



Mr. Mbulelo Memani
Municipal Manager
Tel – 044 501 3000
Bitou Local Municipality
Private Bag X1002
PLETTENBERG BAY, 6600
Municipal Notice No: 216/2025

**NOTICE OF LAND USE APPLICATIONS/
GRONDGEBRUIKAANSOEK KENNISGEWING/
ISAZISO NGESICELO SOKUSETYENZISWA KOMHLABA**

**BITOU MUNICIPALITY (WC047)
NOTICE NUMBER: 216/2025**

Property description/ Grondbeskrywing/ Inkcazo yepropati	Type of Application/Aansoek/ Uhlobo lweSicelo
Erf 12541, Plettenberg Bay	<ul style="list-style-type: none">• An application is submitted in terms of Section 15(2)(d) of the Planning By-law 2015 for subdivision of Erf 12541 into two portions.• Portion X: 1187m²• Remainder: 1184m²
Erf 12541, Plettenbergbaai	<ul style="list-style-type: none">• 'n Aansoek word ingevolge Artikel 15(2)(d) van die Beplanningsverordening 2015 ingedien vir die onderverdeling van Erf 12541 in twee gedeeltes.• Gedeelte X: 1187m²• Res: 1184m²
Isiza 12541, Plettenberg Bay	<ul style="list-style-type: none">• Isicelo singeniswa ngokweCandelo 15(2)(d) loMthetho kaMasipala woCwangciso ka-2015 wokwahlulwa kwe-Erf 12541 kumacandelo amabini.• Icandelo X: 1187m²• Intsalela: 1184m²

Application is available for viewing at Municipal office, 50 Melville's Corner, during office hours/ Aansoek kan bestudeer word by Kantoor 50, Melville's Corner gedurende kantoorure/ Ikopi yesicelo iyafumaneka ukuze ijongwe kwi-ofisi kaMasipala kwiyunithi engu-50 Melville's Corner, ngamaxesha omsebenzi aqhelekileyo.

Enquiries may be directed to/ Navrae kan gerig word na/ Imibuzo inokubhekiswa kuyo Town planning at 044 501 3303/ townplanning@plett.gov.za

Comments/objections with reasons must be delivered or e-mailed to townplanning@plett.gov.za within 30 days from the date of publication of this notice, and must include the name & contact details of the person concerned. Kommentare/ besware kan na townplanning@plett.gov.za gerig word binne 30 van publikasie van hierdie kennisgewing en moet 'n naam en kontakbesonderhede insluit./ Naziphi na izimvo/izichaso ezinezizathu maziwe okanye zithunyelwe nge-imeyile apha townplanning@plett.gov.za zingadlulanga iintsuku ezingama-30 ukususela kumhla wokupapashwa kwesi sazi, kwaye mazibandakanye igama neenkukacha zoqhagamshelwano zaloo mntu uchaphazelekayo.

Mr. Mbulelo Memani
MUNICIPAL MANAGER
Bitou Local Municipality

ERF 12541

PLETTENBERG BAY

SITUATE IN:

**BITOU MUNICIPALITY
KNYSNA ADMINISTRATIVE DISTRICT
WESTERN CAPE PROVINCE**

MOTIVATION FOR:

SUBDIVISION

In terms of:

BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW (2015) IN TERMS OF

- **SECTION 15(2)(d)**

Purpose: By means of a Land Development Application to subdivide Erf 12541 into two portions.

April 2025



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL	: 044 533 3072	8 GREENPOINT AVENUE
FAX	: 086 589 1938	P O BOX 1871
CELL	: 082 569 7135	PLETTENBERG BAY
E-MAIL	: shaun@sjmsurveys.co.za	6600

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- H. Whale Rock Ridge Home Owners Association (endorsement to Proposed Plan of Subdivision and email confirmation).

INTRODUCTION

1. Appointment and Brief

A Special Power of Attorney and Trust Resolution by The Minnitt Family Trust, the owner of Erf 12541 Plettenberg Bay, appoints S J McMillan Land Surveyors to apply to the Bitou Municipality for the following:

- Subdivision of Erf 12541 into two portions,

Application is made to the Bitou Municipality in terms of Section 15(2)(d) of the Bitou Municipality: Land Use Planning By-Law (2015).

The Special Power of Attorney and Trust Resolution are attached as Annexure A.

2. Ownership and Extent

Erf 12541 Plettenberg Bay is registered in the name of The Minnitt Family Trust (Annexure B) and is held by virtue of Title Deed No. T11878/2025 (Annexure C).

Erf 12541 Plettenberg Bay measures 2,371 square metres in extent as per Surveyor General Diagram No. 1315/2024 (attached as Annexure D) and the Title Deed.

It is seen that the Surveyor General Diagram is a Consolidation of erstwhile Erven 8844 and 8845 Plettenberg Bay.

3. The Application

Subdivision

The main purpose of the application is to subdivide the property into two portions as per the Proposed Subdivision Plan referenced 12541 SUB-R1 (Annexure E) and revert to the erstwhile properties with a slight amendment to the erstwhile property boundary.

The subdivision is as follows:

- (i) Portion X: 1,187m²
- (ii) Remainder: 1,184m²

Erf 12541 Plettenberg Bay is as a result of a consolidation of two erstwhile properties, Erven 8844 and 8845 Plettenberg Bay.

The line BF on the Plan (Annexure E) is the erstwhile property boundary between Erven 8844 and 8845. It is intended to re-subdivide the consolidated property into two portions but with a slight change in the erstwhile subdivision line as shown as line CG on the Plan (Annexure E).

B LOCALITY AND STATUS OF THE LAND

1. Locality

Erf 12541 Plettenberg Bay is located in Whale Rock Ridge Estate in Plettenberg Bay which is a secure residential estate in Plettenberg Bay. The sites have a majestic view over the Bay and mountains to the north.

The Estate on the north side of Robberg Road leads to the Robberg Nature Reserve.

A Locality Plan is attached as Annexure F illustrating the location of the property.

2. Existing and Surrounding Zoning and Land Use Characteristics

Erf 12541 Plettenberg Bay is zoned Single Residential Zone in terms of the Plettenberg Bay Town Planning Scheme.

Erf 12541 Plettenberg Bay is currently undeveloped and vacant.

An Aerial Cadastral Plan clearly illustrates the vacant properties, still shown as Erven 8844 and 8845 Plettenberg Bay (Annexure G).

The surrounding properties are zoned for single residential purposes and developed with single residential dwelling houses.

The property is well located in a residential suburb known as Whale Rock, a sought-after residential area of Plettenberg Bay. The property is in close proximity to the Robberg Nature Reserve.

The Whale Rock Ridge Home Owners Association have been approached with the proposal and their consent is attached as Annexure H.

3. Access

The property obtains access from a private road within the security estate of Whale Rock.

4. Services

All services are supplied by the Bitou Municipality.

5. Restrictions in Title

There are no conditions in the Title Deed that prohibit subdivision.

C THE APPLICATION

The Controlling Authority is the Bitou Municipality. A Land Development Application is directed to the Bitou Municipality in terms of the Land Use Planning By-Law (2015) and the application is for:

- Section 15(2)(d) for the Bitou Municipal Consent for the subdivision of the property into two portions.

