



Wildfire Consultancy (Pty) Ltd

Reg No. 2024 / 287563 / 07

"Serving the wildfire community with care, respect and pride"

FIRE MANAGEMENT PLAN

1. PROPERTY DETAILS

- 1.1 Owner of the property: Empangeni Veterinary Hospital
- 1.2 Registered details: Hangberg Farm 125/559 and Farm 126/559 (Caledon)
- 1.3 Size: 46.65 ha (24.43 ha & 22.22 ha)
- 1.4 District: Overberg
- 1.5 Name of contact person: Geoff Fourie
- 1.6 Contact number: 072 491 5356
- 1.7 Postal address: P. O. Box 4414, Empangeni, 3880
- 1.8 Email address: gfranfour@gmail.com
- 1.9 Name of local FPA: Greater Overberg Fire Protection Association
- 1.10 Landowner Membership: Yes (awaiting confirmation)
- 1.11 Vegetation type: Fynbos
- 1.12 Land-use: Currently nil
- 1.13 The two properties are adjacent to each other. For the purposes of this report the properties are referred to as the property.

GENERAL DIAGRAM OF PROPERTY and NEIGHBOURS



Figure 1: Properties neighbouring Farm 125 & 126 / 559.

	Property name	Farm No.	Contact person	Contact details
1		124 / 559		
2		127 / 559	c/o Lucy Pooler	072 188 8875 Lucypoolermail@yahoo.com
3		RE 562	Overstrand Municipality?	
4		21 / 559		

We are in the process of liaising with a land surveyor and the Municipality to determine the details of the neighbours. If the consultant (Michelle Naylor) has this information could she please contact me.

