

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3627883
Reference / Verwysing: Portion 289 of farm Kleinkrantz 192
Date / Datum: 16 January 2026
Enquiries / Navrae: Primrose Nako

Email: office@fusionbim.co.za

FRANCOIS SWANEPOEL
6 Prima Vera, 225 High Street
OUTSHOORN
6625

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): PORTION 289, OF THE
FARM NO.192 KLEINKRANTZ, DIVISION GEORGE**

Your application in the above regard refers.

The Acting Deputy Director: Development and Environmental Management (Authorised Official) has, under delegated authority, 4.17.3.13 of 24 April 2025 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 for the following applicable to Portion 289 of the Farm 192, Division George;

1. Relaxation of eastern side boundary building line from 10m to 4.5m for new garage ground floor and new entertainment room first floor;
2. Relaxation of western side boundary building line from 10m to 4.5m for existing shed & storage structure;

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS

- (i). The proposed departures will not negatively impact the surrounding rural residential character of the area, streetscape or natural environment.
- (ii). The proposed departures will not have a negative impact on sunlight, view or privacy in respect of any adjacent property owner.
- (iii). No negative comments or objections were received.

Subject to the following conditions imposed in terms of Section 66 of said By-law, namely:

CONDITIONS

1. That in terms of the provisions of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover only the departure applications as applied for and as indicated on the site layout plan no. 1001, 1002, 1004, 1006, 2001, 3001 drawn by Francois Swanepoel dated

December 2021, attached as “**Annexure A**” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

3. The above approval will be considered as implemented on the approval of building plans in terms of the building regulations.

Notes:

- *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- *Stormwater must be dispersed responsibly, and the stormwater management and erosion measures must be addressed on the building plans.*
- *Applicant to show all existing structures on site (including pool) when submitting Building Plans for approval.*
- *The owner of the property is reminded of their duty of care in terms of Section 28 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), to take all reasonable measures to prevent environmental degradation and to protect the coastal environment.*
- *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- *OSCAE approval / condonation to be submitted with the building plan submission.*
- *Provision for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- *Electrical overhead line infrastructure in close proximity of the proposed works. A clearance of 3m shall be maintained from the existing electrical lines according to safety regulation to any proposed building/structures.*
- *No building to be erected under the overhead lines. No work to be done under the lines and/or in close proximity of the lines without approval and /or supervised by the municipality.*
- *The Development Charges for the second dwelling will be payable on submission of the building plans in accordance with Chapter 10 of the Zoning Scheme.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 FEBRUARY 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



C PETERSEN

ACTING DEPUTY DIRECTOR: DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT

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FOR APPROVAL

IMPORTANT NOTES:

1. The client is responsible for ensuring that the design is in accordance with the relevant building codes and regulations.
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GENERAL NOTES:

1. All dimensions are in millimeters unless otherwise stated.
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Rev	Description	Date
01	Initial Design	2021-01-01
02	Revised Design	2021-01-01
03	Final Design	2021-01-01

