



forestry, fisheries & the environment

Department:
Forestry, Fisheries and the Environment
REPUBLIC OF SOUTH AFRICA

Private Bag X12, Knysna, 6570, Demar centre, Main Road, Knysna, Tel: +27 44 302 6900

Dear Mr. Gomez

As discussed some thought and points to take into consideration regarding Urban Country Estate and the next door neighbour DFFE.

As landowners, it is imperative that we comply with the legislative requirements regarding firebreaks to mitigate the risk of veldfires.

Below, I have outlined the key points that we need to adhere to in terms of the National Veld and Forrest Fire Act:

Legislative Requirements

Firebreak Preparation and Maintenance:

Every landowner must prepare and maintain a firebreak on their side of the boundary, except where exempted.

Owners of adjoining lands can agree to position a common firebreak away from the boundary. Ensure the firebreak is wide and long enough to prevent veldfires from spreading, does not cause soil erosion, and is free of flammable material.

Purpose of Firebreaks

The purpose of a firebreak dictates its construction, which should aim to:

Prevent the spread of controlled or uncontrolled fires.

Serve as points where fires may be extinguished, or back burns may be started.

Act as access points for firefighting efforts.



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Batho pele- putting people first

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Factors Influencing Firebreak Construction

Each firebreak's specifics depend on various factors, including:

Topography: Slope and aspect.

Vegetation Type: Flammability, height, and fuel load.

Weather Patterns: Dominant fire wind direction.

Environmental Considerations: Visual impact, erosion potential, and the presence of rare species or wetlands.

General: Practicality, effectiveness, and the use of natural boundaries.

Firebreak Requirements

Members must maintain firebreaks on all property boundaries unless realignment agreements exist or exemptions are granted per Section 15(1) of NV&FFA.

Initial Preparation and Clearing

My recommendation is to construct the firebreak 5 meters from your property boundary by hand using handheld brush cutters and chainsaws. On the DFFE property the Forestry support program will construct a 15 m fire break. This will give us a 20 m fire break between the DFFE and Urban Country Estate.

If you use any heavy machinery that causes topsoil disturbance, environmental authorization is required from the relevant authorities.

Methods include:

Ploughing (requires environmental authorization) Grading (requires environmental authorization) Brush cutting Hoeing Burning (with permission) Chemical treatment

Ensure firebreaks are clear of burnable material and avoid stacking cut material adjacent to or within the firebreak.

Exemption from Prohibitions on Damaging Plants

Section 16 of the Act permits landowners to damage, destroy, or remove protected plants when making a firebreak, provided efforts are made to transplant these plants if possible or avoid them entirely.



Biodiversity protection under the National Environment Management Act remains a priority.

Position and Width

The alignment and width of firebreaks are determined by the factors mentioned above, with the minimum width generally not being less than 10 meters.

Annual Maintenance

Firebreaks should be maintained annually. However, if deemed too frequent, landowners can agree to a different maintenance frequency within the firebreak agreement.

Some Relevant Legislations

National Veld and Forest Fire Act (NV&FFA)
National Forests Act
National Environment Management Act (NEMA)

Access

Urban Country Estate will be constructing a wall between the two properties with an access Gate at the eastern side of the wall this will give access to DFFE as well in case of wildfires.

Fire scaping houses and Gardens

For any structural fire scaping and fire preparedness when it comes to buildings, I would recommend you contact The Garden Route District Fire Service or the George Fire Department.

Future of DFFE property

The DFFE property will remain forestry and will probably be clear felled and replanted in the near future as soon as the new lease is signed and a new company takes over.

The Southern Cape Fire Protection Association (SCFPA)

It is highly recommended the you join the SCFPA.



For any other activities within the property that trigger authorization, you must apply for the relevant authorization, permit, or license from the relevant authority.

Should you have any questions or need further clarification, please do not hesitate to reach out.

Best regards,

Paul Gerber
Senior Regulations Officer: Forestry Development
Directorate: Forestry Policy Management(Western Cape)



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From:

Dirk Smit
Manager SCFPA – Eastern Region
managerfpa@gmail.com

Date: 17 September 2024

To:

Mr S Gomez
Urban Country Estate

Subject: Feedback on DFFE Letter – Urban Country Estate

The Southern Cape Fire Protection Association (SCFPA) endorses the comments and recommendations provided by DFFE. Additionally, I have attached a "Wildfire Ready Booklet" concerning wildfires in the Wildland/Urban Interface for your reference.

