



15/11/24

Evidence Summary Statement- Wildfire Risk

In the matter of the RC230179 an application for a 30-lot subdivision at Rocky Point on Tarras-Cromwell Road (SH8) by TKO properties.

I have carried out a wildfire threat assessment (WTA) on the proposed Rocky Point Development. This assessment weighs the likelihood of ignition, with the potential for fire spread, against the values that may be impacted by a fire. The WTA outcome found the threat to the developments future homes and residents to be high. Based on this I have proposed a raft of mitigation strategies that have been adopted by the developers that can be summarised as, that;

- As per FENZ publications, factors such as vegetation management, low flammability plantings, low flammability building materials and other factors that improve the survivability of structures be implemented.
- Work with CODC to support the maintenance of the campground reserve below the Rocky Point Development to lower the risk of fire travelling from this area to impact on the development.
- External vegetation and ember suppression sprinklers be installed.
- Fire detection systems be installed
- Powerlines to be placed underground where possible.
- A minimum of two vehicular access/egress routes always be available.
- The vineyards to the east of the property be utilised as a safe zone in the event of a fire.
- Activity trigger points be developed to manage ongoing activities within Rocky Point to minimise the potential for an ignition.

The above recommendations have been reviewed by FENZ and accepted as reasonable to manage the potential fire risk. FENZ has also suggested that internal sprinklers be fitted to future homes.

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