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MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 14th April 2023 – SFPO Office / Zoom

Present: W Furphy (WF); P Pezarro (PLP), L Aitken (LA), J Viljoen (JV); D Truter (DT); C Gray (CG); D Harpur (DH) **ACTION**

1 Welcome

The Chairman welcomed all.

2 Apologies

N Dyer (ND); C Jarvis (CJ); Craig Northwood (CN)

3 Confirmation of the Previous Minutes

Proposed by DT and seconded by JV.

4 Matters arising from the Previous Minutes of Meeting

5 Finance:

- The financial statements for March were presented by PLP and approved. **PLP**
- PLP tabled an updated budget for 2023. **PLP**
- This projects a surplus of R77 000 for the year. **PLP**
- Membership numbers for the 2022/23 year so far stand at 562 which is the highest total to date. Follow up subscription invoices sent last month. Payment options include EFT, Cash, and Payfast. Support from Santareme residents is growing. **LA**

6 Marketing and Communication:

6.1. Database:

- POPI Act Compliance – no discussion
- An updated database is still awaited from the KLM and this will be added to the agenda for the next meeting with the MM.

6.2. Website, Social Media and Newsletter:

- LA maintains the documents on the website. CJ loads and sends our newsletter through this website. Website statistics are available from DNA Online.
 - Building up membership numbers continues to be our priority. CJ has a regular SFPO corner in St Francis Today for the subscriptions drive with a widget directly to the payment facility. **LA/CJ**
 - CJ liaises with the KLM for the Association to extend communications on their behalf.
 - Newsletter : A newsletter featuring the Power and Water Security Proposal was circulated in March. The next newsletter will be published in May as Craig Jarvis is away for the month of April. **CJ/LA**
- It is proposed that we look at changing the presentation design of our newsletter with



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the use of graphic design features, including the use of colour and photographs. CJ to investigate and provide costing on his return.

- Info Ads continues to be used to promote membership as well as the Power and Water Security Proposal. LA/CJ
- Leaflet :
 - The booklet has been provided to estate agents for new property owners, inserted into the Wildside Times community magazine, and is available at the SFPO office with copies supplied to participating organisations.
 - The brochure has been converted into a 16 page flipper e-magazine placed on our website, as well as on the St Francis Today website. The e-mag can be used on social media as a link, and can also be converted into 16 x individual Facebook posts. This has proven to be very successful. The electronic version seems to be more popular and effective than the printed version. CJ
 - A list of distribution points has been created.

6.3 Membership:

- We have received 562 membership subscription payments as at the end of March 2023. LA
- Membership for the 2022-23 year was initiated in early October through DNA Online.
- Membership renewal continues to be advertised in Info Ads, St Francis Today and all other media at CJs' disposal. LA
- Estate agents encouraged to promote membership to new property owners as a means to maintain an accurate database whilst building membership using the brochure.
- CJ is providing a regular advertising corner in St Francis Today for the subscriptions drive with a widget directly to the payment facility. This corner can also be utilized to advertise Association projects. A screen ad has also been created for the four advertising screens in the village. CJ
- It was suggested that we target new developments for membership by offering a year's free membership to new property owners which will also assist us to update our database. LA

7. Technical

7.1 NPC Projects

- Beach Phase 2 : DEDEAT authorisation for the beach restoration project is valid from 7 April 2022. All significant construction expenditure by the SFPO NPC on this project is on hold until the Appeal against the court ruling against the SRA is finalised. Alternative funding options are being explored to accelerate the process.
- Spit – Emergency : The SFBRHOA and SFPO continue to monitor the status of the Spit revetment. CN
- CCTV Security Cameras: All cameras have been upgraded with Lithium batteries so Stage 6 loadshedding will no longer affect performance. JV is to check that the 10 Santareme cameras are all fitted DT



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with Lithium batteries and DT will get price for upgade of these from Intersec.

