



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:	0798545014	Cell phone number	0798545014	

PART B: REGISTERED OWNER'S DETAILS

Registered Owner(s):	S. J. Gibbs			
Registered Owner Postal Address:	4 Swift Street , Sedgefield			
Postal Code:	6573	E-mail:	sarahjanegibbs890@gmail.com	
Telephone Number:	076 403 6262	Cell Phone Number:	076 403 6262	

PART C: PROPERTY DETAILS

Property Description:	erf 434			
Physical Street Address:	4 Swift Street			
Town/Area:	Sedgefield	Current Zoning:	Single Residential	
Property Extent:		Current Land Use:	Residential	
Are there existing buildings on the property?:	☒ ☐ N			
Title Deed Number:	T000058850/2025	Date:	17 September 2025	
Any restrictive title conditions applicable?:	☒ ☐ N			

If, yes list the conditions:

4.72m street and 1.57m side building lines, please see letter attached

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):

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

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

X	N
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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							
X	Street	Uil Street	From	4.5	m	To	0.5	m
	Street		From		m	To		m
X	Lateral	adjoining erf 435	From	2	m	To	0.5	m
	Lateral		From		m	To		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.

The property comprises 308m2 dwelling, carports and garden shed, zoned Single Residential. It is a timber framed and clad structure which is common in the area. The site area is 670m2, and is an awkward shape. The shed is positioned out of way of the driveway and uses an angular space on the property.

The 'as built' structure (encroaching on the Uil Street street building line and erf 435 lateral building line) is an iron roofed, timber framed and clad garden shed, erected 0.5m from the northern (street) and south-western (lateral) boundary. The shed is used for storage of gardening and other equipment. The shed (25m2) is almost entirely over the prescribed building lines, with a value of approximately R45000.

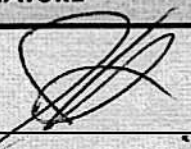
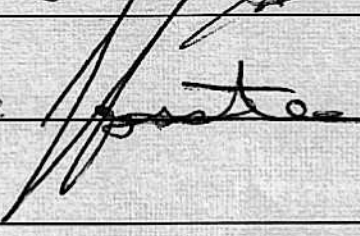
Uil Street is currently a rarely used grass track bordered by open ground to the north.

All neighbours concerned have given their consent, attached to this application.

Detailed motivation 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).

ERF NO.	ALLOTMENT	NAME & SURNAME	SIGNATURE	DATE
435	4 SWIFT	JOCELYN HONEYBORNE		14.2.26
458	SWIFT 1	C VAN HUYSTEEBEE		14/2/2026
430	please see attached			

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.

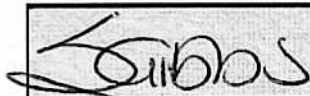
Land Owner Name:

Sarah Jane Gibbs

ID Number:

7411260224086

Signature



Date:

4 October 2025

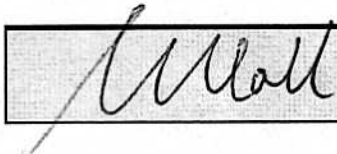
Authorised Representative:

Lyndon Graeme Moll

ID Number:

6805165143088

Signature:



Date:

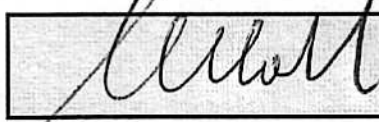
4 October 2025

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:

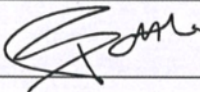


Date:

4 October 2025

Applicant Name:

Lyndon Graeme Moll

ERF NO.	ALLOTMENT	NAME & SURNAME	SIGNATURE	DATE
430	Cnr Tinktinkie & Uil Streets	JH Botha obo Hatstone		20/02/26

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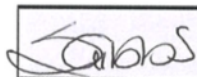
Land Owner Name:

Sarah Jane Gibbs

ID Number:

7411260224086

Signature



Date:

4 October 2025

Authorised Representative:

Lyndon Graeme Moll

ID Number:

6805165143088

Signature:



Date:

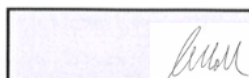
4 October 2025

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Applicant Name:

Lyndon Graeme Moll