



9 Philippa Place
St Francis Bay
6312

Tel: 042 294 0594
eMail: info@sfpo.co.za
Website: www.stfrancispropertyowners.co.za

PO Box 18
St Francis Bay
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MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 7th August 2026 at 11h00 – SFPO Office 9 Philippa Place / Zoom

ACTION

Present: P Pezarro (PLP); W Furphy (WF); C Carstens (CC); L Aitken (LA); M Thomson (MT); J Viljoen (JV); N Dyer (ND);

1. **Welcome**

The Chairman welcomed all.

2. **Apologies**

D Harpur (DH); C Jarvis (CJ); C Gray (CG); P Middleton (PM)

3. **Confirmation of the Previous Minutes**

Proposed by PLP and seconded by JV

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

None

5. **Finance**

- The financial statements for July 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:
O Phase 1 : Liege Road to Lyme Road North. Completed
O Phase 2 : Lyme Road North to Sunset/Sea Glades junction. Completed
O Phase 3 : Liege Road to Nevil Road. Funds available
O Phase 4 : Nevil Road, from St Francis Drive to Main Beach Car Park. Under construction.
O Phase 5 : Nevil Road to Tarragona to R330. Requires funding
O 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. LA and JV will investigate whether Wind Farm funding can be secured for the section from Sea Vista to the Port.

A walkway down Harbour Road to Granny's Pool could also be considered.

- **Pedestrian Walkway Lighting**

A resident approached the Association to support a crowd funding initiative to install street lighting along the footpath. No further discussion

PM

- **Sea Vista Pathway Story Board:**

The contractor has constructed the board and positioned it at the start of the pathway opposite the SAPS station. The Perspex Story board to be mounted on the Board has been ordered from Signarama and should arrive next week for the contractor to mount.

LA/CG

- **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**

We have had several discussions with KLM regarding the possibility of a long term lease for a pavilion development, through private funding, on the present site of the ablutions at Main Beach.

WF

The most recent discussion was on 04/08/2026 with the Municipal Manager (MM) and his team including Legal, Planning, Social Services, Environmental Services, the Sfb Life Saving Club (represented by Brandon Harcus), the SFPO, and Architect Jason Erlank will do the design.

The MM was very excited about setting up the St Francis Bay Life Savers Club. KLM needed at least 55 life savers every year. They only have 2 full-time employed life savers. KLM will pay for the life savers if the Club could train and manage them, across all sites in Kouga. KLM could also give a grant of some R200k per annum to assist with funding the operational cost of the Club. The MM was happy for the Club to use the existing facility and upgrade it. Brandon Harcus will submit a motivation to the MM.

Director for Planning said that the decision to allow the Sfb Life Savers Club to use and upgrade the existing facility on Sfb Main Beach would need to get Council approval.

The erf is zoned POS, and if we wished to extend the current facility to include commercial activity eg restaurant/coffee shop and offices (SFPO), a rezoning would need to take place.

Environmental Services thought that the levelling of the existing dune would also need EIA approval. They suggested adding it to the EIA to be completed for the area from Grannys Pool to the Port. They also suggested looking at the Kouga Coastal Management Plan currently being completed by CES, to see whether it can also assist in this process.

A decision will need to be made as to whether the SFPO or the Sfb Life Savers Club holds the lease, and earns the revenue from commercial sub-leases. This will need to be agreed with KLM.

Initial estimates for this development = R10m

Sources of funding:

- SFPO NPC and SFPO Association will raise the funding if the SFPO holds the lease
- Sfb Life Savers Club will raise their own funding if the lease is in their name



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- The Rotary Club have indicated that they may interested in collaborating with the SFPO and/or Sfb Life Savers Club 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. 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 CG
- **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 KLM 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. The Ward Councillor 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. The KLM are finding the funding to complete the works ahead of the Festive Season. 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. To date 260 out the planned 320 trees have been planted. Some trees have also been planted by a community member along the Golf course section of St Francis Drive. More trees are planned for this section and donations of solid stumps to plant are welcomed. 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 SFBROA and the KJRC also submitted objections. CC
Following a meeting with the Thyspunt Alliance legal team, CC will prepare a response to the final scoping report and submit this on behalf of the SFPO next week. The NPC response will be included in the legal team's response.
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.