1. Subdivision:

Application is made to the Bitou Municipality in terms of Section 15(2)(d) of the Bitou Municipality: Land Use Planning By-Law (2015) for the Subdivision of Erf 12541 into two portions as per the Proposed Subdivision Plan, Referenced 12541 SUB-R1 (Annexure E), as follows:

1. Portion X: 1,187m²
2. Remainder Erf 12541: 1,184m²

The subdivision will revert to two single residential properties, which were in existence before the consolidation resulting in one property, namely Erf 12541.

The approval of the subdivision application will permit two residential dwelling units to be developed on the proposed vacant Portion X and proposed Remainder in keeping with the character of the surrounding area and in terms of the Bitou Municipal Zoning By-Law and adhering to the earlier layout (Erven 8844 and 8845).

D MOTIVATION

The property will remain for residential purposes and it is the intention of this application that one additional residential property be created and developed for single residential purposes in line with the residential character of the area.

The property was previously two properties (Erven 8844 and 8845) and was consolidated to become Erf 12541 Plettenberg Bay. It is the intention to re-subdivide the property into two properties, similar to the erstwhile properties with a slight change to the erstwhile property boundary.

The property is vacant and suitable for development. Whale Rock Ridge estate is almost fully developed and the subdivision of Erf 12541 will allow the last remaining erven on the ridge to be developed.

The development of the property for residential purposes is in terms of the existing zoning and land use in the area and adheres to Council's policy of densification, returning the consolidated erf to the erstwhile erven.

(i) Bitou Municipality Spatial Development Framework (SDF), 2021

The property is included in the Bitou Municipality Spatial Development Framework, 2021.

The SDF is the regulatory framework for spatial development within the Bitou Municipal area. The SDF encompasses the principles of the Western Cape Provincial SDF, 2014 and includes densification, compact settlements and the promotion of mixed land uses, which is the purpose of this application.

Consolidated Erf 12541 Plettenberg Bay is located in a developed residential suburb and comprised the erstwhile Erven 8844 and 8845 Plettenberg Bay.

The application to subdivide the property is in keeping with the policy to densify the already developed residential areas where land and services are available.

In terms of the Bitou SDF, Smart Growth Principles have been adopted and include:

- Creation of well-designed compact neighbourhoods.
- Creation of a variety of housing opportunities.
- Encourage growth in existing communities and densification.

(ii) Bitou Integrated Development Plan (IDP), 2017/2023

The IDP is the adopted Bitou Municipal Plan to address the imbalances of the past and encompasses the District, Provincial and National objectives.

The IDP has the following strategic objectives:

1. Spatial Integration and resolve apartheid planning.
2. Local Economic Development
3. Eradicate Poverty and uplift the disadvantaged.
4. Service Provision.
5. Responsible Administration.
6. Financial Sustainability.
7. Active and engaged citizenry.

(iii) Land Use Planning By-Law, 2015

The following principles as contained in the Guidelines in terms of Section 15 of the Bitou Municipality: Land Use Planning By-Law, 2015 and compiled by the Directorate: Planning and Development (with reference to the objectives and principles contained in Chapter V1 of the Land Use Planning Act, 2014) are met;

Principle of Spatial Justice:

As per the internet “**Spatial justice** involves “the fair and equitable distribution in space of socially valued resources and opportunities to use them (Soja 2009). The space we live in can have negative as well as positive consequences on everything we do.”

The subdivision as proposed does not change the existing use of the property and the zoning will remain the same. One additional residential property is created.

Principle of Spatial Sustainability:

“**Spatial sustainability** focuses on the geometric and configurationally ordering of space in the city. It raises the possibility that the generic **spatial** form of the self-organised city in and of itself contribute to **sustainability**.”

The applicant promotes a more sustainable use of the area without changing the character of the area.

Principle of Efficiency:

“The **efficiency principle** is an economic tenet stating that any action achieves the greatest benefit to society when the marginal benefits from the allocation of resources are equivalent to its marginal social cost.”

The proposed subdivision proposes a more efficient use of the property without any social cost.

Principle of Spatial Resilience:

“The **spatial resilience principle** highlights the importance of creating sustainable livelihoods and the ability to avoid and handle unexpected incidents or shocks.”

No unexpected incidents or shocks are proposed. A sustainable livelihood is proposed in creating properties that are manageable.

(iv) Spatial Planning Land Use Management Act, 2013

The following matters are met in Section 42 of the Spatial Planning Land Use Management Act, 2013;

1. No significant changes are proposed on the property as the residential character will be maintained, and as a result the public interest is not affected and no negative impact will be made on engineering services, social infrastructure, community facilities and open space requirements.
2. The proposed subdivision will not have an impact on the natural environment. The natural environment will be retained and preserved, as the new residential property will be residential in character in keeping with the surrounding characteristics.
3. Access to Proposed Portions reverts to the same as which was planned before.

(v) Urban Edge

The property is located inside the Urban Edge as indicated on the Bitou Municipality: Urban Edge Line.

E DESIRABILITY

The subdivision of the property into two portions is desirable in that no major change to the existing landscape and land use is proposed.

The property is situated in Whale Rock Ridge, an urban area identified for residential development, as per the Council's policy.

The application will fulfil the following principles of the Spatial Development Framework:

- a. The subdivision promotes densification without having any impact on the surrounding area.
- b. The urban residential nature of the property is to be retained and no changes are proposed in terms of this application.
- c. As no changes are proposed to the property, the proposed subdivision will not impact on existing services.
- d. The proposed new property will make use of existing infrastructure and services.
- e. The applicant wishes to optimise the residential use of the property making full use of the vacant property.
- f. Access to the subdivided portions will revert to the access as per the erstwhile properties.
- g. No Rezoning is involved and the Single Residential zone currently in place is to be retained.
- h. To effectively uncouple the consolidation back to the erstwhile situation of two erven as per the General Plan No. 3378/2001.

F CONCLUSION

The land use proposed is in keeping with the Bitou Municipality's intent for the area while the character of the neighbourhood is retained.

The subdivision supports Council's Policy on densification and has Whale Rock Ridge Home Owners Association approval (Annexure H).

The property was previously two properties which were consolidated and the subdivision reverts back to two properties.

Access is available for both properties with the utilisation of existing services and infrastructure.

In view of the above considerations, it is therefore motivated that the proposed Subdivision be considered favourably by the Bitou Municipality and Consent be granted.



S.J. McMILLAN
P.L.S. 0910

APRIL 2025



DATE	November 2023
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SCALE	1:750
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Photography 2011	
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situate in	
Bitou Municipality	
Administrative District of Knysna	
Province of the Western Cape	

Erven 8844 and 8845 Plettenberg Bay

Although every effort is taken to ensure current and accurate information on this plan, no liability whatsoever will be accepted for erroneous data. Consult your Land Surveyor for confirmation of beacons and boundaries.



