



SANDY POINT DOMAIN

MASTERPLAN

SEPTEMBER 2023



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PREPARED BY: Elle Fairgray
Landscape Architect / Professional
Boffa Miskell Ltd
Rory Gray
Landscape Architect / Professional
Boffa Miskell Ltd

REVIEWED BY: Mark Brown
Landscape Architect / Associate Partner
Boffa Miskell Ltd
Rachael Eaton
Urban Designer / Senior Principal
Boffa Miskell Ltd

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INTRODUCTION



INTRODUCTION

BACKGROUND

Sandy Point Domain is highly valued by the local community and visitors to the city of Invercargill.

The domain provides a wide range of recreation, sport and adventure activities. It is 'home' to many sports (including motor sports) and recreation clubs. A number of clubs have lease agreements with the Invercargill City Council for land at Sandy Point Domain.

Sandy Point Domain has significant cultural, biodiversity, historic and amenity values, and many people choose to spend time at the domain pursuing a wide range of formal and informal recreation activities and pastimes.

Other key features of the domain are areas of indigenous and exotic forestry. Currently, areas of commercial exotic forestry at Sandy Point Domain are a source of income for the Invercargill City Council.

With a view to the future use and management of Sandy Point Domain, three key challenges have been identified and are addressed in the Masterplan. These include:

- The domain remaining relevant to the future population of Invercargill and Southland, and catering for future recreational trends.
- The quality and appropriateness of existing infrastructure, assets, facilities and land use at the domain, and how these can be maintained and enhanced in the next 50 years.
- The potential impact of climate change and sea level rise on Sandy Point Domain, including the potential effects of inundation on assets and infrastructure, as well as the impact on existing activities the domain.

PURPOSE OF THE MASTERPLAN

The purpose of the Masterplan project is to develop a long term vision for future use, asset renewal and development of Sandy Point Domain.

The Masterplan vision provides a 'road map' for how challenges faced at the domain can be met, how the domain can evolve, and how the domain can thrive and be enhanced in the next 50 years, so that it continues to be a place that the people of Invercargill and Southland use and enjoy.

The development of the Sandy Point Domain Masterplan has progressed through a deliberate staged process, building to an overarching strategy and 10, 25 and 50 year vision for the domain.

Key steps in the Masterplan process have included:

- A comprehensive understanding of the site and its context. An in depth analysis of the physical characteristics, site use, environmental features, planning and zoning context, history and infrastructure at Sandy Point Domain and surrounding areas underpins the Masterplan.
- Understanding and incorporating Mana Whenua values associated with Sandy Point Domain.
- Undertaking a thorough engagement process with stakeholders to hear what they value about Sandy Point Domain, test emerging ideas and gain feedback on the overarching strategy and vision. The information gathered from stakeholder engagement was a critical component in the developing the Masterplan vision.
- Assessing up to date LiDAR and topographic data for Sandy Point Domain, along with current modelling of the predicted effects of climate change has helped to shape the location of elements included in the Masterplan.

All of the context, data, information, stakeholder values and feedback has provided a basis to form an overarching strategy identifying where activities and land use in Sandy Point Domain should be focussed.

The 10, 25 and 50 year vision intervals articulate 'key moves' that can be made to implement the Masterplan in stages. The first step in the implementation process is the development of the Sandy Point Domain Management Plan 2024 - 2034.



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SITE LOCATION



SITE LOCATION

REGIONAL LOCATION



Located to the southwest of Invercargill next to Oreti Beach, Sandy Point Domain is one of Invercargill's highly valued recreation and environmental assets.

Sandy Point Domain is accessed via Dunns Road, which provides a direct link to central Invercargill. Private vehicle use is the dominant way Invercargill residents and visitors travel to Sandy Point Domain, however Dunns Road includes cycle infrastructure, providing an alternative mode of transport to the domain.

Currently, no public transport services extend to Sandy Point Domain. Invercargill Airport is close by, which benefits visitors from out of town who attend popular events at Sandy Point Domain such as Speedweek.

