



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

Friday 10th July 2026 at 11h00 – SFPO Office 9 Philippa Place / Zoom

ACTION

Present: P Pezarro (PLP); W Furphy (WF); M Thomson (MT); C Jarvis (CJ); C Gray (CG); J Viljoen (JV); P Middleton (PM); L Aitken (LA)

1. **Welcome**

The Chairman welcomed all.

2. **Apologies**

N Dyer (ND); C Carstens (CC); D Harpur (DH)

3. **Confirmation of the Previous Minutes**

Proposed by MT and seconded by PLP

4. **Matters arising from the Previous Minutes of Meeting**

None

5. **Finance**

- The financial statements for June were circulated by PLP and approved
- Membership for the 2025/6 year stands at 530 subscriptions, compared to 565 subscriptions for the previous year
- R25 000 was contributed to the R330 pothole repair project to improve the safety of this road
- R50 000 was contributed to the Thyspunt Alliance

PLP

LA

6. **Association Projects**

- **Street Signs:** completed
- **Pedestrian Walkways**
This has been a KBF St Francis led project.
Construction Phases:
 - Phase 1 : Liege Road to Lyme Road North. Completed
 - Phase 2 : Lyme Road North to Sunset/Sea Glades junction. Completed
 - Phase 3 : Liege Road to Nevil Road. Funds available
 - Phase 4 : Nevil Road, from St Francis Drive to Main Beach Car Park. Funds available
 - Phase 5 : Nevil Road to Tarragona to R330. Requires funding
 - Phase 6 : Tarragona to the Port/Otters Landing. Requires funding

WF



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The Association has set aside R100 000 for pathway continuation. The Rotary Club have indicated that they may be interested in collaborating on this project and WF will meet with them to discuss this further

- **Pedestrian Walkway Lighting** PM

A resident approached the Association to support a crowd funding initiative to install street lighting along the footpath. No further discussion
- **Sea Vista Pathway Story Board:** LA/CG

LA contacted the contractor for a time line to progress with construction, and we will need to wait until the contractor gets back from an overseas contract commitment in mid July
- **Sea Vista Pathway Maintenance** : KLM are responsible for the maintenance of the pathway. It has been added to the Ward Action List and continues to be raised at the Ward Committee meetings LA
- **Main Beach Pavilion** WF

WF has engaged with the KLM about replacing the Ablution block on Main Beach with a Beach Pavilion.

 - The MM advised the following:
 - that the Pavilion would preferably be a KLM asset, and as such its plans will go through the KLM internal planning approval process, with no costs accruing to the cost of the Pavilion
 - KLM will grant a long term lease to the SFPO NPC (or an independent investor if applicable)
 - WF has had discussions with some investors, but is now engaged with a group wanting to establish the St Francis Bay Life Saving Club.
 - Phase 1 of the Pavilion development will include upgrading the existing Municipal building at Main Beach. To accommodate the Life Savers Club and its equipment
 - Phase 2 of the Pavilion development will include extending this building to include an office and meeting room facility for the SFPO and a restaurant site for a commercial restaurant operator.
 - Jason Erlank (Architect) is doing the conceptual design and plans for Phases 1 and 2 of the Pavilion development
 - SFPO proposes calling the Pavilion : The Beach Club
 - Initial estimates for this development = R10m
 - Sources of funding:
 - SFPO NPC will look at its LTCPS funding to determine how much it can contribute
 - SFPO Association will look at its own funding resources to determine how much it can contribute
 - The Rotary Club have indicated that they may be interested in collaborating on this project
- **Spit Beach Access and Recreational Facilities** : The Association will provide guidance for the development of the Coastal Management Plan particularly for zoning for recreational use such as swimming/bathing, surfing or fishing between the groynes. CG

An access gate is to be constructed on the access road at Aldabara Run to prevent motorised vehicles from accessing this road and limiting use to pedestrians and cyclists. Provision for Emergency vehicles access will be needed