S.J. McMILLAN

PROFESSIONAL LAND SURVEYORS
TOWNSHIP PLANNERS SUBDIVISIONAL SURVEYS
TOPOGRAPHICAL & ENGINEERING SURVEYS
SECTIONAL TITLE SURVEYS

P.O. Box 1871
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Tel: 044 - 5330772
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Cellular 082 660 7136
S.J. McMillan & Co. (Pty) Ltd.



municipaliteit umasipala municipality

to be the best together

Private Bag X1002 Plettenberg Bay 6600
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LAND USE PLANNING APPLICATION FORM**BITOU MUNICIPALITY: LAND USE PLANNING BY-LAW****KINDLY NOTE:** Please complete this form using BLOCK capitals and ticking the appropriate boxes.**PART A: APPLICANT DETAILS**

First name(s)	Shaun John		
Surname	McMillan		
South African Council for Planners (SACPLAN) registration number (if applicable)	P.L.S 0910		
Company name (if applicable)	Shaun McMillan Land Surveyors		
Postal Address	P O Box 1871	Postal Code	6600
	Plettenberg Bay		
E-mail	info@sjmsurveys.co.za		
Tel	044 533 3072	Cell	082 569 7135

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

Name of registered owner(s)	Minnitt Family Trust		
E-mail	-		
Tel	-	Cell	-

PART C: PROPERTY DETAILS (in accordance with title deed)

Property Description (Erf No / Farm No):	12541		
Physical/ Street Address (if available)	Whale Rock Ridge		
Town	Plettenberg Bay		
Current Zoning	Single Residential Zone	Land Use	Residential

Extent	2,371 m ² / ha		
Applicable Zoning Scheme	Bitou Municipal: Zoning Scheme By-Law 2023		✓
Are there existing buildings?	Y	N	
Title Deed number and date	T11878/2025		

Are there any restrictive conditions in the title deed that prohibit the proposed use/ development?		Y	N
If Yes, list such condition(s)	N/A		

Are the restrictive conditions in favour of a third party(ies)?		Y	N
If Yes, list the party(ies)	N/A		

Is the property bonded?		Y	N
If yes, (attach proof) If no proof is d provided upon submission a copy of Bondholders Consent must be provided prior to decision being taken.	N/A		

Are there any existing unauthorized buildings and/or land use/s on the subject property(ies)?	Y	N	If yes, is this application to legalize the building / land use?	Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N

PART D: PRE-APPLICATION CONSULTATION

Was a pre-application consultation held with the Municipality?	Y	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.
Official's name	Chris Schliemann & Adel Sanchez	Date of consultation	Email 28 March 2025

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 (2) OF THE BITOU MUNICIPALITY : LAND USE PLANNING BY-LAW (tick applicable application/s)

Tick	Section	Type of application
✓	2(a)	a rezoning of land;
✓	2(b)	a permanent departure from the development parameters of the zoning scheme;
✓	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;
✓	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;
✓	2(e)	a consolidation of land that is not exempted in terms of section 24;
✓	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;

✓	2(g)	a permission required in terms of the zoning scheme;
✓	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;
✓	2(i)	an extension of the validity period of an approval;
✓	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;
✓	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
✓	2(l)	a permission required in terms of a condition of approval;
✓	2(m)	a determination of a zoning;
✓	2(n)	a closure of a public place or part thereof;
✓	2(o)	a consent use contemplated in the zoning scheme;
✓	2(p)	an occasional use of land;
✓	2(q)	to disestablish a home owner's association;
✓	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;
✓	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.

APPLICATION AND NOTICE FEES *(please note the following)*

1. Application fees are determined by Council annually in terms of the approved Municipal tariffs. An invoice will be sent to the applicant after an application is confirmed to be complete.
2. Application fees that are paid to the Municipality are non-refundable. Applications will only be processed after the application fees are paid in full and proof of payment is submitted to the Municipality.
3. The applicant is liable for the cost of publishing and serving notice of an application by.
4. The Municipality may request the applicant to undertake the publication and serving of notices
5. The Municipality will be responsible to serve notices to External Commenting Authorities, if necessary.

PART F: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION [section 15(2)(a) to (s) of the Bitou Municipality Land Use Planning By- Law]

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation has been submitted.

Primary Documentation

Y	N	Power of Attorney
Y	N	Company Resolution
Y	N	Motivation (based on the criteria in section 65 of the Bitou Planning By-law)
Y	N	Executive Summary of the Motivation
Y	N	Locality plan
Y	N	Site development plan or conceptual layout plan
Y	N	Full copy of Title Deed
Y	N	S.G. diagram / General plan extract
Y	N	Bondholders Consent

Supporting Information & Documentation (if applicable)

Y	N	Land use plan / Zoning plan
Y	N	Consolidation plan
Y	N	Proposed subdivision plan
Y	N	Proof of agreement or permission for required servitude
Y	N	Copy of any previous land development approvals (i.e. Rezoning , consent use departures)

Y	N	Abutting owner's consent
Y	N	Services Report or indication of all municipal services / registered servitudes
Y	N	Conveyancer's certificate
Y	N	Street name and numbering plan (Applicable to Subdivision Only)
Y	N	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Landscaping Plan(if applicable)
Y	N	Home Owners' Association consent
Y	N	Proof of failure of Home owner's association
Y	N	Other (Specify) Aerial cadastral plan, Proposed Plan of Subdivision, etc

PART G: AUTHORISATION(S) OBTAINED IN TERMS OF OTHER LEGISLATION

Y	N	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998)
Y	N	National Heritage Resources Act, 1999 (Act 25 of 1999)
Y	N	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)
Y	N	If required, has application for EIA / HIA / TIA / TIS / approval been made? If yes, attach documents / plans / proof of submission etc.
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of Bitou Municipality: Land Use Planning By-Law ? If yes, please attach motivation.
Y	N	Other (specify)

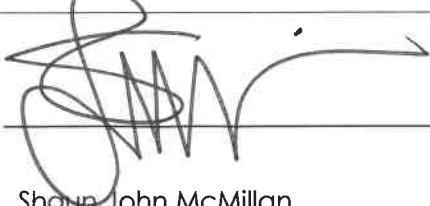
SECTION I: DECLARATION

I hereby confirm the following :



1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of [section 86\(1\)](#) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required, by Bitou Municipality: Land Use Planning By-Law to enable the development proposed in terms of the Bitou Municipality: Land Use Planning Bylaw (2015) as amended.
6. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services may be payable by the owner as a result of the proposed development.
7. I am aware that by lodging an application, the information in the application and obtained during the process, may be made available to the public.

SUBMISSION REQUIREMENTS

Y	N	Soft copy of the application emailed to townplanning@plett.gov.za . (A mime cast link must be requested for files larger than 10MB).
Y	N	1 x Hard Copy submitted at Town Planning Office

Applicant's signature:		Date:	3 April 2025
Full name:	Shaun John McMillan		
Professional capacity:	Professional Land Surveyor		
	P.L.S 0910		

FOR OFFICE USE ONLY

Date received:	Received by:
<hr/>	<hr/>
	

Info

From: Adel Sanchez Asensio <aasensio@plett.gov.za>
Sent: Friday, March 28, 2025 12:16 PM
To: Info; Chris Schliemann
Cc: Olwethu Yonke
Subject: RE: ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

Hi Shaun,

Yes, can be considered a pre-app. You are welcome to submit the application with all the required docs.