7.2 Association Projects:

- **Precinct Plan for St Francis** : A Consultant has been appointed to prepare a new precinct plan for the St Francis Bay CBD area. The public participation meeting for this project took place on 17th February. This was a constructive meeting and an opportunity to manage ideas such as the rezoning of Erf 53 as part of the overall plan for Main Beach development and the beach restoration programme, as well as areas such as Granny's Pool, and erfs 400 and 554 for sporting and recreation development. This is to be added to the agenda for the next meting with the MM. DH/WF
- **Erf 400 Village Common and Erf 554:** Continue to await DPW decision on transfer of Erf 400 to KLM. Preparation work by KLM on subdivision and rezoning of Erf 554, together with public participation, is still work-in-progress at KLM. A proposal for the use of this land as a shared infrastructure for a school and church, with sports fields, endangered plant species garden/protection, and additional shared parking facilities was submitted some time ago. Rezoning of erf 554 is currently in the hands of a consultant and has been prioritised. However in the meantime DT is in discussions regarding a piece of privately owned land on the R330 which was donated for education and which could be made available for a church and which would be very suitable if the Erf 554 rezoning does not happen in the near future. DT
- **Ann Avenue Stairs:** These are now the responsibility of the Municipality, these have recently been badly damaged by heavy seas. The positioning of these stairs needs to be reconsidered. The replacement of the stairs is to be added to the agenda for the next meting with the MM.
- **Two Harbours Walk Way** : DH continues to monitor the status. DH
- **Granny's Pool Development** : This area is a feature for visitors and is under-equipped to cope with current numbers. DH is in discussions with Kromme Enviro Trust with a view to working in tandem on any new development. Environmental approval for the retaining wall and steps is being sought from the KLM. DH will consult Bruce Brooker and Ken McGregor of Kromme Trust on creating a proposal for consideration by funders. DH
- **Erf 53** : Public open space around the old hotel site bordering St Francis Courts and Ann Avenue. The clearing of non-indigenous bush from this area through the Fire Department and the KLM is complete.
- **Entrance Gardens** : CG has handed over the maintenance, weed spraying and sweeping of the entrance circle to Nigel Aitken. The bus shelter is in need of re-coating. CG/NA
- **Pump House Parking** : More provision for parking in this popular area needs to be investigated. DH/NA
- **Power and Water Security Proposal.** A Power and Water security proposal has been compiled with CJ's assistance to encourage property owners, particularly those that do not live in St Francis Bay permanently, to reduce dependency on Eskom and municipal water, given the problems experienced with power outages during the busy season and the continued severe drought. Guidance was sought from local experts and will make use of all reputable local suppliers and installers. This document was sent out as the March newsletter and has been very well received. Responses so far appear to have been made direct to service providers. The document is also available on the Home page of our website and will be marketed through Info Ads, St Francis Today and social media as WF/NA/CJ



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well. Nigel Aitken will be working with WF on this. The KLM is working towards updating its Policy to allow for power to be bought from ratepayers with the necessary upgrade to infrastructure to enable this. An IPP could be established in due course and this to be added to the agenda for the next meeting with the MM.

8. Community Issues:

- The regular meetings between the Chairman and the Municipal officials continue. WF
- General Valuation Roll 2023-2027 – This has now been made available for scrutiny. These are based on fair market value as at 1 July 2022. There are many inconsistencies which is a concern. Property owners have until 14th April to submit objections. The KLM is expected to reduce their cent in the Rand rate by 25%. The SRA levy accruals will increase accordingly. Final calculations can only be made once the cent in the Rand rate is confirmed. This will be added to the agenda for the next meeting with the MM. WF
- Planning and Certificates of Occupation: There is concern over the number of new developments and the impact on infrastructure, electricity and water supply. A new Director for Planning at the KLM needs to be appointed following the resignation of the incumbent. Mayoral Councillor Shena Ruth has been given responsibility for Planning, Development and Tourism.
- Plot Clearing : Plot clearing continues around the town to help reduce risk of fire. The Kromme Enviro Trust are offering environmental advice on how best to go about plot clearing.
- Sewerage: The problems experienced with the poor service being received continue to be raised by residents. SFPO will continue urging KLM to prioritise the provision of water born sewerage, and ensure sufficient honey suckers are servicing the town. WF has requested that the fees paid by the developers to the KLM be ring-fenced for use for sewerage upgrade in St Francis. WF
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure. The Dams in the Kouga area, controlled by the Nelson Mandela Bay Metro, are now critically low. St Francis boreholes are being used to supplement the water supply by 70%. Water purifying plants have been installed in Jeffreys Bay and Humansdorp to filter borehole water for consumption, and one is being installed in St Francis. CJ continues to publicise the water shortage in newsletters. WF/CJ
- Roads: Due to the increase in the price of tar, road re-surfacing will be restricted to St Francis Drive and Triton Avenue for this financial year which is underway. The priority for Kouga Municipality will be Humansdorp. Grand Comore to the small boat harbour should follow in the next financial year after which we will lobby for Sunset Road, Canal Rd and Sea Glades. WF/JV
Some roads could be paved opening up the possibility of sourcing funding from Kouga Wind Farm for job creation and skills development..
- Storm Water drains : Cleaning drains around the town and in particular in Santareme and Sea Vista is ongoing. Recent flooding in the village has highlighted the need for improved drainage. KLM are working on plans to alleviate the worst areas particularly in the Village CBD. NA
- Main Beach : “Boots on the Ground” and the Peace Officer monitor this area. DT