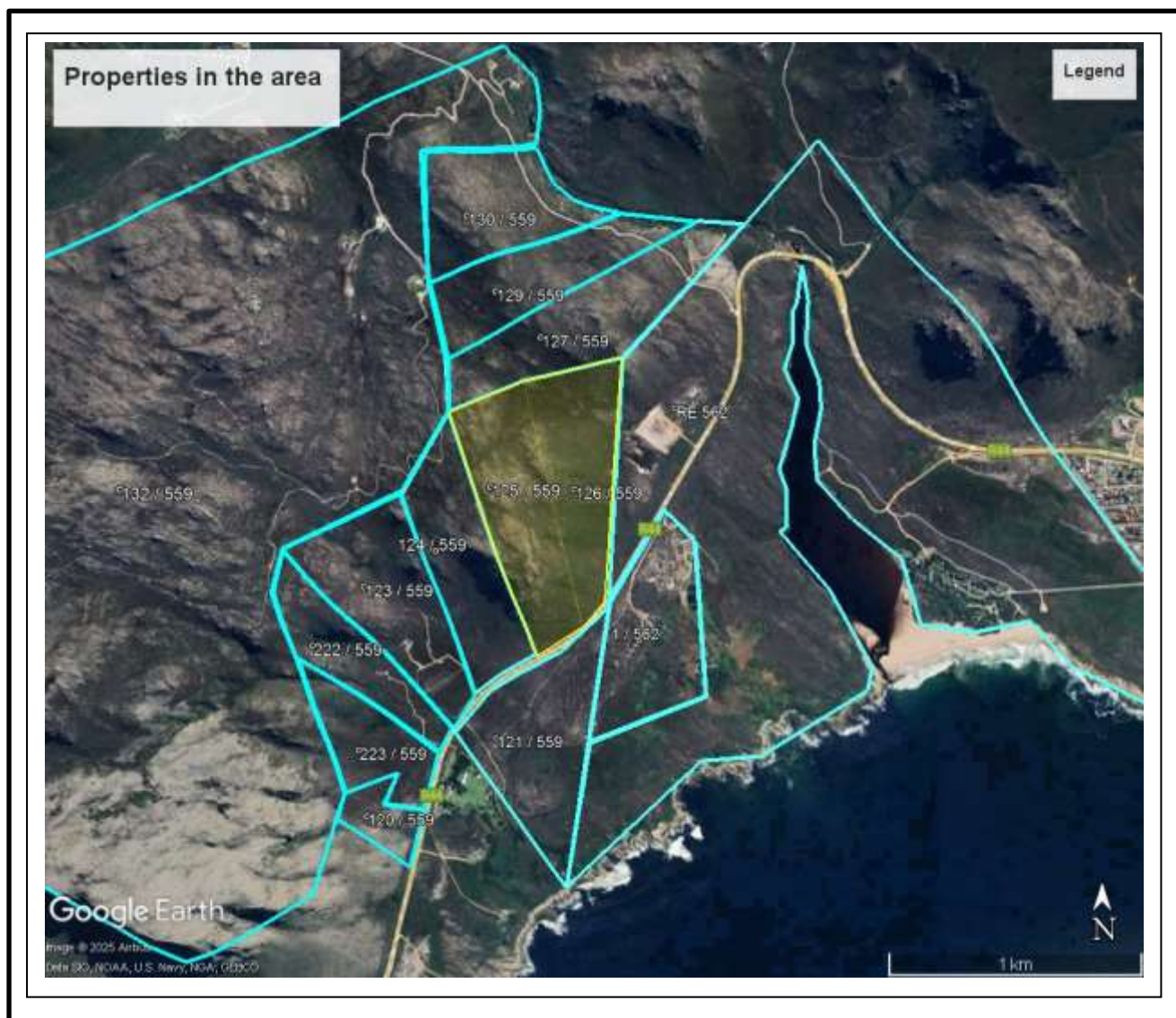


Figure 2: Properties in the area

2. FIRE PREPARATION

2.1 COMPLIANCE WITH SECTION 12 OF THE NATIONAL VELD & FOREST FIRE ACT: Firebreaks

2.1.1 Section 12 (1) of the NVFFA requires that the landowner is required to have a firebreak on his or her side of the boundary. There are options for deviation including Section 12 (7) that allows for an agreement with the neighbour to move the firebreak from the common boundary.

2.1.2 The property consists of rugged slopes covered by natural Fynbos vegetation that is not suited for the establishment of firebreaks along the western, northern and eastern boundaries of the combined properties. The R44 Road serves as a firebreak on the southern side of the property. See Figures 2 – 5.

2.1.3 Entering into an agreement with the neighbour to move the firebreak from the common boundary does not impact in any insurance policies nor does it remove any liability. It simple covers both parties in litigation whereby the argument of not having a firebreak on the common boundary is avoided.

2.1.4 It is proposed and strongly recommended that agreements be entered into with the neighbouring landowners to move the firebreak from the common boundary. Failure to have a firebreak in place increases the challenges faced by legal teams when defending in litigation.

2.1.5 Failure to have a firebreak in place or an agreement with the neighbour can result in allegations of negligence should another landowner suffer loss from a fire that starts or spreads from the property.

2.1.6 The proposed community firebreak system is provided in Figure 6.

2.1.7 We would be able to facilitate this process with the neighbours.

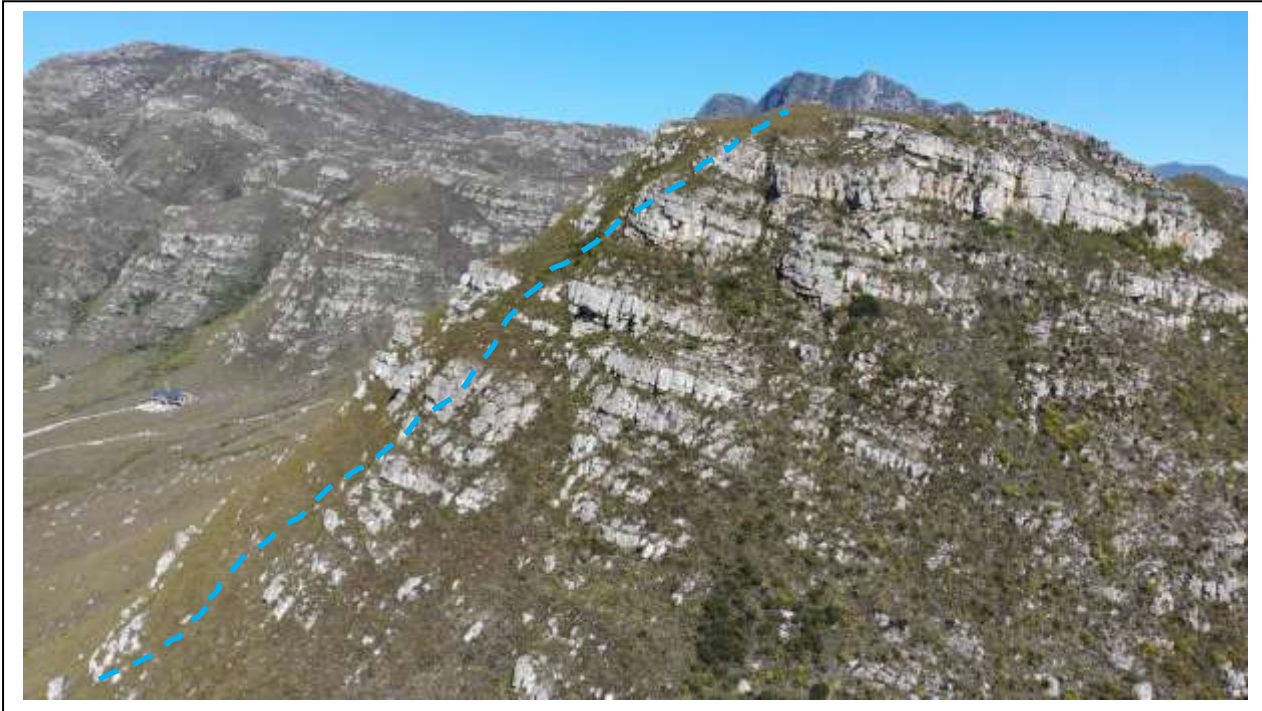


Figure 2: An aerial photograph of the western boundary area. The dashed blue line is the estimated location of a section of the boundary.