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- **Granny's Pool Amenities and Two Harbour Walkway** : DH is in discussions with the Kromme Enviro Trust around planting certain vegetation to attempt to stabilize the dune slippage problems along the walkway. A consultant is working with Council and KET to find a way to get the necessary approvals for the Granny's Pool and walkway concept. The Coastal Management Plan is being developed and this would remove the requirement for a 100m high water set back line. DH and CC will establish when this is likely to be completed and arrange a meeting with KLM ECO Nomvelo Siwela and EMC ECO Dylan Anderson. The Ward Councilor is trying to assist with emergency funding and permission to conduct much needed repair works at Granny's tidal pool and car park in the meantime DH/CC
- **Erf 53**
WF provided a copy of our written Spatial Development Framework submission, which includes Erf 53 (public open space), to Councillor Ruth. DH is to ensure that this is included in planning for the future, possibly as primary access to Main beach. Erf 53 should be included in an overall EIA for the beach front. St Francis Court HOA are prepared to assist with this project WF/DH
- **George Rd Car Park Repair** : KLM was granted disaster funding for this repair however the works have stopped. The contractor has left site as the funding has been spent without finishing the project. WF will investigate WF
- **Tree Planting Project**
Coral trees were chosen for planting along St Francis Drive from Harbour Road to the Port. The proposed next phase for the project will be St Francis Drive from the Village to the Sunset Drive intersection. A donation of 20 large stumps has been received and planted giving another 200 meters of tree line. At present no budget is required CC
- **Thyspunt Alliance**: The Association is in support of the Alliance who will be monitoring the renewed proposal for a nuclear site at Thyspunt. CC represents the Association and the Association will participate in any way it can to hold ESKOM accountable and assist with getting the best possible outcome for our community and economy. CC prepared and submitted three objecting submissions, from the SFPO Association, the SFPO NPC and the CPF. The SFBRHOA and the KJRC also submitted objections. CC
The SFPO met with the Mayor and officially requested that the power station is removed from the draft Spatial Development Framework.
The Association has donated R50 000 to the Thyspunt Alliance towards the legal costs that will be involved

7. NPC Projects

- **Long Term Coastal Protection Solution (LTCPS)**
This project is progressing and should be completed by September. The first and second groynes are complete. The damage resulting from the recent storms and flood events on NG 5 and NG 6 is being addressed. Work on NG 1 and NG 3 has been delayed as the rock required was not available. The dredging works are progressing very well WF
- **Roads** : As part of KLM's resealing of roads project across Kouga, work has started in St Francis Bay this month and should be completed in 6 months
- **CCTV Security Cameras**



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All are functioning well. The 7 year contract expires in September and a new contract has been negotiated with new and additional cameras. Intersec will provide cameras and maintenance and Calibre Security will be responsible for the monitoring and reaction. We have asked for a plan and costing for cameras for the whole of St Francis Bay to consider

PM

8. Marketing and Communication

8.1 Database

- Databases for the SRA Demarcated area are supplied by KLM quarterly. The number of rateable properties in this area has increased because of the new developments. These databases do not include Santareme and other St Francis Bay areas. JV will promote membership on his Future of Santareme WhatsApp group

LA

8.2 Website, Social Media and Newsletter

- The newsletters have been focussing on LTCPS news. CJ is assisting Thyspunt Alliance with communication. He continues using his revised media campaign to promote Association membership in St Francis Today and in the last newsletter, targeting new residents and those not being reached through our database
- The Info Ads page was redesigned to feature Association projects to boost interest in membership

LA/CJ

8.3 Membership

- We need to focus on the membership drive for the 2026/7 year with the new year starting in October. There will be a pre-launch awareness campaign flighted in September/October
- We need to investigate a more efficient system for invoicing and administering membership
- CC will represent the SFPO at the Kromme Enviro Trust table at the monthly market