Regards,

Adel Sanchez Asensio

Town Planner | Town Planning | Planning & Development | Bitou Municipality
Mobile: 072 516 3446 | Work: 044 501 3321 | Email: aasensio@plett.gov.za | Website:
www.bitou.gov.za

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From: Info <info@sjmsurveys.co.za>
Sent: Friday, 28 March 2025 08:14
To: Chris Schliemann <CSchliemann@plett.gov.za>; Adel Sanchez Asensio <aasensio@plett.gov.za>
Subject: ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

28 March 2025

Attention: Chris Schliemann and Adel Sanchez Asensio
Bitou Municipality

CSchliemann@plett.gov.za
aasensio@plett.gov.za

Dear Chris and Adel

LAND DEVELOPMENT APPLICATION: SUBDIVISION:
ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

Our client, the landowner of Erf 12541 Plettenberg Bay, located in Whale Rock Ridge, wishes to resubdivide the consolidated property into two portions which are basically similar to the previous and erstwhile boundary.

Attached, please find the proposed Subdivision Plan 12541 SUB-R1 dated March 2025 which shows the erstwhile boundary BF.

Kindly confirm whether this email can act as a Per-Application meeting for this Land Development Application in terms of Section 15(2)(d).

Yours faithfully,



SI McMILLAN

P.L.S. 0910

Tel: +27 44-535 3072

Cell: +27 82-569 7135

E-mail: shaun@sjmsurveys.co.za



Shaun J. McMILLAN
PROFESSIONAL LAND SURVEYOR

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info@sjmsurveys.co.za

SHAUN J. McMILLAN

PROFESSIONAL LAND SURVEYOR

9 April 2025

Town Planning Department
Bitou Municipality
PLETTENBERG BAY

Dear Sir

LAND DEVELOPMENT APPLICATION: SUBDIVISION:
APPLICATION IN TERMS OF SECTION 15(2)(d) OF THE BITOU MUNICIPALITY: LAND USE
PLANNING BY-LAW (2015):
ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

We hereby submit an Application in terms of Section 15(2)(d) of the Bitou Municipality: Land Use Planning By-Law (2015). Enclosed please find the Motivational Report with the following plans and annexures:

- A. Special Power of Attorney and Trust Resolution by Landowner.
- B. Windeed (Deeds Registry): Ownership.
- C. Title Deed No. T11878/2025.
- D. Survey General Diagram No. 1315/2024.
- E. Proposed Subdivision Plan referenced 12541 SUB-R1 dated March 2025.
- F. Locality Plan.
- G. Aerial Cadastral Plan.
- H. Whale Rock Ridge Home Owners Association (endorsement to Proposed Plan of Subdivision and email confirmation).

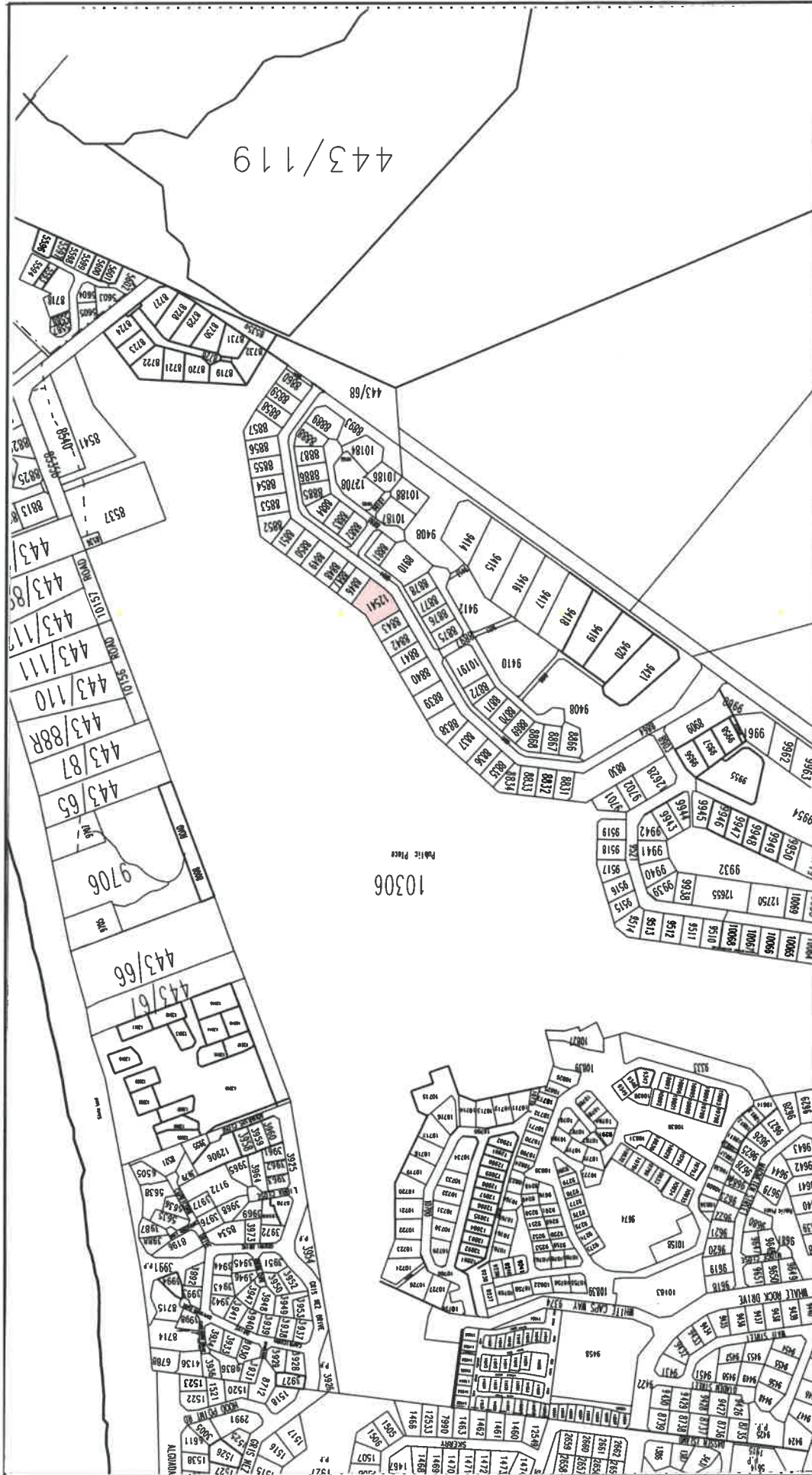
A Pre-application meeting was approved via an email to Adel Sanchez on 28 March 2025.

Let me know the fee payable, thereby acknowledging the Application is complete.

Kindly acknowledge receipt.

Yours faithfully,

S.J. McMILLAN
P.L.S. 0910



LOCALITY PLAN

Erf 12541 PLETTENBERG BAY – WHALE ROCK RIDGE

1 : 7500

March 2025

situale
Bilou Municipality
Kaysna Administrative District



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL : 044 533 3072
FAX : 086 589 1938
CELL : 082 569 7135
E-MAIL : shaun@jmsurveys.co.za

8 GREENPOINT AVENUE
P O BOX 1871
PLETTENBERG BAY
6600

PROPOSED SUBDIVISION

ERF 12541 PLETTENBERG BAY

It is proposed to :

- Subdivide erf 12541 into 2 Portions, Portion X leaving a Remainder
Portion X lettered CDEFG and Remainder lettered ABCGHJ.

