



Knysna

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LAND USE MANAGEMENT

LAND USE APPLICATION FORM

Building Line Encroachment

in terms of the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021)

PART A: APPLICANT DETAILS (if different from registered owner)

First Name(s):	Lyndon	Surname:	Moll	
South African Council of Planners (SACPLAN) Registration number (if applicable):	NA	Company Name:	Coastal Plans	
Postal Address:	4 Vlootjie Street Kleinkrantz Windemess		Postal Code:	6560
E-mail:	coastalplansza@gmail.com			
Telephone Number:	079 8545 014	Cell phone number:	079 8545 014	

PART B: REGISTERED OWNER'S DETAILS

Registered Owner(s):	DAB and J Alves			
Registered Owner Postal Address:	6 Atlantic Circle Cola Beach, Sedgefield			
Postal Code:	6573	E-mail:	delfimalves61@gmail.com	
Telephone Number:	0827771909	Cell Phone Number:	0827771909	

PART C: PROPERTY DETAILS

Property Description:	erf 3668			
Physical Street Address:	6 Atlantic Circle Cola Beach Sedgefield			
Town/Area:	Sedgefield	Current Zoning:	Single Residential Zone 1	
Property Extent:	1000m2	Current Land Use:	Residential	
Are there existing buildings on the property?	☒ X ☐ N			
Title Deed Number:	T 041532/22	Date:	31/08/2022	
Any restrictive title conditions applicable?	☐ Y ☒ X			

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If, yes list the conditions:

Is an application for Administrator's Consent as contemplated in the Title Deed being applied for?:

Y

X

Is the property encumbered by a bond?: If yes, list bondholder(s):

Y

X

Any existing unauthorised buildings and/or land use on the subject property(ies)?:

X

N

If yes, is this application to legalise the building / land use?:

X

N

Are there any pending court case(s) / order(s) relating to the subject property(ies)?:

Y

X

Are there any land claim(s) registered on the subject property(ies)?:

Y

X

PART D: EXTENT OF DEPARTURE:

☒	Building line encroachment							
☐	Street		From		m	To		m
☐	Street		From		m	To		m
☐	Lateral		From		m	To		m
☒	Lateral	south-western boundary	From	2	m	To	0	m
☐	Rear		From		m	To		m
☐	Permissible site coverage		From		%	To		%

PART E: MOTIVATION OF PROPOSAL

Brief description of proposal and motivated reasons for the building line encroachment. Importantly, the applicant must clarify why it is not possible to adhere to the existing building lines. A separate cover letter with a detailed motivation may also be used, if necessary.

Due to the steep slope of the ground in the area where the carport was built, and to achieve a level aligned with the existing driveway, a retaining wall to the lateral (south-western) boundary was required.

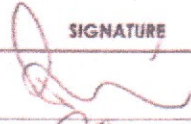
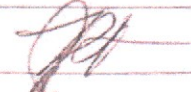
Please see motivation report attached.

PART F: SURROUNDING PROPERTY OWNERS' SUPPORT

- (a) I/We, the undersigned have no objection(s) to the encroachment of the abovementioned building line(s) and that I/we would not make any further claims with regard to the obstruction of views and/or shadows as a cause of the encroachment.
- (b) I/We, the undersigned, hereby confirm that I/we have seen the building plans in respect of the abovementioned property, have signed a copy of the proposed plan(s), and understand that the additions/buildings/structures depart from the parameters of the Zoning Scheme By-law (2020).

[Signature]

[Signature] 2/4

ERF NO.	ALLOTMENT	NAME & SURNAME	SIGNATURE	DATE
3667	8 ATLANTIC	RAM/MOND WILSON		
3669	4 ATLANTIC	Pierre Nel		12/6/25
3620	5 ATLANTIC	BBF ANDRIES		5/6/22S
3621	7 ATLANTIC	JH Schneider KT Schneider		12/6/25 12/6/25

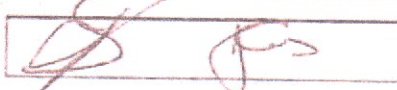
PART G: POWER OF ATTORNEY (only if applicant is different from the registered landowner)

I, the undersigned, hereby appoint the below Authorised Representative as legal representative for lodging an application on my behalf and take the necessary steps as required by the Municipality to ensure that the application complies with the provisions as contained in the Knysna Municipality By-law on Spatial Planning and Land Use Management (2021), or any other applicable law.

Land Owner Name: **DAB and J Aives**

ID Number: **6102265118081/6308290041087**

Signature



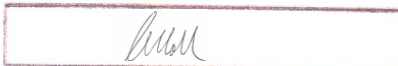
Date: **5 June 2025**

Authorised Representative:

LG Moll

ID Number: **6805165143088**

Signature:



Date: **5 June 2025**

PART H: DECLARATION:

I hereby wish to 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. 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.
4. I confirm that the relevant title deed(s) have been read or attached conveyancer's certificate, and that there are no restrictive title deed restrictions, which impact on this application.
5. 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.

Applicant's Signature:



Date:

5 June 2025

Applicant Name:

Lyndon Moll