HOUSE LUCIOLI - WILDERNESS

Mike & Debbie Lucio

Architects & Builders

George Municipality

Garage & First Storey Layout

As per Drawing @ A1

December 2021

1004

04

2021-48

1004

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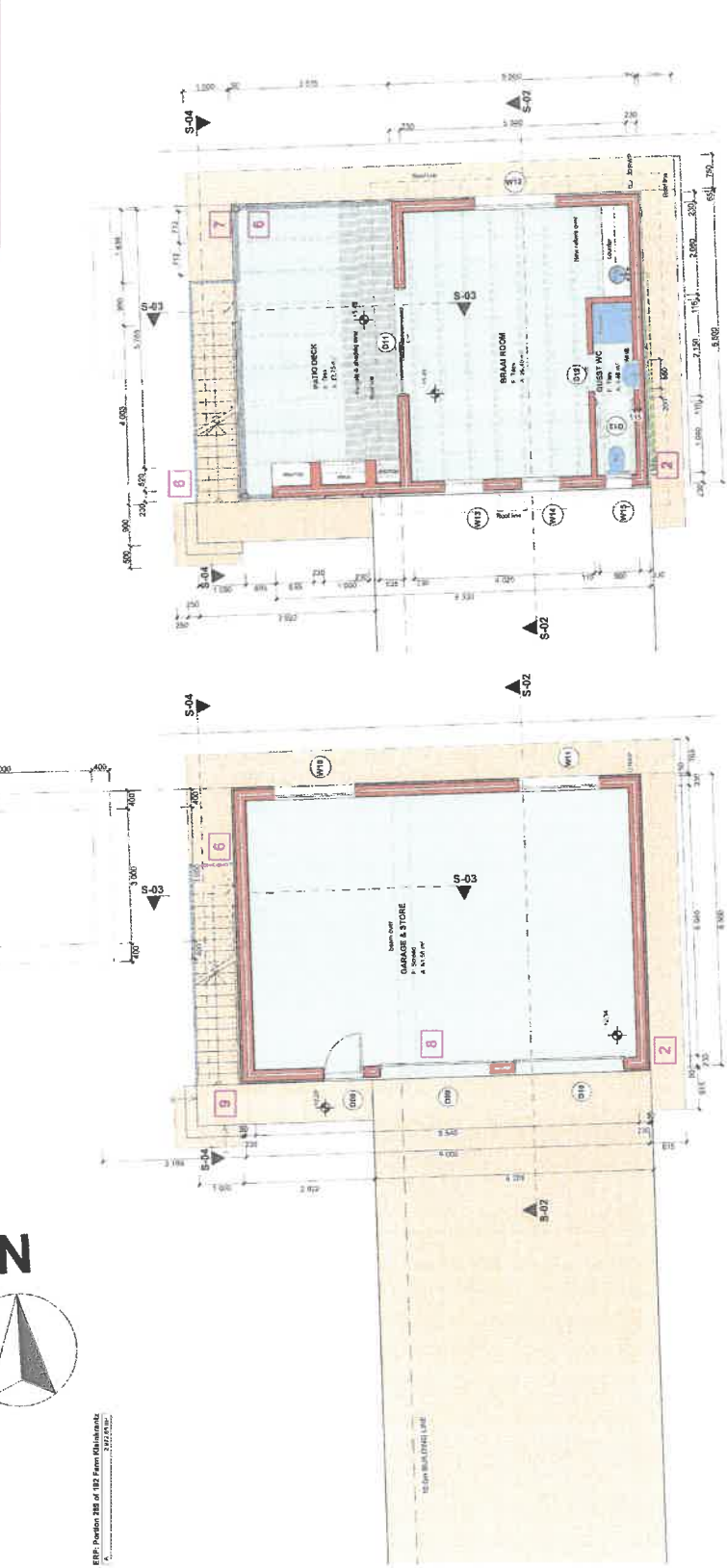
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- KEY NOTES:
1. Concrete exterior walls with double window openings. Make good to match existing walls, ceiling and floor.
 2. Built new brick walls. Make good to match existing walls.
 3. New concrete floor to be laid to 50mm raised concrete around on concrete slab. Concrete turned to be left in place as per client's requirements.
 4. New concrete floor with 250mm raised and 150mm raised as specified.
 5. Existing steps to be demolished and to be made good to match existing.
 6. New 1000mm high brick wall to be made good to match existing.
 7. New 1200x1200mm concrete posts to be replaced as specified.
 8. New concrete base over existing as per engineers specifications.
 9. New concrete base over existing as per engineers specifications.
 10. New concrete base over existing as per engineers specifications.



GARAGE - FIRST STOREY
Scale: 1:50

GARAGE - GROUND STOREY
Scale: 1:50

MUNICIPALITY OF GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

16/01/2026
DATE: 16/01/2026
DATUM: 16/01/2026

SENIOUR MANAGER: TOWN PLANNING
SENIOUR MANAGER: TOWN PLANNING

IMPORTANT NOTES:

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REVISIONS:		
Rev. No.	Description	Date
01	Blank Mt. - Change	02/23/08
02	CH-03 Minimum Main House 1st Floor & Garage Bath Rm.	02/24/08
03	CH-04 Main House Guest Bath Rm. & Garage	02/26/08

GENERAL NOTES:

- Final Storey safety to comply with SANS 10400-D:2022.
 A: All windows placed more than 1m above the adjacent ground or floor level with opening sections lower than 1000mm above FFL to be provided with safety bars (as per WINDOW SCHEDULE) max 1000mm(h) from FFL and shall not contain any openings bigger than 100mm.

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Municipality: Land Use Planning By-Law (2023) subject
to the conditions contained in the covering letter.

DATE 16/01/2026
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADTBEPLANNING

**HOUSE LUCIOLI -
WILDERNESS**

Mike & Debbie Luciani

Additional & Alternative

FARM 192 PM 289, 9 (GCL)

ELEVATIONS

As per Drawing @ A1.