DOMAIN LOCATION



KEY LOCATIONS

- ① Oreti Beach Access
- ② Hatch's Hill Lookout
- ③ Fosbender Park
- ④ Otatara Scenic Reserve
- ⑤ Invercargill Airport
- ⑥ Queens Park



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STRATEGIC CONTEXT



STRATEGIC CONTEXT

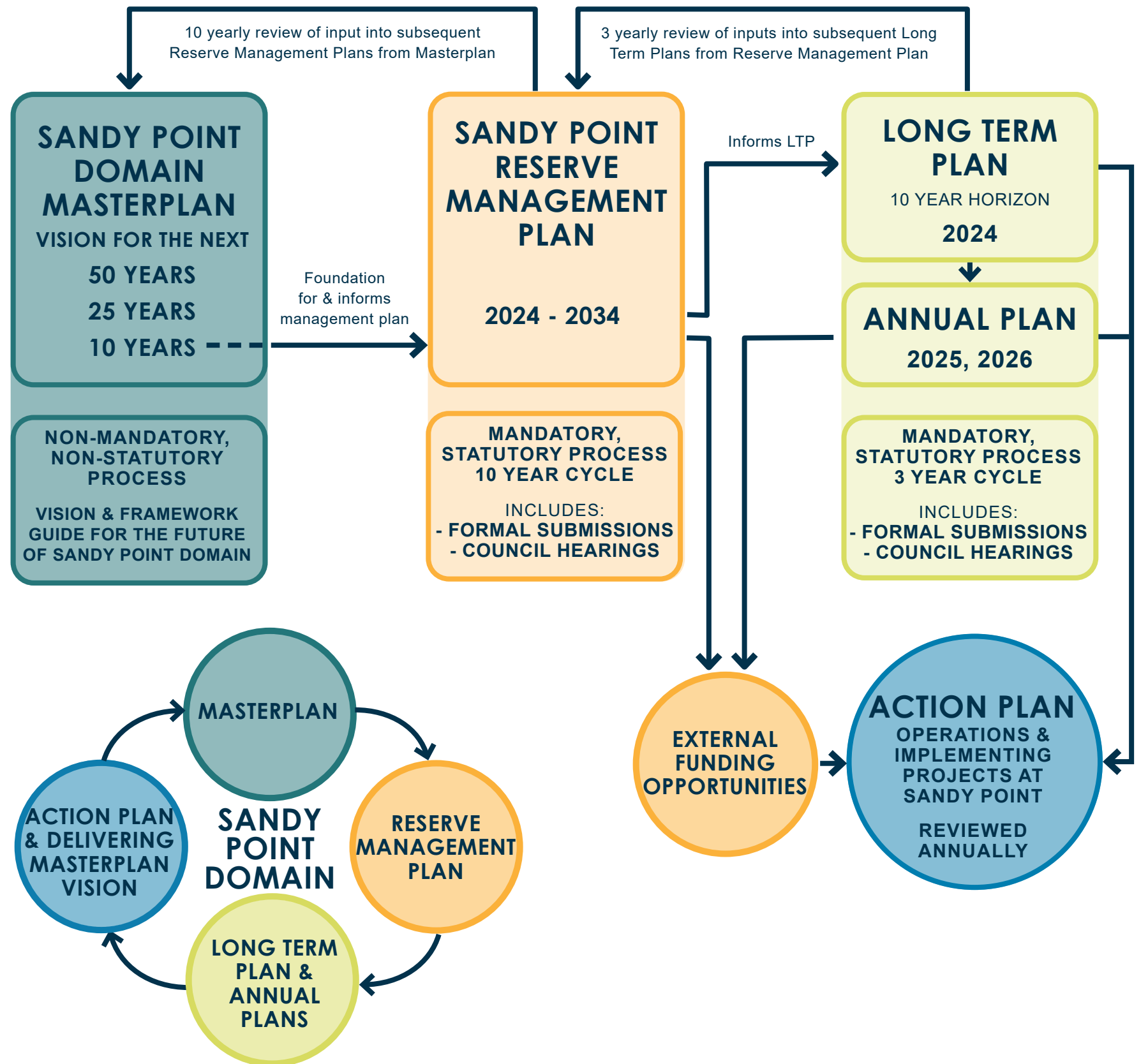
HOW THE MASTERPLAN WILL BE USED

The Sandy Point Domain Masterplan provides a clear vision and direction for the continued use and management of the domain in the next 50 years, however it is not part of a statutory or mandatory process.

The Masterplan has an important role in guiding and informing future Reserve Management Plans for Sandy Point Domain and planning for funding through the Long Term and Annual Plan processes, all of which are statutory and mandatory processes.

