA Exco can redirect any funds where needed.																						
						Social	Fabric		5,302.60													
						Mitch	projects		3,231.00													
							Security		3,500.00													
							Roads		21,856.98													
							WESA		0.00													
						Kom	Resilience		800.00													
							Movie		28,238.00													
						Kom Book	Project		34,000.00													
						Fynforce			12,138.38													
							SUM		109,066.96													