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- **Vision 2040 :**

During the course of the next year, the Association committee agreed to revisit the Vision 2030 vision for the ratepayers association's focus for the next ten years. Brainstorming and strategic planning sessions will be arranged with sectors of the community to gain as much input as possible, facilitated by the SFPO.

WF

SFPO 3-5 Year Strategic Focus (2026-2030) document discussed at the last meeting is to begin this process. 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.

7. NPC Projects

- **Long Term Coastal Protection Solution (LTCPS)**

WBHO have repaired the storm damage on NG5 and NG6 using type 1 armour rock as per the specification.

The quarry has been unable to produce enough Type 1 armour rock recently which has delayed the works.

Nu-Plant have been contracted to provide and position 3-10 tonne rock to better safeguard NG5 and NG6.

The dredging works are progressing very well.

- **Roads :** As part of KLM's resealing of roads project across Kouga, work has started in St Francis Bay and should be completed in 6 months.

- **CCTV Security Cameras**

All are functioning well. The 7 year contract expires in September and a new contract has been negotiated with new and additional cameras and a dedicated response vehicle. 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. JV requested feedback on the previously approved addition of a camera at the end of St Francis Drive covering the access path to the beach.

WF

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

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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
- Brad Peens has prepared a You-Tube video documenting the LTCPS project. Some edits were requested to make it more impactful. This will be released over the weekend.

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. PLP has designed a leaflet concept to help boost membership. This could be circulated electronically and provided in leaflet form to estate agents etc. LA will share this with CJ for comment and planning. LA/CJ/PP
- 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 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. LA has requested feedback on progress through the Ward Committee. WF/MT LA
- **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
- **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 and the SFPO will follow up. 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 which has now been concluded. Province has now appointed a contractor to repair the potholes. 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



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10. Other Committees

- **SFBRHOA:** After the recent flooding events, the water in the canals is extremely low at low tide and this is still being monitored carefully as dredging can only commence properly once the sediment in the water has settled and visibility improves. MT

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. This will be discussed with KLM at their next meeting.

The canal walls at the small boat harbour are going to be rebuilt. Two additional walkways to access the spit beach from the ski canal are being planned ahead of the Festive Season.

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.

MT will contact Lawrence Ramukwela directly to assist with the canal POS properties to be transferred from Nevil Hulett's company to KLM.

Additional security cameras are being discussed after some incidents of theft on dredgers and stores.

- **KJRC:** The dredging committee met last week to discuss the dredging plan ahead of the Season. There is still a lot of debris in the river and the water is murky. 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:** The CPF met on 30th July and were subsequently called to a meeting with District CPF officials on 6th August requested by Capt Qwebe. This was constructive and informative for the new CPF Exco members. Measures are being taken to address the informal taxi rank at the traffic circle entrance to the town. The suggested holding area is next to God's Acre on Tarragona Rd which the KLM needs to clear for this use. CC/PM
- **DVG:** no discussion WF
- **Ward Committee:** LA attends these meetings. The last meeting was on 5th August. LA has requested feedback on the progress on the water borne sewerage that was proposed for Grand Comore, Spray Avenue to Mayotte Circle. LA
- **Environmental Monitoring Committee :** 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. WF



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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.

- **Sea Vista:** No discussion.
- **Sea Vista Ratepayers Association:** No discussion.
- **Cape St Francis:** No discussion.
- **Kouga Business Forum St Francis Branch:** This has been disbanded and a Business Advisory Group to the SFPO will be formed. Frank Harpur will join this Committee in this capacity. We will remain members of the KBF.
- **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

WF

LA

CC/DH
LA

11. General

SSEG registration : The community are encouraged to ensure their solar installations are registered and compliant.

AGM : This is booked for 16h00 on 10th December 2026 at St Francis Links.

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