



# KBRRA NEWS

*Issue 1 | 21 February 2026*

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## Dear Kidds Beach Community,

The KBRRA Executive Committee (EXCO) met for the first time in 2026 on 12 February. We are pleased to share updates on what's happening in our village.

Kidds Beach belongs to all of us. This newsletter keeps you informed, involved, and connected as we work together to protect and grow our community.

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## Your 2025/26 EXCO Team

### **Name**

Chris Dreyer  
Brian Birkholtz  
Janice Hurly  
Wayne Jansen  
Hannes Smit  
Hillary Hack  
Stuart Gates  
Netti Glasgow

### **Portfolio**

Chairperson – Governance & Communication  
Treasurer – Finance & Budget Oversight  
Homeowners & Public Spaces  
Strategy & Bulk Infrastructure  
Water & Electricity  
Community Hall Complex  
Safety & Security  
Secretary & Complaints Officer

**Contact:** [kbracommittee@gmail.com](mailto:kbracommittee@gmail.com)

**All concerns are routed through the Secretary to the relevant portfolio lead.**

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## From the Chairperson

*“Kidds Beach has immense potential — and together we can continue building a community we are proud to call home.”*

The start of 2026 has been encouraging. The festive season was largely incident-free, with the Village Green Market and Holiday Programme standing out as highlights.

We recently launched Block Consultation Sessions to strengthen community engagement. Infrastructure remains a priority as we continue discussions with local HOAs and Buffalo City Metro.

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## Strategic Objectives

The functioning of EXCO for the year will be directed by the following strategic framework:

### KBRRA

- **Mandate:** The Association to set and maintain a strategic vision for Kidds Beach and develop a linked infrastructure plan that informs and aligns National, Provincial and Municipal plans with resident priorities.
- **Strategic Vision:** The Association will use formal processes (surveys, workshops, representative advisory panel, and public hearings) to define a 10-year strategic vision and infrastructure priorities. All major infrastructure decisions must demonstrate alignment with the adopted vision.
- **Stakeholder Governance and Alignment:** Stakeholder governance and strategy is structured around two key pillars; namely 'One Kidds Beach' and 'Development integrator'. (For more information, please see the KBRRA's Infrastructure Policy and Strategy available on our website <https://www.kiddsbeach.co.za/kbrra/>).
- **Establishment of an Overarching Forum:** Consisting of the 4 MHG Homeowners Associations, the Mcantsi Lifestyle Estate and the KBRRA/Homeowners Association of the "Old Village" to represent the Greater Kidds Beach's intent as it relates to bulk infrastructure and municipal service delivery issues for the greater Kidds Beach.
- **Robust, transparent and accountable KBRRA and HOA Governance System.**
- **"Ringfencing" of a fair portion of rates and taxes** contributions to the coffers of BCM, for infrastructure upgrade and maintenance as well as general municipal services.
- **Principled, well-functioning and user-friendly communication** with Members, Stakeholders and the Public

## Homeowners Association's Strategic Themes

- Increased membership uptake
- Healthy, safe and sustainable living environment
- Well maintained and functioning bulk infrastructure in the HOA Area.
- HOA area with aesthetic landscape and well-maintained/clean public areas.
- Community Hall Complex recognized, managed and operated as a valuable community asset.

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## Bulk Infrastructure and Strategy

From early March, we'll be hosting **Block Consultation Sessions** across Kidds Beach, aiming to wrap up by late April or mid-May.

These sessions are your opportunity to speak up, share ideas, and help shape our future. Please attend your block's meeting — and bring your neighbours, including non-members.

Your input will be combined with existing BCMM plans and presented back to members as clear options for discussion and voting. Once we have your mandate, EXCO will develop an infrastructure plan that reflects the community's vision for Kidds Beach.

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## Water & Electricity Update

Electricity outages remain a concern due to aging infrastructure. Engagement with Eskom is ongoing.

Water system improvements include faster borehole access, generator servicing, monitoring initiatives, and standby equipment planning.

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## Governance Matters

To enhance governance of the KBRRA and the HOA the following governance policies were adopted:

- Finance Policy
- Infrastructure Policy and Strategy
- Governance and Ethics Policy

**Note:** The above policies can be viewed on our website <https://www.kidsbeach.co.za/kbrra/>

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## Homeowners Association

- **2025 Festive Season:** BCM beach facility management during the peak visitor days had some hiccups with portable toilet facilities not provided, but the lifesaver team was excellent to ensure the safety of the Kidds Beach community and visitors. Steve Nako and his BCM team, along with the KBRRA employed casual workers for weekends and public holidays, ensured a clean and litter free beach and clean ablution facilities. Work to develop a public beach management plan for the 2026 festive season has commenced.
  - Proposals made at the Beachfront Block consultation session such as the installation of more permanent speed bumps on Montebello and the conversion of a section of Montebello from the Tea Room up to Midway Street into a one-way now forms part of this stream's workplan.
  - The BCMM team has employed additional staff to clean the beach bathrooms and public area over weekends. This is a welcome improvement to provide services when the "customers" require them.
  - The KBRRA Overseer, Zuko Mtambeka has prioritised the repair of beachfront dustbins, the clearing of lantana up the main road, and the upgrading/maintenance of street name signage for the first quarter.
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## Community Hall Complex (CHC)

- The utilisation of the Community Hall Complex has since the connection of electricity from the Bowls Club (usage is metered and Club reimbursed) increased significantly:
  - Renting out of 3 rooms as office space for 12 months.
  - Renting of storage space to a Member for 12 months
  - Renting for karate classes 2 evenings per week for 12 months
  - Renting for dance classes one morning per week for 12 months
  - Pickleball for residents and visitors paying a subscription fee.
  - Squash for residents and visitors paying a subscription fee.
  - Renting for two gala events by the Border Rock and Surf Fishing Association.
- It is estimated that the CHC will generate R130k income for the KBRRA during the 2025/6 financial year.



- The emerging stable CHC income stream, enables EXCO to again pursue options to secure title deed for the land currently vested in the Amathola District Municipality
  - It is unfortunate that the maintenance of the CHC was neglected for a very prolonged period and major refurbishment will be undertaken during this year.
  - The uptake for squash is disappointing, and members are encouraged to sign up to the squash club for R500 per annum for a family.
  - The Palm Springs Holiday Resort was “contracted” as Events Coordinator for weddings and other major events with a minimum rent of R5,000 per day event.
  - Members are encouraged to use the facility for private and family events. A heavily discounted rent fee will be applicable for KBRRA Members. Please note that there is no kitchen facility available.
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## Administration

Work is underway to develop an electronic archive system for the KBRRA and to update the master database of property owners

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## Finance & Membership

Projected annual income: R350,000

Estimated expenditure: R250,000

It is also important for the KBRRA to establish a reserve fund to mitigate the risk of a further decline in quality of the BCM services offering or we as a community is compelled to institute litigation to protect our rights as property owners.

Members are encouraged to keep levy payments up to date and **motivate neighbours to join.**

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**Let's continue building One Kidds Beach together.**