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9 Other Committees

- SFBRHOA: No discussion. CN
- KJRC: A request was received from KJRC to commence dredging in the river to start stock piling sand for the beach restoration project, financed by the River Estates. A meeting will be held with KJRC to ensure their understanding of the process going forward. ND/CN/WF
More bouys and signage were placed in the river mouth area to provide safer traffic for boats and kite surfers and these have all survived the recent bad weather.
- Santareme: The CCTV project organised by a group of Santareme property owners, through Calibre Security, has been implemented and is progressing well with 125 subscribers. There have been very few incidents reported as a result. The service is being very well received by residents. More support for the project is being actively pursued and a team have begun working on the next phase to erect a proposed 12 more CCTV cameras. There has been a marked increase in property/housing development in Santareme, and an update on Aesthetics should be investigated with a more modern approach. JV and DH to work on this. DH/JV/DT
- St Francis-on-Sea and Port : JV wants to take up the offer from the Municipal Manager to provide pothole repair materials to residents prepared to provide labour and supervision. He has put this in writing to the MM. The resurfacing of St Francis Drive and Triton is underway. The 450m of St Francis Dr from Triton to Otters Landing will not be resurfaced. JV will look into the possibility of either slurring or private funding for resealing. JV
- Community Policing Forum: The next CPF Meeting will be 17th May 2023. The Noise complaints around a particular house in Santareme are now with the prosecutor. The Drum Circle continues to push for permission to play on Sunday afternoons. Traffic Department have increased their presence in St Francis. DT
- DVG: No discussion.
- Ward Committee: LA and DT represent the CPF and SFPO on this committee. Meetings are scheduled for first Wednesday of each month. Provision of water and how it is to be managed is the top priority for the KLM and our Ward Councillor. Our Councillor continues to appeal to us all to report service delivery problems through official channels so that these are officially recorded. The more reports that are recorded (potholes, roaming animals, blocked drains etc), the more resources are allocated. A new Ward Assistant still needs to be appointed. LA/DT
- Sea Vista: There is a plan for housing development but details are unclear at this stage. Progress will be monitored through the Ward Committee, Ward 1 Councillor and our PR Councillor Shena Ruth. We are told that the land has been transferred to the HDA.
- Cape St Francis: No further input from the CSF Civics noted.
- Kouga Business Forum St Francis Branch: A gala evening took place on 24th March with various awards. WF
The SFPO office is used as a satellite office for the St Francis Branch of the KBF. The local Branch Committee meets monthly. It is currently focussing on three primary



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activities:

- Membership : building membership of the KBF in the SF business community. A new website has been developed.
- Focus on events – supporting a number of big events, which will provide a boost to the local economy.
- Providing mentoring to start up and small Sea Vista businesses.
- Levy Relief Programme: One application is ongoing. The property rates rebate from the KLM will be sent to all applicants in future. DT
- Aesthetics Committee: LA continues to provide administration support. JV is concerned about the number of stalled building projects in Santareme. He is advised to report these to the KLM Building Inspector – Adrian Thorpe. JV and DH requested a meeting with Aesthetics Committee to discuss updated Santareme Guidelines which LA will facilitate. LA/JV/DH
- Kromme Enviro Trust : DH is in discussions with the KET regarding planning of development of Granny’s Pool and Two Harbour Walkway. DH
- St Francis Tourism: A full calendar of events is planned. Water shortage remains a concern for future events. Upcoming events include The Mzansi Challenge, Expedition Africa as well as some big cycling and mountain biking events. Events are very important to the economy of our region. A co-hosted DP Golf (European Tour) and Sunshine Tour event will take place at the Links on March 16-19, 2023.
- Thyspunt Alliance : Regarding the National Nuclear Regulator’s call for public comment/objection on Eskom’s application for a Nuclear Installation Site Licence (NISL) for the Thyspunt site, the Association will monitor progress against the proposed Thyspunt nuclear site and how it might affect St Francis.

10 General

11 **Next Meeting Friday 5th May 2023 – 11 a.m. – SFPO office/Zoom**