The Masterplan and future Management, Long Term and Annual Plan processes will also provide a platform to seek funding from sources outside the Invercargill City Council.

The diagram opposite provides a simple illustration of how the Masterplan relates to the Reserve Management, Long Term and Annual Plan process, and the pathway to delivering the Masterplan vision and projects at Sandy Point Domain.





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MANA WHENUA VALUES



MANA WHENUA VALUES

MANA WHENUA ENGAGEMENT

Engagement and partnership with Mana Whenua has been an important part of the Sandy Point Domain masterplanning process.

Te Ao Marama Incorporated (TAMI) have provided valuable mahi to work with iwi and whanau to describe values associated with Sandy Point Domain and aspirations for the future, which has helped to guide the development of the Masterplan vision.

This Masterplan document includes Kaupapa and Wāwata / Aspirations outlined in the Ngā Hua o Āpiti Hono Tātai Hono ki Te Aputa document prepared by TAMI for the Invercargill City Council.

MANA WHENUA GUIDANCE DOCUMENTS



OVERVIEW

Both Te Tangi a Tauria and Āpiti Hono Tātai Hono are endorsed by the four Papatipu Rūnanga - Waihōpai Rūnaka, Te Rūnanga o Awarua, Te Rūnanga o Ōraka Aparima, and Hokonui Rūnaka. These documents provide a basis for the values associated with the wider Murihiku area.

Partnering with Mana Whenua is an important step in progressing the individual projects in this document, and engaging with the relevant Rūnaka should be the next step for the Invercargill City Council. Incorporating Mana Whenua values and perspective will be a key element of successful project delivery and may be required as part of any resource consent process.

ĀPITI HONO TĀTAI HONO: NGĀ WHENUA O NGĀI TAHU KI MURIHIKU / STAGE 1 SOUTHLAND CULTURAL LANDSCAPE ASSESSMENT STUDY

This Southland-wide Cultural Landscape Assessment Study has been undertaken by Te Ao Marama Inc, on behalf of Ngāi Tahu ki Murihiku, and in partnership with Environment Southland, Southland District Council, Gore District Council and Invercargill City Council. The overall purpose of the Study is :

'TO PROVIDE A COMPREHENSIVE UNDERSTANDING OF THE CULTURAL VALUES OF THE SOUTHLAND LANDSCAPE AS IT RELATES TO NGĀI TAHU KI MURIHIKU'.

Stage 1 of the Study, as delivered in this report, is to 'identify, describe and collate what Ngāi Tahu ki Murihiku value within the Southland landscape.' It looks at criteria to identify and assess relationships with places and sites for the purpose of:

- Describing (either narratively or visually) the relationship(s) that Ngāi Tahu ki Murihiku have with the region's landscape.
- Describing the different types of relationships with specific places, and the different cultural values that are attributed to each if applicable.
- Providing a collation of place specific information that supports why specific places/areas/sites may differ within the landscape from traditionally identified sites as these will be specific stories from iwi that may not be formalised.
- Visually/spatially displaying these stories and relationships that Ngāi Tahu ki Murihiku have to a place or specific area/site within the landscape.

In identifying and describing how Ngāi Tahu ki Murihiku understand the landscape, an assessment methodology was developed by Ngāi Tahu ki

Murihiku to undertake Stage 1 of the Study. This methodology, Āpiti Hono Tātai Hono, has become the principal component of Stage 1. Āpiti Hono Tātai Hono characterises the landscape into six layers based on Ira Atua Ira Tangata, with Ira Atua taking primacy as the tuakana.

Ira Atua recognises the metaphysical elements of culture and landscape and is not confined by time. Ira Atua has always existed and always will. This section has four layers:

- Waiatatanga** – the cosmological unfolding of the universe and the creation of whakapapa and elements.
- Ira Atua** - recognises the metaphysical elements of culture and landscape
- Atuatanga** – the supernatural deities with whakapapa and mana over attributed domains.
- Ngā Tipua** - the primal genealogies related to the precursors of humans and the prerequisite events that physically shaped the Murihiku landscape.

Ira Tangata recognises the associations and connections humans have within the landscape over a defined period of time. The period focuses on 900CE to the modern day and into the future. The Study acknowledges that some connections and events cross these periods; therefore, the dates are a guide rather than fixed starts and ends.