Figure 3: An aerial photograph of the western boundary area. The dashed blue line is the estimated location of a section of the boundary.



Figure 4: An aerial photograph in a northerly direction of the northern boundary area. The dashed blue line is the estimated location of a section of the boundary.



Figure 5: An aerial photograph in a southerly direction of the R44 Road along the southern boundary area.

accounts can extend into the millions of Rands. It is strongly recommended that fire suppression insurance be added to the insurance policy.

2.5 There are currently no access roads, gates, water points, etc. for the property. Once such aspects are established the fire management plan can be updated.

2.5 CONTACT NUMBERS IN CASE OF A FIRE

	ORGANISATION	CONTACT No	ALT NUMBER
1	OVERBERG FIRE DEPARTMENT	028 425 1690	028 425 2251
2	OVERSTRAND FIRE DEPARTMENT	028 313 8980	028 313 8978
3	FIRE PROTECTION OFFICER/FPA	063 690 7899	028 425 1690
4	Neighbour 1: Pending	Pending	
5	Lucy Pooler	072 188 8875	
6	Neighbour 3: (Municipality?)	Pending	
7	Neighbour 4: Pending	Pending	

2.6 STANDARD OPERATING PROCEDURES FOR A FIRE

- Contact the fire departments
- Agent to mobilise own resources
- Contact the Fire Protection Officer / FPA
- Contact the neighbour(s)
- Agent to meet with the Incident Commander as soon as possible to discuss the strategy

2.7 INTERNAL FIRE RISKS

2.7.1 The risk of a veldfire originating on the property exists. Current risks include lightning and illegal camping or the making of illegal fires on the property. Future risks could include the construction of infrastructure.

2.7.2 Mitigation measures

- a) The role of the appointed agent would include the periodic inspection of the property for illegal activities.
- b) Future measures would be to ensure that all fire extinguishers and fire suppression systems are inspected annually and that suitable protective equipment (goggles, gloves and face scarf) are located at key points to allow for immediate firefighting action.
- c) Observe the Fire Danger Index (FDI) and avoid high fire risk activities on Orange and RED FDI days.
- d) Ensure that all equipment that can cause a veldfire is properly maintained.

- e) Have firefighting equipment on hand (water cart, Skid Unit, beaters, etc.) when working in areas where a veldfire can start and spread.

2.8 EXTERNAL FIRE RISKS

2.8.1 The risk of a veldfire originating outside of the property beyond the control of the landowner exists. Such possibilities include fires originating on neighbouring property and those originating along the R44 Road that all have the potential to spread onto the property.

2.8.2 In all situations even if the fire did not start on the property or if the owner was responsible for causing the fire, the owner / agent is required to do everything possible to prevent the spread of the fire across their property.

2.9 PRESCRIBED BURNING

2.9.1 The matter of conducting a prescribed burning operation for ecological and fuel reduction purposes has been suggested.

2.9.2 It is neither a safe nor financially viable option due to the following reasons:

- a) For a burning permit to be issued firebreaks would need to be established along the western, northern and eastern boundaries of the property. This would cost many thousands of Rands to implement.
- b) Even with a reasonable costly firebreak in place, it is unlikely that a burning permit would be issued due to the high risk of the prescribed burn escaping from the property and causing loss to adjoining properties. It is probable that CapeNature would object to the permit being issued due to their infrastructure located a mere 700m to the north.
- c) In the case of the weather conditions not being favourable for the burning period, the firebreaks would need to be maintained which would be a costly undertaking.

2.9.3 The most practical alternatives are:

- a) To wait until a wildfire occurs in the area, whereby an agreement is in place with all the landowners in the area and the fire department and the Fire Protection Association, whereby they allow the fire to burn across predetermined and agreed to properties, and/or
- b) Until all the landowners agree to partake in a community prescribed burning operation where the topography and existing roads are used as firebreaks and not the cadastral boundaries.

3. PREPARATION FOR LITIGATION

In the event of a fire:

- 3.1 Take as many photographs as possible of where and how the fire started, and of the fire spread and firefighting efforts, damage, etc.
- 3.2 Determine if own loss was or will be suffered
- 3.3 Determine if another landowner suffered or is believed to have suffered loss
- 3.4 Contact your insurance with the following information
- 3.5 Your name
- 3.6 Policy number
- 3.7 Date of the fire
- 3.8 Name of the property where the fire started
- 3.9 Cause of the fire if known
- 3.10 Properties across which the fire spread until reaching your property, and/or the properties across which the fire spread from your property.
- 3.11 The estimated loss suffered by you (direct, future and firefighting)
- 3.12 The estimated losses suffered by other landowners from a fire that spread from your property (direct, future and firefighting)
- 3.13 Efforts made by you to prevent the spread of the fire
- 3.14 A request for an urgent fire investigation in contemplation of litigation if necessary

END OF DOCUMENT