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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)

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**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<br>Kleinkrantz** | Postal Code: | **6570** |
| E-mail: | **coastalplansza@gmail.com** | | |
| Telephone Number: | **0798545014** | Cell phone number | **0798545014** |

**PART B: REGISTERED OWNER'S DETAILS**

| | | | |
|---|---|---|---|
| Registered Owner(s): | **S. M. Du Plessis** | | |
| Registered Owner Postal Address: | **42 Charles Te Water Street, Sedgefield** | | |
| Postal Code: | **6573** | E-mail: | **sonja@londocor.co.za** |
| Telephone Number: | **0824504820** | Cell Phone Number: | **0824504820** |

**PART C: PROPERTY DETAILS**

| | | | |
|---|---|---|---|
| Property Description: | **erf 1252, The Island, Sedgefield, 6573** | | |
| Physical Street Address: | **42 Charles Te Water Street, Sedgefield** | | |
| Town/Area: | **Sedgefield** | Current Zoning: | **Single Residential** |
| Property Extent: | **805** | Current Land Use: | **Residential** |

Are there existing buildings on the property?: [X] Y [ ] N

| | | | |
|---|---|---|---|
| Title Deed Number: | **T000006904/2025** | Date: | **13 February 2025** |

Any restrictive title conditions applicable?: [X] Y [ ] N

If, yes list the conditions: **side building lines 1.524m, Conveyancer's Certificate attached.**

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 | |
| X | Lateral | **north-western boundary** | From | **2** | m | To | **1** | 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 was purchased as it is with an encroachment over the lateral building line of 1m. The encroaching patio was part of the entrance and staircase to the house. The staircase has been removed as a new one will be constructed internally. It was decided then to keep the patio portion attached to the living room and bedrooms on the first floor. 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 |
|---|---|---|---|---|
| 1251 | 40 Charles le Water | Elgnis Coins | | 30-12-25 |
| 1253 | 44 CHARLES TE WATER | CHERYL DUMARESQ | | 5-11-2025 |
| 1262 | 5 PROTEA | TARRYN BENTLEY | | 29/10/25 |
| 1263 | 7 Protea | Yvonne Schop | | 6/1/26 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

**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: | **S. M. Du Plessis** | ID Number: | **6410130104081** |
| Signature | | Date: | **21 October 2025** |
| Authorised Representative: | **Lyndon Moll** | ID Number: | **6805165143088** |
| Signature: | | Date: | **21 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: | **21 October 2025** |
| Applicant Name: | **Lyndon Moll** | | |