IRA ATUA IRA TANGATA - LAYERS OF WHAKAPAPA

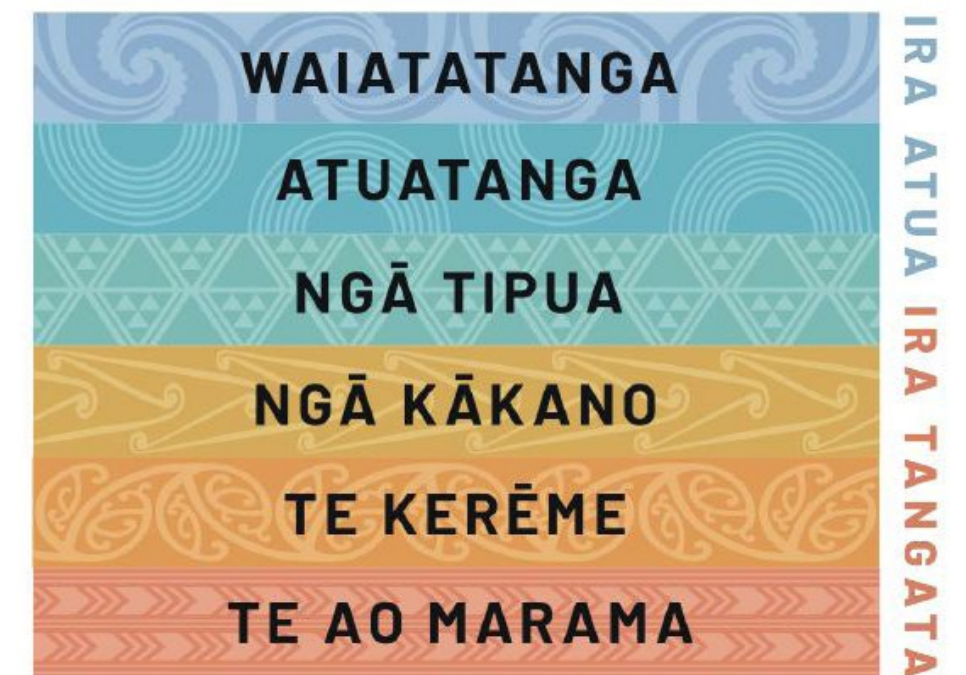


Figure 5: Ira Atua Ira Tangata in the Āpiti Hono Tātai Hono landscape assessment.

MANA WHENUA VALUES

PRINCIPLES AND ASPIRATIONS

KAUPAPA

Taonga



Access



Dark Skies



Nohoanga



Ngāi Tahu are Visible in the Landscape



Encouraging Waka Ama



Recreational Activities Currently Operating



Review of Existing Consents



Forestry



Pest Plant and Animals



Public Use



Infrastructure



Community Landcare Group



Water Quality



WĀWATA / ASPIRATION

- Ability for whānau to access traditional resource of the bush, wetlands and coastal areas
- Kaupapa Māori Monitoring.

- Traditional access to site and wāhi tapu
- Kaupapa Māori monitoring

- The area remains a Dark Sky

- Enhances the ability for our whānau to interact and to reconnect back to this site

- Cultural Narrative and Design.
- Increased use of the site for noho and resource gathering
- Kaupapa Māori Monitoring.

- Supporting the growth and development of this by working with the club because it is an expression of cultural practices and reconnection

- Whānau have commented that current level of activities are appropriate

- Scan of existing resource consents.
- Analysis of risk of existing consents for example discharge consent of sludge from wastewater treatment plant

- Review of existing activity.
- Reduction in existing levels and phasing out of forestry in the long term.
- Promote indigenous forestry.

- There are uncontrolled willows in a 'wet' area close to Cooper Creek – the removal of these
- Enhancement of 'wet' areas
- Pest control within the reserve

- Reclaim the public reserve for public use.

- The area is a well-known low lying, flood prone area – prepare infrastructure owners for climate resilience including relocation or alternatives

- Encourage the development of a community group that supports outcomes in the reserve

- That council reviews existing activities that effects water quality and therefore the use of the reserve and water on Mana Whenua.
- This could include historic reclamation, movement of the airport, etc.

Kaupapa and Wāwata / Aspirations outlined in the Ngā Hua o Āpiti Hono Tātai Hono ki Te Aputa document prepare by TAMI for the ICC.

