



9 Philippa Place  
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## MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 7 February 2025 – SFPO Office 9 Philippa Place / Zoom

### ACTION

1. **Present:** W Furphy (WF); L Aitken (LA), C Gray (CG); P Pezarro (PLP); N Dyer (ND); P Middleton (PM); J Prins (JP); D Truter (DT); Craig Northwood (CN)
2. **Welcome**
3. **Apologies**  
C Jarvis (CJ); J Viljoen (JV); D Harpur (DH)
4. **Confirmation of the Previous Minutes**  
Proposed by PM and seconded by JP
5. **Matters arising from the Previous Minutes of Meeting**  
None.
6. **Finance**
  - The financial statements for January were circulated by PLP and approved. PLP
  - A draft 2025 budget was prepared and approved.
  - R12 000 is being held for the Aldabarra Stairs fund. These are contingency funds for repairs and maintenance as required.
  - The new membership drive commenced on 1<sup>st</sup> October 2024 and a follow-up invoice run was sent this week. 521 subscriptions have been recorded so far. LA
7. **Marketing and Communication**
  - 7.1. **Database**
    - Databases for the SRA Demarcated area should be supplied by KLM quarterly. LA will request a further update. LA
  - 7.2. **Website, Social Media and Newsletter**
    - Each time a website refresh takes place LA will notify committee members for comment. CJ/LA
    - The next newsletter is planned for next week. The KJRC will submit an article for this. CJ/LA
  - 7.3. **Membership**
    - We have received 521 membership subscription payments for the 2024-25 year as at end of December. The revenue is allowing us to invest in larger and more meaningful



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community projects and services. It also lends representational weight for our Association.

- We have received an enquiry from the Cordobas as to whether we could offer a special rate for Body Corporates such as theirs to join the Association representing all of their property owners. It was agreed that we will offer Body Corporate membership rate at R300 per unit for complexes comprising more than 10 units. LA

## 8. Technical

### 8.1 NPC Projects

- **Long Term Coastal Protection Solution (LTCPS).** Worley and the SFPO NPC Technical Committee have completed the RFP process. The preferred bidder will be announced once due process has been followed. CN/WF
- **Spit – Emergency Revetment –** No discussion CN
- **Roads -** The KLM have received a R200m loan for their road re-sealing project in Kouga which has been launched. The allocation will only be decided once EAS have completed the assessment of all the roads. CN
- **CCTV Security Cameras**  
Intersec will be replacing the AI software on all the poles to ensure that they are all functioning with the latest software. DT/PM  
The gaps in the camera installation which are enabling criminals to avoid detection are being addressed.  
The WiFi connectivity needs to be upgraded as soon as possible. DT and PM will meet with Intersec to discuss.

### 8.2 Association Projects

- **Street Signs**  
This is our focus project for this financial year with a budget of R60 000. CG has sourced prices for concrete kerb street signs. SanStone in Humansdorp is manufacturing these and delivering them to the municipal yard (SFBRHOA's reserved area). CG has ordered 100 of these to commence the project. The kerbstones will replace all the standing street signs. CG will begin rolling this out before the end of the month as he has engaged a student to assist with the positioning of the kerbs. JV has offered to assist with St Francis-on-Sea area where many kerbstones already exist. CG is printing replacement street names for these. LA will notify the Ward Councillor when the new signs are placed so that the KLM can send a team to tidy up and remove old poles etc. CG has ordered the Chromadek printed street names. Publicity photograph for hand over will be arranged. CG/LA
- **Pedestrian Walkway St Francis Drive**  
The Kouga Business Forum are looking into getting business sponsorships to complete the pedestrian pathway from Sunset Drive to the CBD. The SFPO Association agreed to set aside a contribution of R100 000 for a 200m stretch of this pathway. The pathway would increase pedestrian safety on the main road. The developers of Grand Comoros will PM



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complete the construction of the pathway. A fundraiser is being held on 1<sup>st</sup> March to attract funds for the project. DT will motivate to Rotary to fund a stretch of this pathway.

- **Sea Vista Pathway bins**

The Association agreed to fund three replacement vandal and monkey proof recycled plastic rubbish bins on this pathway at a cost of R7500. CG will arrange collection when they are ready.

CG

- **Main Beach, Granny's Pool Amenities and Two Harbour Walkway**

A meeting took place on 21<sup>st</sup> January with the Kromme Enviro Trust, the Mayor, Rotary and the Ward Councillors to discuss the urgency of the projects for the Harbour walk and dune erosion and present the plan for the walkway from Granny's Pool. There will be a further meeting on 18<sup>th</sup> February. CN advised JP to contact CES to get an idea of the cost of the environmental Basic Assessment. The KLM Director will be invited to attend. Jason Erlank will then prepare construction drawings.

JP/DH

The removal of the set back line could do away with the need for such EIA's.

JP has been informed that the KLM is intending to create a separate Environmental Affairs department within which Nomvelo Siwela will function. This will enable the KLM to conduct its own EIA's.

- **Erf 53**

WF provided a copy of our written Spatial Development Framework submission, which includes Erf 53 (public open space), to Councillor Ruth. DH and JP to ensure that this is included in planning for the future, possibly as primary access to Main beach. The SFPO Association is calling for a workshop to discuss this proposal along with the Kouga Business Forum. Erf 53 should be included in an overall EIA for the beach front.

