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SACAP REGISTERED ARCHITECTURAL DRAUGHTSMAN

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24 August 2026

To: Knysna Municipality – Land Use Management

Motivation in Support of Application-Building Line Departure
In Terms of Section 65 of the Knysna Zoning Scheme By-law (2021)
General Information wrt Erf 1252, 42 Charles Te Water Street, The Island, Sedgefield

The property comprises 451m2 dwelling, patios and garage, zoned Single Residential. It is an old, timber framed structure which is to be extensively renovated.

The 'as built' structure is a timber deck erected 1m from the north-western, lateral boundary, 15m from the street boundary. The lateral boundaries of the property are bordered by a 3m open space between the adjoining properties.

The property was purchased in February 2025 as 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, which was desired as it faces the view of the lagoon.

The original building plans were approved in 1979, and it can be assumed that the construction thereof took place in the 1980's.

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

Impact on Surroundings

The buildings in the area are a mix of renovated structures of timber frame and brick construction, most with patios/decks facing the lagoon. This property, once renovated will fit well into the existing streets-cape and aesthetics of surrounding dwellings and add value to the area. There will be no negative impact on property values.

Due to the structure being positioned on a boundary which adjoins an open space between two properties, it will have negligible impact on sunlight, views or privacy and will not establish an undesirable precedent.

Traffic in the area will not be affected.

No further provision of municipal services will be required.

Conclusion

The improvements add value to the utilization of the property and represents a considerable capital investment by the owner.

The encroaching structure is an extension of current domestic use and the proposed building line relaxation will not result in the changing of the land use or zoning, nor will current residential density be increased.

Yours Sincerely



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L. Moll