KĀ HURU MANU ATLAS

1 ÖRETI RIVER

The Ōreti River, formerly known as the New River, has its headwaters close to the Mavora Lakes between Te Anau and Whakatipu Waimāori (Lake Wakatipu). The river then flows across the Southland Plains until it reaches Te Ara-a-Kiwa (Foveaux Strait) in the far south. The Ōreti was a traditional travel route, providing access for coastal settlements into the hinterland of Te Waipounamu.

2 OUE NATIVE RESERVE 181

Murihiku Purchase Deed 1853

Occupational Reserve

This 172-acre reserve situated within the New River Estuary to the immediate south of Invercargill was set aside as part of the Murihiku Purchase 1853. In 1868 the Native Land Court sought to determine ownership, however the matter was adjourned. As a result a Crown Grant was not issued for Oue until 1883, following the enactment of the Murihiku Native Reserves Grants Act. In 1886 the Native Land Court investigated the title under the provisions of the Native Equitable Owners Act 1886, to determine all those who held a beneficial right to the reserve. However, due to the inferior quality of the reserve at Oue, replacement land was allocated at Longwood.

3 ŌKAIHAE

“Halfway Rocks”

Ōkaihae is the Māori name for Halfway Rocks, situated in Te Ara-a-Kiwa (Foveaux Strait).

4 MATEAWAEWAE

“From here the track led to Mokomoko, crossed the Oreti estuary and followed the beach to Riverton.”



Information collated from the Ngai tahu Kā Huru Manu atlas





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SITE CONTEXT & ANALYSIS



SITE AERIAL PHOTOGRAPHS

2022 SITE AERIAL PHOTOGRAPH

Across and Following Pages: Aerial photographs of Sandy Point Domain have been taken since the mid 1940s and provide an excellent recent historical record of the changes to the land in the last 80 years.

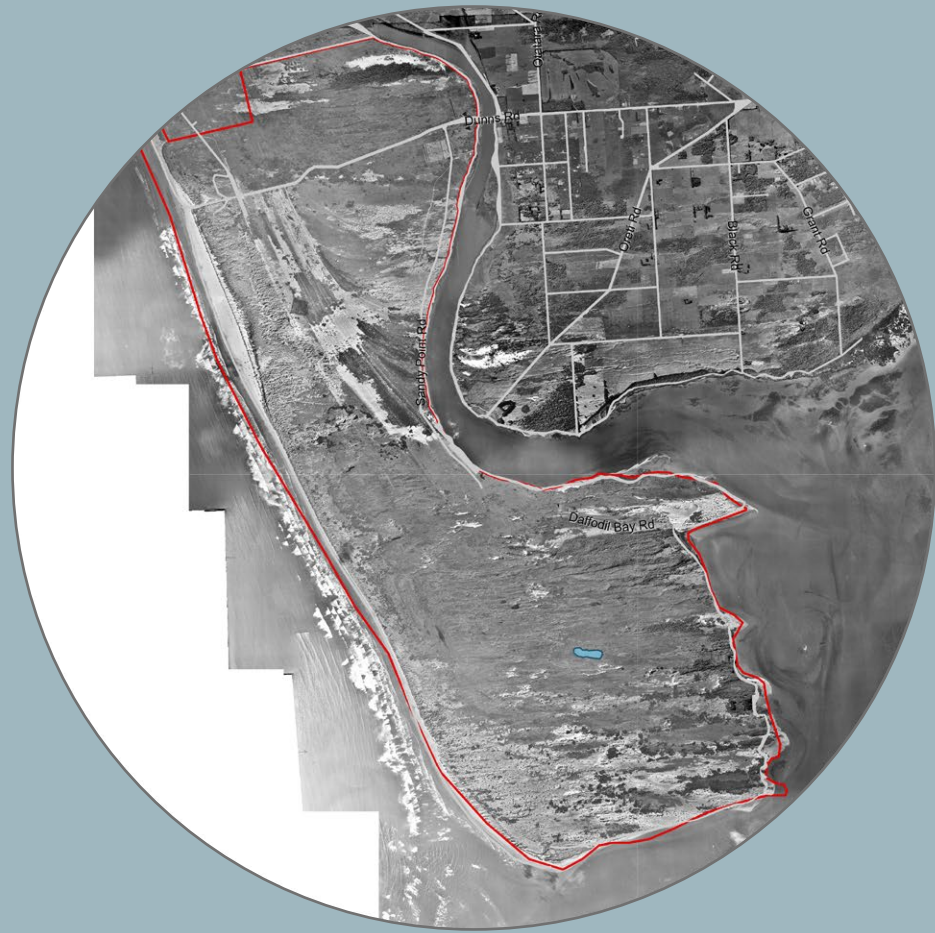
Particular changes that are visible include modification of the land from a mix of dune, indigenous and exotic vegetation as a result of colonial farming activities, to exotic commercial forestry, recreation facilities and other infrastructure. The race track at Teretonga is visible in the 1962 aerial photograph.