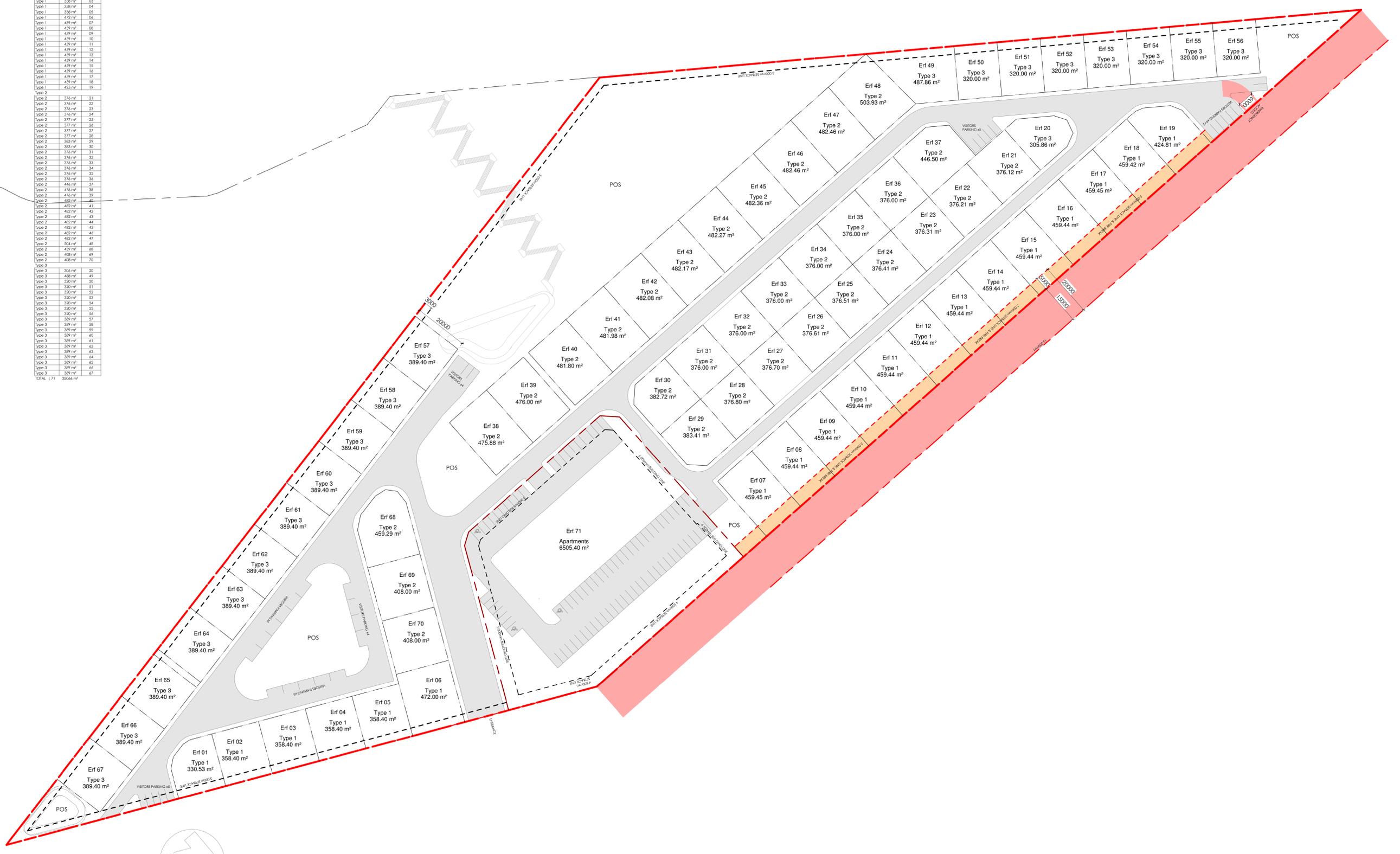
Kind regards,

Dirk Smit
Manager SCFPA – Eastern Region
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managerfpa@gmail.com



AREA SCHEDULE

Unit Type	Erf Area	Erf No.
Apartments		
Apartments 4505 m ² 71		
Type 1	331 m ²	01
Type 1	336 m ²	02
Type 1	338 m ²	03
Type 1	338 m ²	04
Type 1	338 m ²	05
Type 1	472 m ²	06
Type 1	459 m ²	07
Type 1	459 m ²	08
Type 1	459 m ²	09
Type 1	459 m ²	10
Type 1	459 m ²	11
Type 1	459 m ²	12
Type 1	459 m ²	13
Type 1	459 m ²	14
Type 1	459 m ²	15
Type 1	459 m ²	16
Type 1	459 m ²	17
Type 1	459 m ²	18
Type 1	425 m ²	19
Type 2	376 m ²	21
Type 2	376 m ²	22
Type 2	376 m ²	23
Type 2	376 m ²	24
Type 2	377 m ²	25
Type 2	377 m ²	26
Type 2	377 m ²	27
Type 2	377 m ²	28
Type 2	383 m ²	29
Type 2	383 m ²	30
Type 2	376 m ²	31
Type 2	376 m ²	32
Type 2	376 m ²	33
Type 2	376 m ²	34
Type 2	376 m ²	35
Type 2	376 m ²	36
Type 2	446 m ²	37
Type 2	476 m ²	38
Type 2	476 m ²	39
Type 2	482 m ²	40
Type 2	482 m ²	41
Type 2	482 m ²	42
Type 2	482 m ²	43
Type 2	482 m ²	44
Type 2	482 m ²	45
Type 2	482 m ²	46
Type 2	482 m ²	47
Type 2	504 m ²	48
Type 2	459 m ²	49
Type 2	459 m ²	50
Type 2	408 m ²	51
Type 2	408 m ²	52
Type 2	408 m ²	53
Type 2	408 m ²	54
Type 2	408 m ²	55
Type 2	408 m ²	56
Type 2	389 m ²	57
Type 2	389 m ²	58
Type 2	389 m ²	59
Type 2	389 m ²	60
Type 2	389 m ²	61
Type 2	389 m ²	62
Type 2	389 m ²	63
Type 2	389 m ²	64
Type 2	389 m ²	65
Type 2	389 m ²	66
Type 2	389 m ²	67
TOTAL: 71 35566 m ²		



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NOTES
 • ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE SANS 10400 MINIMUM STANDARDS.
 • CONTRACTOR SUB-CONTRACTORS & SPECIALIST SUB-CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING.
 • USE FIGURED DIMENSIONS, DO NOT SCALE.
 • SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS BY LAND SURVEYOR.

REVISIONS

no.	date	description

Municipal Stamp

Design Review Committee Stamp



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OWNER:
 Madivamarc
 Eiendomme (Pty) Ltd

PROJECT DESCRIPTION
URBAN COUNTRY ESTATE - SDP
 Urban Country Estate,
 Heatherpark, George

FOR INFORMATION

DRAWING TITLE		
PROPOSED SDP		
date	project no	drawing no
	22-02-010	SP 100
checker	drawn	revision
SG	WvS	