LA/CJ

LA

CC

9. Community Issues

- KLM Focus:** KLM have listed roads, waste water treatment and solar energy as their focus over the current two year cycle ie 2024-2026.
- Spatial Development Framework & Precinct Plan:** A new SDF is being developed. We must then assume that once it is signed off by KLM Council then a new Precinct Plan will follow. WF to verify with KLM.
- Sewerage:** There has been better management of sewerage collection. However, the Association continues to call for an audit of the sewerage system through the Ward Committee. The public are encouraged to order sewerage uplifts using the Municipality WhatsApp number. The public need to be aware that they will be charged additionally if more than one uplift per month is ordered. Sewerage spills into the canals continue around the Mayotte Circle / small boat harbour area. A water borne sewerage system connecting this area to the main line was designed and needs to be reinvestigated



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- **Water infrastructure:** The SFPO Association continues to put pressure on KLM to replace failing water infrastructure with emphasis on Canal and Shore Roads. A letter was handed to the Municipal Manager last year demanding urgent resolution. This was prioritised and new pressure reduction valves have been installed WF/MT
- **Roads:** We understand that the tender process for the resurfacing of the R330 from Humansdorp to Cape St Francis is on the Provincial Roads list for 2026/27 and is due to be awarded soon. The private individuals who have undertaken repair of potholes on the R330 in the interim were acknowledged and thanked. The Association donated R25 000 for this project WF
- **Storm Water drains:** JV has requested that this is on the agenda for meetings with KLM MM. A storm water master plan is needed for the area from Santareme to the Port JV

10. Other Committees

- **SFBRHOA:** After the recent flooding events, the water in the canals is extremely low at low tide and this is being monitored carefully as dredging can only commence properly once the sediment in the water has settled and visibility improves. There is concern around frequent sewerage spills and SFBRHOA are proposing an audit of the Erfs along the canals to ensure all tanks are fit for purpose MT
There is confusion with the building lines being passed in the canal area which is being addressed with the Planning Department. Provision for more boat parking is being discussed in Ski Canal to provide access to the beaches. A meeting was held with the commercial boat owners and the Municipality regarding proposed increases in their fee structure and conditions of their operation on the canal waterways. The MOA is being updated and rewritten and by-laws updated
- **KJRC:** No discussion ND
- **Santareme:** Preparatory road works have commenced in Santareme as part of the KLM's project to reseal roads in Kouga JV/DH
- **Community Policing Forum:** No discussion CC/PM
- **DVG:** no discussion WF
- **Ward Committee:** LA attends these meetings. The last meeting was on 8th July with the next meeting to take place on place on 5th August. LA will raise whether there is progress on the water borne sewerage that was proposed for Grand Comore, Spray Avenue to Mayotte Circle at the next meeting LA
- **Environmental Monitoring Committee :** This Committee is set to meet again toward the end of July 2026. This was prescribed by DEDEAT for environmental compliance of the Long Term Coastal Protection Scheme (LTCPs) by the appointed ECO, Dylan Anderson, with oversight from the EO which is Ted Avis of CES. Serving on this are representatives from The Municipality, DEDEAT, Kromme Enviro Trust, SFPO, Riparians HOA, Kromme Joint River Committee, and Kouga Business Forum. Clint Carstens represents the SFPO on this committee along with David Harpur. Minutes of these meetings are on the SFPO website WF
- **Sea Vista:** No discussion
- **Sea Vista Ratepayers Association:** No discussion
- **Cape St Francis:** No discussion.
- **Kouga Business Forum St Francis Branch:** Consideration is being given to forming a St Francis Business Forum affiliated to the KBF. PM/WF



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- **Aesthetics Committee:** They are due to meet with KLM Planning department to agree updates for the Aesthetics Guidelines.
- **Kromme Enviro Trust:** No discussion
- **St Francis Tourism:** No discussion

LA
LA/CC/
DH
LA

11. **General**

SFPO 3-5 Year Strategic Focus (2026-2030) : This document is to begin to update our Vision 2030 and debate the way forward for both organisations. All are asked to consider this and provide their input. This includes a proposed Business Forum/Business Advisory Group for St Francis Bay administered by the SFPO Association, affiliated to the KBF

WF

12. **Next Meeting Friday 7th August 2026 – 11h00 a.m. – SFPO Office/Zoom**