The aerial photographs on the following pages also clearly show the dynamic landscape elements at Sandy Point Domain. The location and shape of the sand headland / point at Oreti Beach and entrance to the estuary visibly moves through the decades, as do the channels and location of mud flats in the Oreti River and New River Estuary.

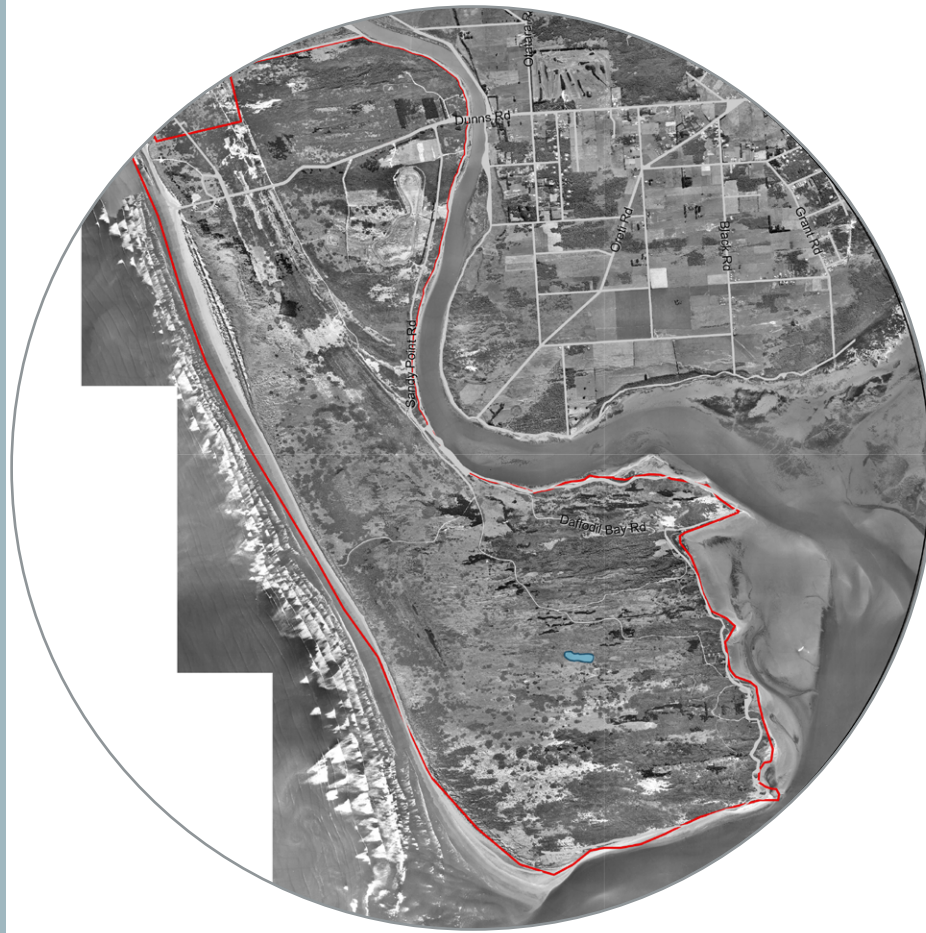


HISTORIC AERIAL PHOTOGRAPHS

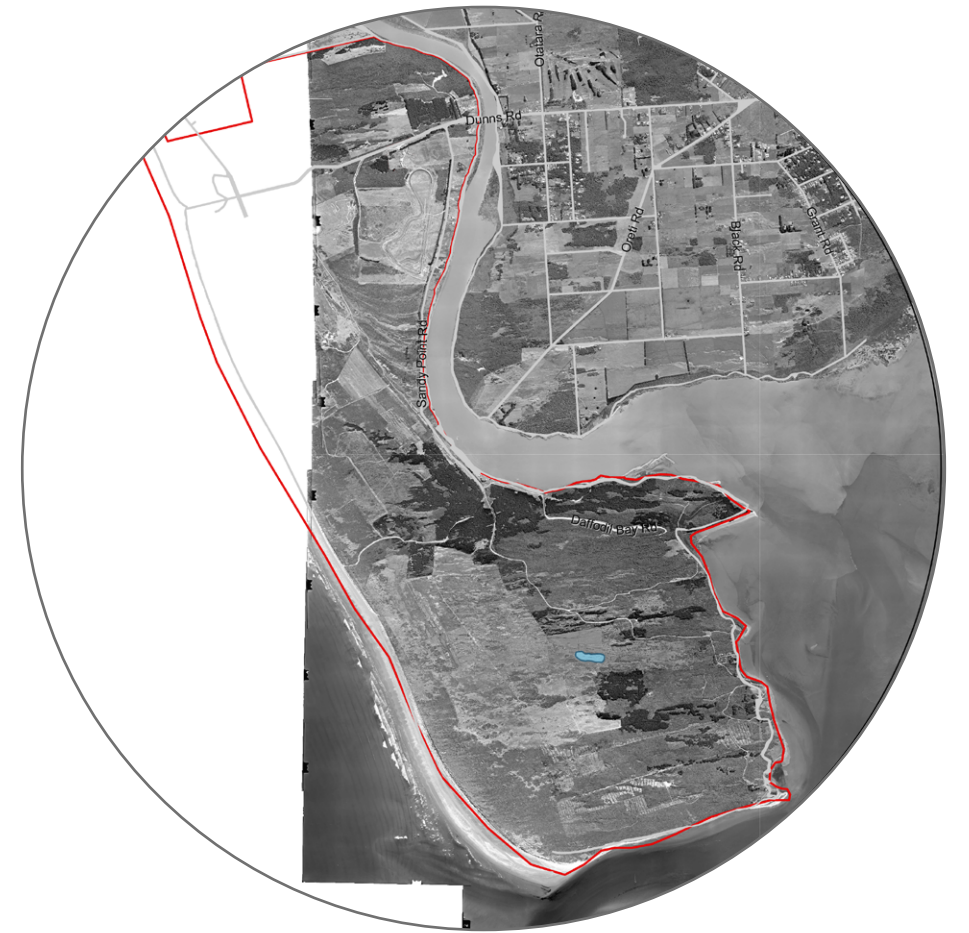
1946



1962



1974



HISTORIC AERIAL PHOTOGRAPHS

1996



2006



2016



ACCESS

DISTRICT CONNECTIONS



KEY

- - - Sandy Point Domain Boundary
- State Highway 1
- Airport
- Main Access Road to Sandy Point

Above and Across: From Dunns Road, Sandy Point Road provides the only main access into the domain. Links, Christies and Daffodil Bay Road are all accessed from Sandy Point Road. Pit Road provides access to some individual clubs north and south of Dunns Road.

All roads are unsealed except Dunns Road, Sandy Point Road to the Waka Ama / former Waterski Club and Links Road. All sealed, unsealed roads and associated infrastructure, excluding Dunn's Road and Oki Street are not vested and are managed by the ICC Parks and Recreation Department.

Unrestricted public access to most formed roads in Sandy Point Domain and along Oreti Beach is valued by many residents in Invercargill and Southland, and as the genesis of popular events such as the Burt Munro Challenge. Some management of access to address safety issues, such as stuck vehicles, some anti-social behaviour - 'hooning' in cars, and reducing risk to wildlife would benefit future safe access to the domain for a wide range of visitors.