December 2021

941



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100

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Journal of Internal Medicine 247: 399-406

HOUSE - NORTH ELEVATION 2

Scale 1:100

GARAGE - WEST ELEVATION

Scale 1:100

GARAGE - EAST ELEVATION

scale 1:100

GARAGE - SOUTH ELEVATION

Scale 1:100

MAIN HOUSE - WEST ELEVATION

Scale 1:100

MAIN HOUSE - NORTH ELEVATION 1

Scale 1:100

MAIN HOUSE - EAST ELEVATION

Scale 1:100

MAIN HOUSE - SOUTH ELEVATION

Scale 1: 100

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Scale 1:50

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Finish: Gypsum flush plastered ceiling fixed to 38x28mm S.A. Pine timber boarding @ max. 600mm centres in one direction fixed under purlin between rafters, then plastered with gypsum skim plaster, all in accordance with the manufacturer's recommendations. Fix a profler timber batten, 25mm thick, 40mm high, 100mm wide, to all rafters against all walls. A beams

Scale 1:50

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Scale 1:50

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and specifications on damp proof membranes under concrete surface beds conforming to BS EN 12053:2002. The damp proofing was achieved by the application of a two-part liquid membrane (Sikaflex 902-1) laid with minimum 150mm overlaps and sealed with pressure sensitive tape (Sikaflex 902-1) applied in a staggered fashion. The membrane was applied to a minimum of 100mm sandbed on top, 150mm well compacted filling. All compacted earth to be compacted to 98% mod AASHTO and not less than 100mm. All floors to slabs and piers to have a minimum 100mm concrete thickness. All external floors to be non-slip finish.

One layer Dertigum CG3 and one layer Dertigum CG4 waterproofing membrane, with 15mm side laps and 100mm end laps, coated together and to primed surfaces to falls and corners, falls by "wet-in-wet" method, followed by one layer 250 micron elastic, abutting with 50mm overlaps, laps laid on waterproofing as suitable protection layer, to receive fully bonded tiles on

Final: Floor finish as shown, on 25mm screed on existing 100mm concrete slab to engineers' details and specifications. Existing concrete floor to be properly cleaned, chipped and scrapped before placing new floor finish.

76x152mm high SA Pine Grade 6 timber beams @ max. 500mm centres concealed fixed to wall and onto 76x152mm high SA Pine Grade 6 timber beam concealed fixed onto 10x110mm SA Pine timber posts. Note: All timbers timber to receive Woodgard Intanor? F-Fluor? Timbervarnish (Water Based) alloyed with zinc (zincur in the selected) in exterior wood

GLAZING:
All framed and frameless glazing to comply with SANS 10400: Part N and applicable SANSQA codes & specifications.

Figure 30.

- 1) span less than or equal to 1,5 m; 150 mm
- 2) span between 1,5 m and 2,5 m; 250 mm
- 3) span greater than or equal to 2,5 m; 350 mm

to be done by a competent registered electrician. See electrical layout for electrical installation.

1000

GUTTERS & DOWNPIPES:
The gutters and downpipes are made of 1.5mm thick, 25x12mm brass, fixed to rafters twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joining between boards and at board ends, all in accordance with the manufacturer's recommendations. Fascias to be painted charcoal, same colour as gutters.

WALL FINISHES.
INTERVAL: Smooth plastered and painted as per client detail.
10-15mm single coat of internal plaster shall be steepl trowelled to a smooth, even and true finish.

PAVING CONSTRUCTION. New restripes paving heighten 20 to 45mm thick 10:1 sand/bentone compacted sand bed, all in accordance with SABS 1200 MJ and CMA

BERGOLA CONSTRUCTION: OPEN SLOPE & PAINTED DECK
76x152mm high SA Pine timber beams @ max. 600mm centres
Prepackaged fixed in wall and end nbs 76x152mm high SA Pine timber beam

INTEL:
Does not meet Intel's minimum hardware, which exceeds Intel's minimum requirements.

1. Lintel shall be not in mortar and have a minimum bearing of 150 mm.

comply with IASB 1020-K-2011.

**HOUSE LUCIOLI -
WILDERNESS**

MIKE & DEBBIE LUCIONI

German Multiplicities

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December 2021	FS
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2000-11-15 10:00 AM

PROJECT NUMBER:

1707

5 **QAM**

For more information, contact:
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