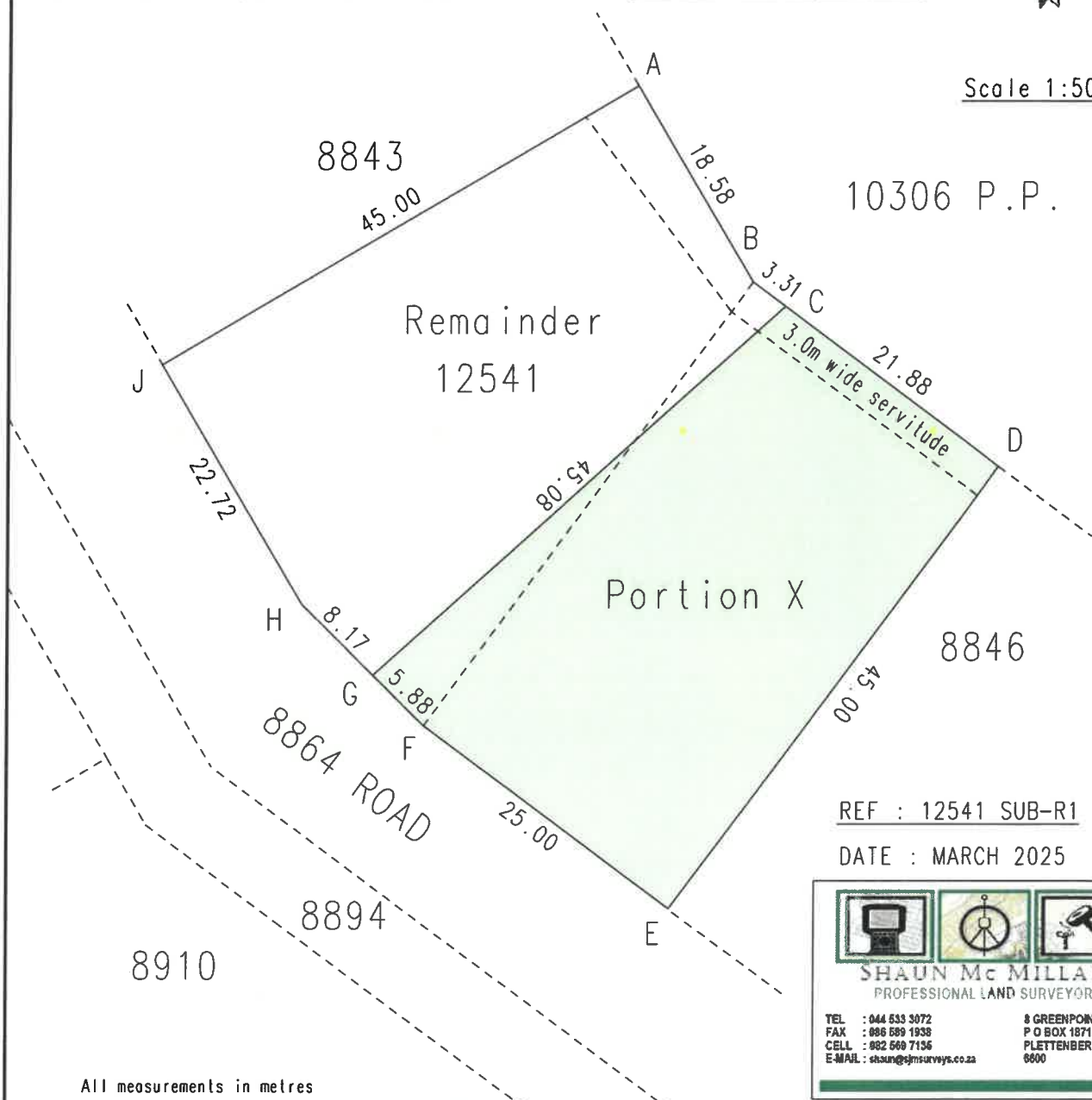
The lines EFG = GHJ and ABC = CD

The line BF represents the component line
of erstwhile erven 8844 and 8845

ERF	square metres
PORTION X	1187
REMAINDER	1184
12541	2371



Scale 1:500



All measurements in metres

REF : 12541 SUB-R1

DATE : MARCH 2025



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL : 044 533 3072
FAX : 086 589 1938
CELL : 082 560 7136
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8 GREENPOINT AVENUE
P O BOX 1871
PLETTENBERG BAY
6600

S.J. McMillan
Professional Land Surveyor - Ref.

Components

1. The figure A B E F G represents Erf 8844 Plettenberg Bay, vide General Plan No. 3378/2001
2. The figure B C D E represents Erf 8845 Plettenberg Bay, vide General Plan No. 3378/2001

Servitude Notes

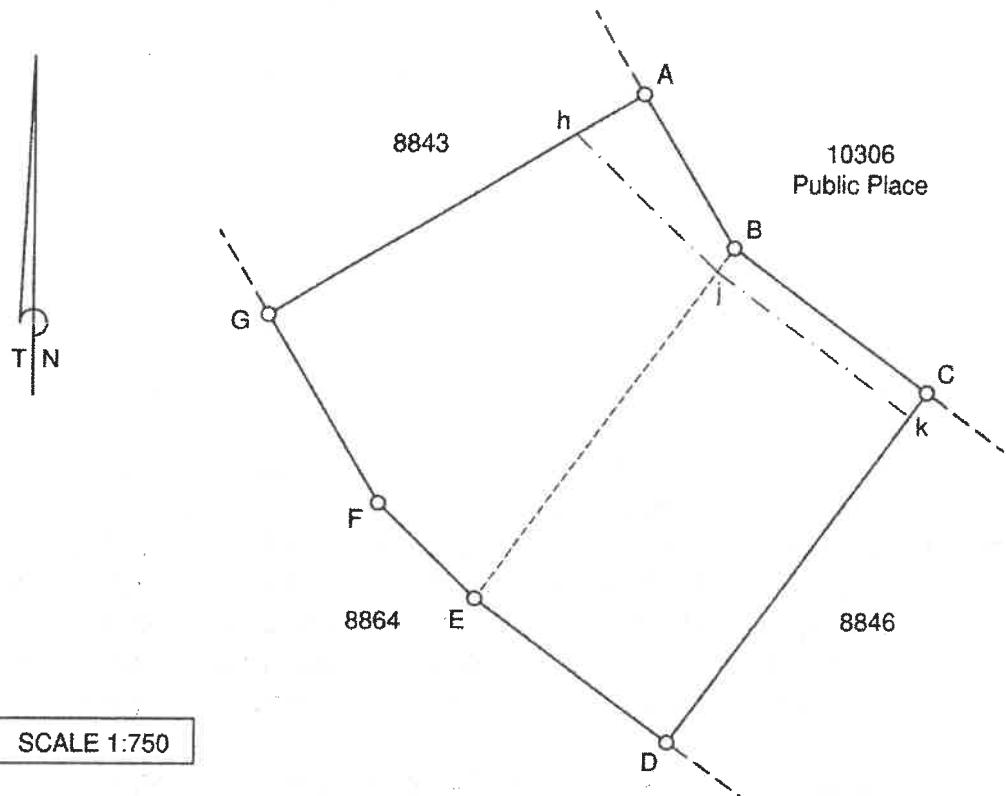
1. The line h j represents the south western boundary of a Services Servitude 5,00 metres wide, vide General Plan No. 3378 / 2001
2. The line B C represents the north eastern boundary of a Services Servitude 3,00 metres wide, vide General Plan No. 3378 / 2001