DH/JP/WF

- **Erf 400 and Erf 554 Village Common:**

We continue to await DPW decision on transfer of Erf 400 to KLM. A community park has been suggested for Erf 544 to include Erf 400 once the transfer from DPW has taken place.

- **Ann Avenue / George Rd Stairs and car park repair**

Beach access was very limited for the December season. LA has requested through the Ward Committee for improved beach access ahead of the Easter holiday season.

Homeowners in Ann Avenue are currently repairing the revetments in front of their properties. An interim staircase is being investigated.

JP/LA

The KLM is due to start work on the George Road beach access solution in February.

- **Street Resurfacing initiative**

Spray Avenue and Moby Dick Wharf residents volunteered contributing funding to resurface their roads in collaboration with the developer of Grand Comoros. They had approached Scribante who are working in the Kouga area for the next year resurfacing the R330 from Humansdorp to Hankey. An MOU has been put in place with the KLM. The work has now taken place and was completed in two days. A resident of Beauvalon Place followed suit and a similar agreement was put in place. This work has also been completed. The model is to be promoted to the broader community and has been put out in the media. Interested residents can contact our office for information on how to proceed. Costs vary depending on condition of the roads but are very reasonable. This project involves both the SFPO NPC and the SFPO Association. Once the KLM road resurfacing budget of R200 million has been allocated, and we understand which roads in St Francis are included, we will be able to promote this option more effectively.

WF/CN



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Businesses in First Street in the industrial area are keen to contribute to rebuilding the road to a suitable standard. This would incorporate the access to Sea Vista Primary School which the KLM would fund.

## 9. Community Issues

- KLM have listed roads, waste water treatment and solar energy as their focus over the next two years.
- Precinct Plan: Further consultation has still to take place.
- Sewerage: The same group of property owners that have raised funds to resurface Moby Dick Wharf and Spray Avenue are planning the installation of waterborne sewerage. There were problems with sewerage spills during the Season and better management is called for. JV reported bad sewerage pollution in the Canals around this area during the December period. LA has requested a copy of the sewerage master plan and is advised it will be finalised soon. LA
- Water infrastructure: The SFPO Association continues to put pressure on KLM to replace failing water infrastructure with emphasis on Canal and Shore Roads.
- Roads: We were told that there is no budget available from Province for the repair of the R330 from Humansdorp to Cape St Francis this year. However, it is on the list for 2025. The SFPO will continue to push for urgent budget allocation. Repair work from KwaNomzamo in Humansdorp to Hankey is under way. CN
- Storm Water drains : JV has requested that this is on the agenda for meetings with the KLM. A storm water master plan is needed for the area from Santareme to the Port. JV
- Job Seekers collecting on St Francis Drive : This was discussed at the Ward Committee meeting. God's Acre on Tarragona Road is being considered for an employment centre. DT will push our Ward Councilor for the development of this area for this purpose. PM/DT



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#### 10. Other Committees

- SFBRHOA: The erosion at the pump house and the flow through the canal system remains a concern. The dredging programme will commence after Easter. Improved CCTV cameras are being investigated for The Cove to increase security. CN
- KJRC: The chairman of the KJRC is being kept abreast of progress with the LTCPS project plan. The three river patrol boats are to be replaced. The problem with a private development on The Kromme which does not appear to have KLM or DEDEAT approval is in dispute with the KLM. ND
- Santareme: The main focus is centred around the problem of dune erosion discussed earlier. DH/JV
- St Francis-on-Sea and Port : JV's group have created a roads sub-committee and have held discussions with the Municipal Roads engineer. They are seeking commitment to a timeline to have all roads resealed/slurried in Santareme/St Francis-on-Sea and to have effective storm water drainage created. JV attended the last Ward Committee meeting and will be contacting the engineers direct for an understanding of which roads in Santareme are likely to be resurfaced under the R200m road resurfacing project which has been launched. JV  
The camera at Shark Point funded by the SFPO Association has been very effective in hampering the perlemoen poachers. An SRA will be investigated to expand support for the CCTV coverage growth.
- Community Policing Forum: The next meeting of the CP will be on 18 February 2025 with our new SAPS Station Commander. The next election for office bearers should be next year but the Committee have been recently told that this election needs to be held in March this year, which may be a clerical error. Clarification on this is being sought. DT
- DVG: No discussion.
- Ward Committee: DT and LA attend these meetings. The last meeting took place on 6<sup>th</sup> February. DT/LA
- Sea Vista: No discussion
- Sea Vista Ratepayers Association : No discussion
- Cape St Francis: No discussion.
- Kouga Business Forum St Francis Branch: No discussion
- Levy Relief Programme: Further funding is necessary from donors to be able to continue relief payments. DT
- Aesthetics Committee : This Committee is currently negotiating with the Director of Planning & Development to streamline the plan approval process to minimise unnecessary administration and reduce frustration of all applicants. LA
- Kromme Enviro Trust : No discussion.
- St Francis Tourism: LA circulated SF Tourism Season 2024/5 report.

#### 11. General

- The possibility of sub-letting office space along with KBF and St Francis Tourism in the municipal property on the corner of Diana and St Francis Drive is being investigated. WF/DT

#### 12. Next Meeting Friday 7<sup>th</sup> March 2025 – 11 a.m. – SFPO Office/Zoom



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