



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 Graeme	Surname:	Moll	
South African Council of Planners (SACPLAN) Registration number (if applicable):	na SACAP D1451	Company Name:	Coastal Plans	
Postal Address:	4 Viooltjie Street Kleinkrantz		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):	M. Kleingeld			
Registered Owner Postal Address:	2 Falcon Str, Sedgefield			
Postal Code:	6573	E-mail:	kleingeldm@outlook.com	
Telephone Number:	083 235 3384	Cell Phone Number:	083 235 3384	

PART C: PROPERTY DETAILS

Property Description:	erf 520			
Physical Street Address:	2 Falcon Str, Sedgefield			
Town/Area:	Sedgefield	Current Zoning:	Single Residential	
Property Extent:	547m2	Current Land Use:	Residential	
Are there existing buildings on the property?:	☒ ☐			
Title Deed Number:	T000015376/2014		Date:	3/9/2015
Any restrictive title conditions applicable?:	☐ ☒			

If, yes list the conditions:

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

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

X	
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SAHL

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

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

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

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

Y	X
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PART D: EXTENT OF DEPARTURE:

	Building line encroachment							
	Street		From		m	To		m
	Street		From		m	To		m
X	Lateral	SW	From	2	m	To	1.5	m
X	Lateral	SE	From	2	m	To	1.5	m
X	Rear	NW	From	2	m	To	1.2	m
	Permissible site coverage		From		%	To		%

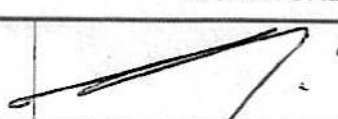
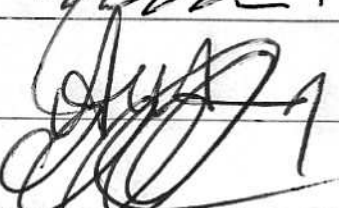
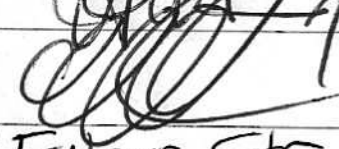
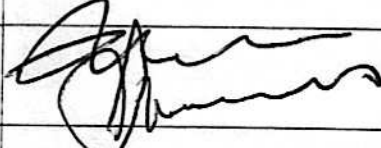
PART E: MOTIVATION OF PROPOSAL

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.

The owner's intent is to extend the existing dwelling, which includes building over the lateral and rear building lines to accommodate the extensions. The proposed additions would be 1.5m from the SW and SE boundaries, and 1.2m from the NW where there are no windows. The NE, street building line is not affected. Due to the way the existing dwelling is situated on the erf, and it being a relatively small erf at 547m², the owners wish to apply for a building line relaxation. Detailed motivation attached.

PART F: SURROUNDING PROPERTY OWNERS' SUPPORT

- 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.
- 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).

ERF NO.	ALLOTMENT	NAME & SURNAME	SIGNATURE	DATE
2438	65 MAIN RD	JJ Trust		1/4/2026
532	Tipton St	Lengh Skellon		01.04.2026
4060	1A Pietmy vRou.	ACE Hudson		7/4/2026
519	3 Falcon St	Allen Bezuidenhout		7/4/2026
3104		S McWilliams CT McWilliams	1 Falcon Str	7/4/2026

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.

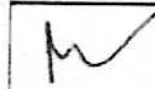
Land Owner Name:

M. Kleingeld

ID Number:

6509020040089

Signature



Date:

26 March 2026

Authorised Representative:

L. Moll

ID Number:

6805165143088

Signature:



Date:

26 March 2026

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:

26 March 2026

Applicant Name:

L. Moll