S.G. No.
1315/2024

APPROVED

Koorowlay

for
Surveyor-General
Date 2024-06-28



The figure A B C D E F G
represents 2371 square metres of land, being
ERF 12541 PLETTENBERG BAY (comprising the properties 1. and 2. above)

Situate in the Bitou Municipality
Administrative District of Knysna
Province of Western Cape

Compiled in December 2023
by me

S.J. McMillan
S.J. McMillan (PLS 0910)
Professional Land Surveyor

Approved i.t.o. Section 60
of Municipal Land Use Planning Bylaw
Ref: 18/8844/8845/PB
Date: 18 June 2024

This diagram is annexed to
Deed of Number *CCT. 49121/2024*
dated
i.f.o.

Registrar of Deeds

The original diagrams
are as quoted above.

File: KNYS 443 (Vol.8)
S.R. No. COMPILED
Comp: AM-1BC (3609)
General Plan No. 3378 / 2001
LPI C0390008

Erf 12541 Plettenberg Bay

SPECIAL POWER OF ATTORNEY

I, GEOFFREY PETER JOHN MINNITT, being a Trustee of the **MINNITT FAMILY TRUST**, the owner of **ERF 12541 PLETTENBERG BAY**, do hereby appoint **SHAUN McMILLAN**, a PROFESSIONAL LAND SURVEYOR to:

- (1) To apply by means of a Land Development Application to the Bitou Municipality in terms of in terms of Section 15(2)(d) of the Bitou Municipality: Land Use Planning By-Law, for the following;
 - Subdivision of Erf 12541 into two portions in terms of Proposed Subdivision Plan dated March 2025 and referenced 12541 SUB-R1.
- (2) To conduct the requisite survey workings and procure Surveyor General approval of the diagrams in terms of the Land survey Act 8 of 1997.
- (3) To do all things necessary to achieve the above.


Duly SIGNED AND DATED at SANDTON

On this 27 day of MARCH 2025



TRUSTEE OF THE MINNITT FAMILY TRUST

AS WITNESSES:

1. 

Name: CLAIRE MINNITT

2. 

Name: NATASCHA MINNITT

TRUST RESOLUTION

I, GEOFFREY PETER JOHN MINNITT, the undersigned, the Trustee of the
MINNITT FAMILY TRUST is hereby authorised to sign on behalf of the Trust.


Duly SIGNED AND DATED at SANDTON

On this 27 day of MARCH 2025



Trustee of the MINNITT FAMILY TRUST

AS WITNESSES:

1. 

Name: CLAIRE MINNITT

2. 

Name: NATASCHA MINNITT

323

Andrew Bagg & Associates
21 OAK AVENUE
KENILWORTH
7708

Prepared by me

ABagg
CONVEYANCER
ANDREW BAGG (87398)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 25.000.000-00	R. 6885-00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

DATA / VERIFY

13 -03- 2025

LINDA NCAPAI

T 000011878 / 2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

JENNIFER NORRIS
LPCM: 85277

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN,
the said appearer being duly authorised thereto by a Power of Attorney granted to
him/her by

QUASLAN HOLDINGS LIMITED (INCORPORATED IN THE BRITISH
VIRGIN ISLANDS)
Registration Number 2010/008372/10

which said Power of Attorney was signed at JOHANNESBURG on 7 February 2025

DATA / CAPTURE

12 -03- 2025

PHUMELELA MNAMATA

Lexis® Convey 18.5.1.9

AB

And the appearer declared that his/her said principal had, on 15 November 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**The Trustees for the time being of MINNITT FAMILY TRUST
Registration Number IT 505/1994**

its Successors in Office or assigns, in full and free property

ERF 12541 PLETTENBERG BAY
IN THE BITOU MUNICIPALITY
DIVISION OF KNYSNA
PROVINCE OF THE WESTERN CAPE

IN EXTENT 2371 (TWO THOUSAND THREE HUNDRED AND SEVENTY
ONE) Square metres

FIRST registered and still held by Certificate of Consolidated Title Number
T49121/2024 with Diagram No. SG1315/2024 annexed thereto

The said land is held subject:

I As regards the whole property:

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T10170/1926.
- B. SUBJECT FURTHER AND ENTITLED to the benefit of the conditions contained in Deed of Transfer Numbers 277/1911 and 282/1911, which conditions relate to:
 - (i) The use of certain waterfurrow through which water from the Piesang River is conveyed.
 - (ii) Roads.
 - (iii) Use of the fountain on Lot G.
 - (iv) Use of the Krantz Kop Fountain.
 - (v) Use of the water from the Piesang River.

- C. SUBJECT to the following condition contained in Deed of Transfer Number T78523/2001, imposed by the Developer at the instance of the Plettenberg Bay Municipality in favour of Whale Rock Ridge Home Owner's Association as a condition in terms of Section 42(1) of Ordinance 15 of 1985, namely:

That the property shall not be transferred without the written consent of the Whale Rock Ridge Home Owner's Association, of which the within Transferee and the Transferee's successors in title to this property automatically shall become and remain a member.

- II. As regards the figure A B E F G on Diagram SG No. 1315/2024 annexed to Certificate of Consolidated Title Number T49121/2024 to the following conditions:

SUBJECT to a services servitude of 5 (five) metres wide contained in Deed of Transfer Number T51987/2004 and Deed of Transfer Number T59668/2009 imposed by the Plettenberg Bay Municipality in terms of Ordinance 15 of 1985 with the approval of the subdivision in favour of the Whale Rock Ridge Home Owners Association, which South Western Boundary of which servitude is depicted by the figure h j on Diagram SG No. 1315/2024 (corresponding to the figure QR on General Plan No. 3378/2001).

- III. As regards the figure B C D E on Diagram SG No. 1315/2024 annexed to Certificate of Consolidated Title Number T49121/2024 to the following conditions:

SUBJECT to, as contained in Deed of Transfer Number T78523/2001, a services servitude of 3 (three) metres wide imposed by the Plettenberg Bay Municipality in terms of Ordinance 15 of 1985 with the approval of the subdivision in favour of the Whale Rock Ridge Home Owners Association, North Eastern Boundary of which servitude as is depicted by the figure B C on Diagram SG No. 1315/2024 (corresponding to the figure Ra on General Plan No. 3378/2001).

AB

WHEREFORE the said Appearer, renouncing all rights and title which the said

**QUASLAN HOLDINGS LIMITED (INCORPORATED IN THE BRITISH
VIRGIN ISLANDS)**
Registration Number 2010/008372/10

heretofore had to the premises, did in consequence also acknowledge it to be entirely
dispossessed of, and disentitled to the same, and that by virtue of these presents, the
said

The Trustees for the time being of MINNITT FAMILY TRUST
Registration Number IT 505/1994

its Successors in Office or assigns, now is and henceforth shall be entitled thereto,
conformably to local custom, the State, however reserving its rights, and finally
acknowledging the purchase price to be the sum of R25 000 000,00 (TWENTY FIVE
MILLION RAND) .

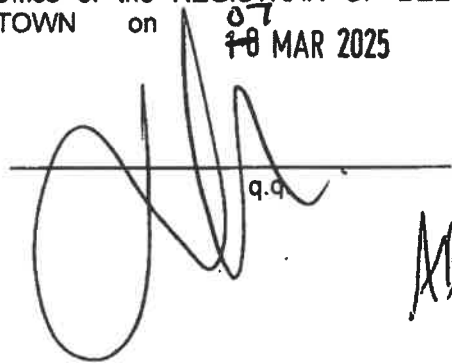
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have
subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS:
WESTERN CAPE at CAPE TOWN on ⁰⁷~~18~~ MAR 2025

In my presence



REGISTRAR OF DEEDS


q.q.

Deeds Office Property

PLETTENBERG BAY, 12541, 0, CAPE TOWN

Lexis® WinDeed



This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.**

SEARCH CRITERIA

Search Date	2025/03/26 11:09	Erf Number	12541
Reference	-	Portion Number	-
Report Print Date	2025/03/26 11:09	Deeds Office	Cape Town
Township	PLETTENBERG BAY	Search Source	Deeds Office

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	T49121/2024
Township	PLETTENBERG BAY	Local Authority	PLETTENBERG BAY TC
Erf Number	12541	Province	WESTERN CAPE
Portion Number	0	Extent	2371.0000SQM
Registration Division	NOT AVAILABLE	LPI Code	C03900080001254100000
Previous Description	-	Co-ordinates (Lat/Long)**	-
Suburb / Town**	-		

OWNER INFORMATION (1)

MINNITT FAMILY TRUST		Owner 1 of 1	
Company Type**	TRUST	Document	T11878/2025
Registration Number	505/94	Microfilm / Scanned Date	-
Name	MINNITT FAMILY TRUST	Purchase Price (R)	25 000 000
Multiple Owners**	NO	Purchase Date	2024/11/15
Multiple Properties**	NO	Registration Date	2025/03/07
Share (%)	-		

ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	CONSOLIDATE FROM	TOWN PLETTENBERG BAY ,ERF 8844 ,PRTN 0	-	-
2	CONSOLIDATE FROM	TOWN PLETTENBERG BAY ,ERF 8845 ,PRTN 0	-	-

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRB26).

HISTORIC DOCUMENTS (1)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	T49121/2024	QUASLAN HOLDINGS LTD	CCT	-

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From: Felicity Cross <felicitycross0@gmail.com>
Sent: Monday, April 7, 2025 12:59 PM
To: Info <info@sjmsurveys.co.za>
Cc: mgr@whalerockridge.co.za
Subject: Re: FW: ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

We have received your email . Thank you.

Mr Minnitt has collected of drawings which have been accepted and signed by our Trustees.

Kind Regards

Felicity Cross

.....

On Mon, 07 Apr 2025 at 12:25, Info <info@sjmsurveys.co.za> wrote:
Dear Brian and Felicity

We enquire whether you are in receipt of our email below.

Thank you.

Kind regards
Liane for Shaun McMillan

From: Info <info@sjmsurveys.co.za>
Sent: Monday, March 31, 2025 12:53 PM
To: 'mgr@whalerockridge.co.za' <mgr@whalerockridge.co.za>
Subject: ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

31 March 2025

Attention: Brian and Felicity Cross
Estate Management
Whale Rock Ridge
Plettenberg Bay

mgr@whalerockridge.co.za

Dear Brian and Felicity

SUBDIVISION:

ERF 12541: PLETTENBERG BAY: BITOU MUNICIPALITY

We have been appointed by the Minnitt Family trust to subdivide Erf 12541 Plettenberg Bay into two portions along a similar boundary as the erstwhile property boundaries (Erven 8844 and 8845) prior to consolidation.

Please provide the Whale Rock Ridge Home Owners Association written consent to the proposed Subdivision.

Attached, please find a scanned copy of the signed Proposed Subdivision Plan dated March 2025 and referenced 12541 SUB-R1 and the letter of motivation from our client. We have been provided with an endorsed plan by J le Roux dated 25 March 2025.

Yours faithfully,



SJ McMILLAN

P.L.S. 0910

Tel: +27 44-533 3072

Cell: +27 82-569 7135

E-mail: shaun@sjmccmills.co.za



Shaun J. McMILLAN
PROFESSIONAL LAND SURVEYOR

P O Box 1871 Plettenberg Bay 6600 South Africa

8 Greenpoint Avenue Piesang Valley Plettenberg Bay 6600

PROPOSED SUBDIVISION

ERF 12541 PLETTENBERG BAY

It is proposed to :

- Subdivide erf 12541 into 2 Portions, Portion X leaving a Remainder
Portion X lettered CDEFG and Remainder lettered ABCGHJ.

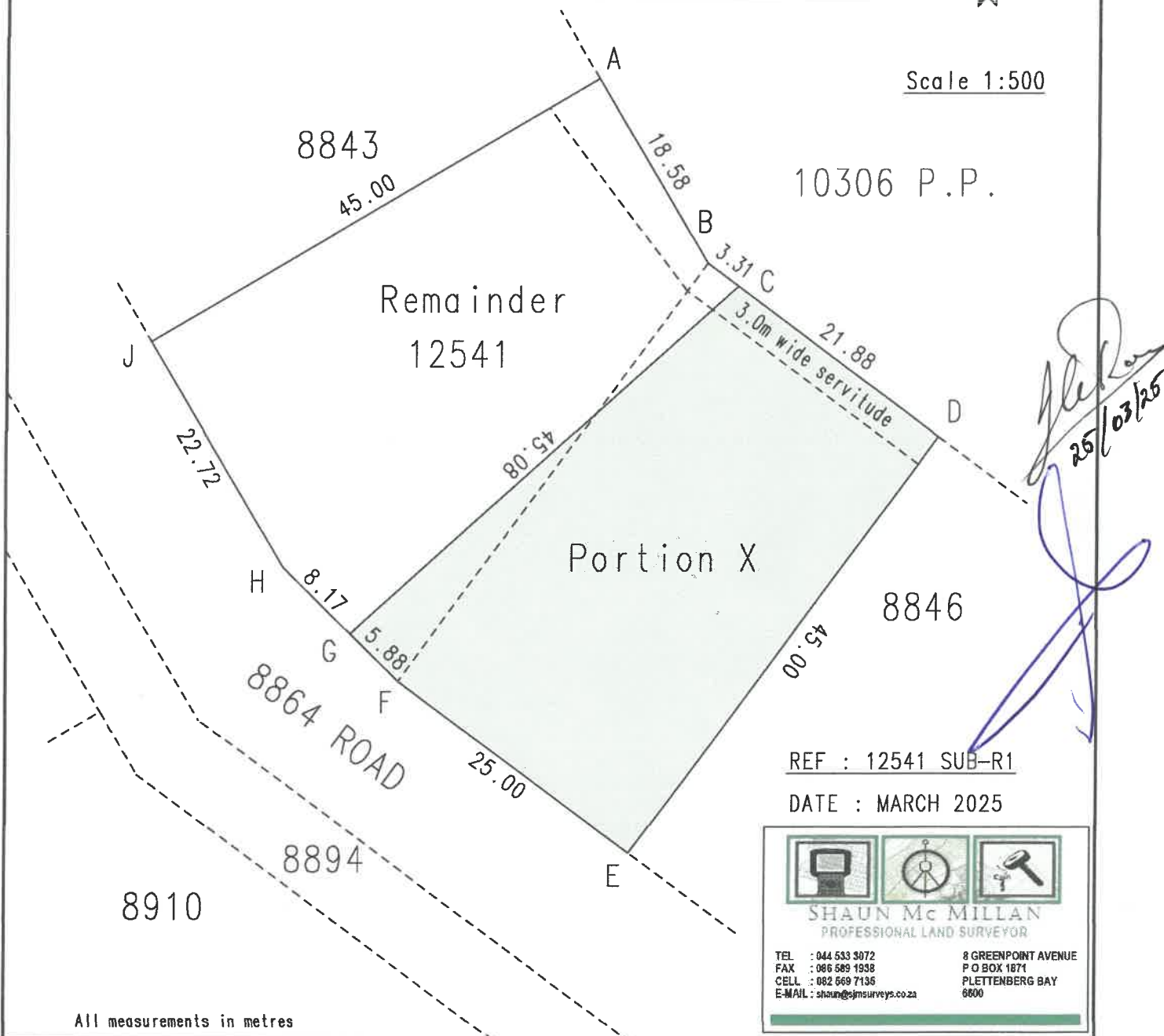
The lines EFG = GHJ and ABC = CD

The line BF represents the component line
of erstwhile erven 8844 and 8845

ERF	square metres
PORTION X	1187
REMAINDER	1184
12541	2371



Scale 1:500



All measurements in metres

24/03/2025

Minnitt Family Trust

27 Ridge drive

Whale rock ridge

Plettenberg bay

Dear Homeowners Association,

We hope this email finds you well.

With regard to the consolidated stand remainder 12541, we wish to subdivide it into Portion X, as highlighted in green, and the remainder, as indicated in white. We kindly request your approval for this subdivision. Shaun Mc Millian will handle the legalities and seek council approval once the directors of WRRHOA are satisfied.

Please let us know if any further information is required.

Looking forward to your confirmation.

A handwritten signature in blue ink, appearing to read 'Geoff Minnitt', with a large, stylized flourish extending from the end of the signature.

Geoff Minnitt

PROPOSED SUBDIVISION
ERF 12541 PLETTENBERG BAY

It is proposed to :

1. Subdivide erf 12541 into 2 Portions, Portion X leaving a Remainder
Portion X lettered CDEFG and Remainder lettered ABCGHJ.

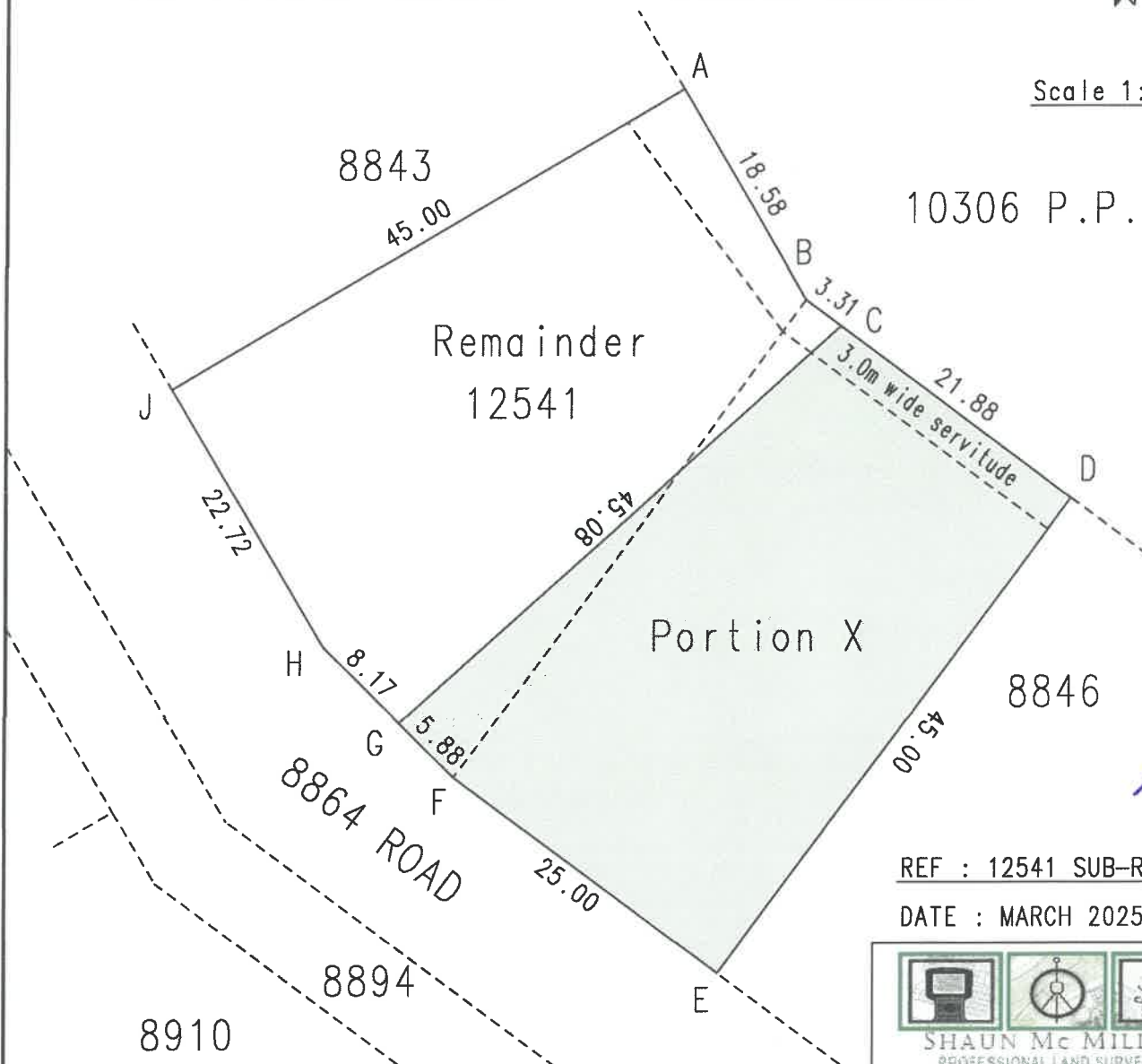
The lines EFG = GHJ and ABC = CD

The line BF represents the component line
of erstwhile erven 8844 and 8845

ERF	square metres
PORTION X	1187
REMAINDER	1184
12541	2371



Scale 1:500



REF : 12541 SUB-R1

DATE : MARCH 2025



SHAUN Mc MILLAN
PROFESSIONAL LAND SURVEYOR

TEL : 044 533 3072
FAX : 086 589 1938
CELL : 082 669 7136
E-MAIL : shaun@sjmsurveys.co.za

8 GREENPOINT AVENUE
P O BOX 1871
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All measurements in metres