INTERNAL ACCESS ROAD NETWORK

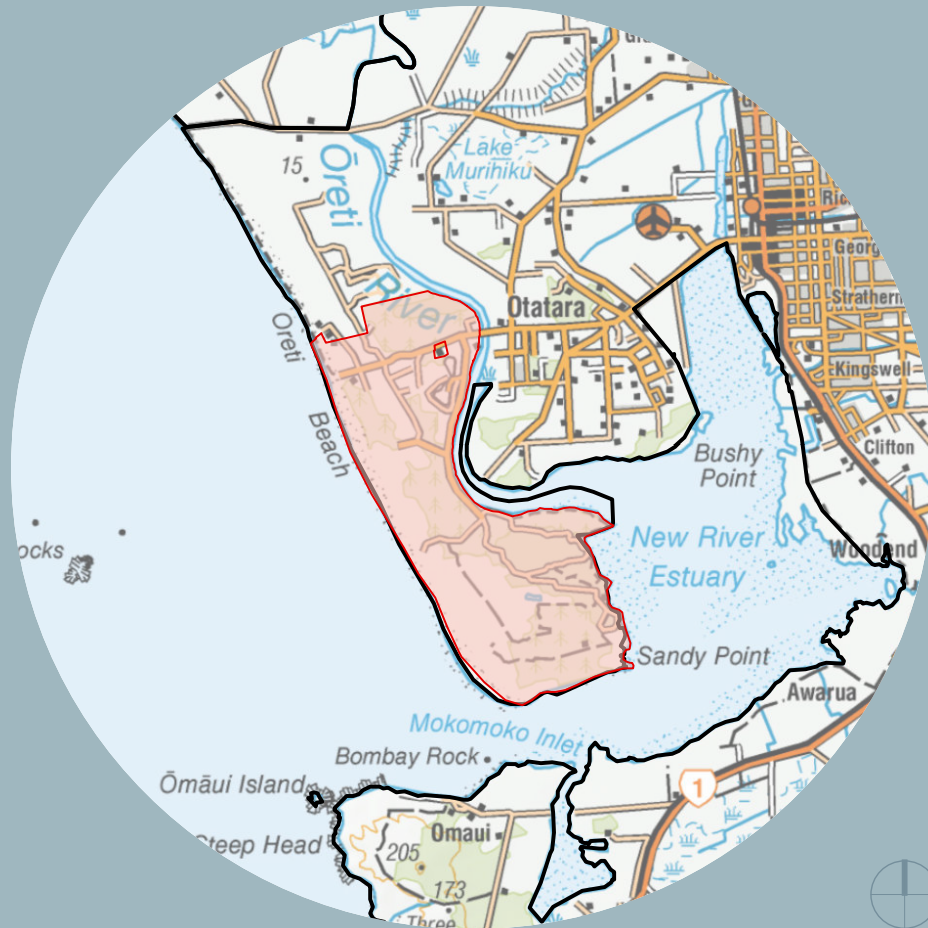


KEY

- - - Sandy Point Domain Boundary
- Sealed Road
- Unsealed Road

SITE ZONING

TOPOGRAPHIC MAP



Above and Across: Sandy Point Domain is zoned Rural under the operative Invercargill City Council District Plan, with Recreation Reserve status under the Reserves Act 1977 overlaid.

Key to the management of Sandy Point Domain, adjoining Oreti Beach is managed under a memorandum of understanding by multiple organisations including the Department of Conservation, Environment Southland, Invercargill City Council, Southland District Council and Iwi. The Oreti River and New River Estuary to the west edge of the domain are administered and managed by Environment Southland.

ZONING



KEY

- - - Sandy Point Domain Boundary
- Rural Zone - ICC operative District Plan
- - - Sandy Point Domain Reserve Boundary - Reserves Act 1977

RECREATION

CLUBS AND LEASES

A wide range of sports and recreation clubs call Sandy Point Domain 'home', with several of these holding leases and / or memorandum of understanding with the Invercargill City Council to operate at Sandy Point Domain.

Many clubs have made significant investments in infrastructure and facilities and have been based at Sandy Point Domain for over 50 years.

The adjacent diagram highlights locations of clubs, as well as identifying locations of clubs that have recently ceased to operate.

- 1 Invercargill Pistol Club
- 2 Southland Clay Target Club
- 3 Equestrian Centre
- 4 Oreti Surf Club
- 5 Southland Rodeo Association
- 6 Southland Rugby Football Association
- 7 Southland Motorcycle Club
- 8 Southland Kart Club
- 9 Former Southland Golf Club Building, used by Astronomical Society with telescope located next to the car park.
Former golf course used by walkers, dog walkers and Disc Golf
- 10 Gorgetown Scouts building
- 11 Southland Rugby League
- 12 Association Football (Soccer) Fields - fields not leased
- 13 Southland Sports Car Club
- 14 Former Jellicoe Sea Scouts location
- 15 Southland Power Boat Club
- 16 Invercargill Rowing Club
- 17 Waihopai Rowing Club
- 18 Southland Stock Car Drivers Association
- 19 Te Ara a Kewa Waka Ama Trust, formerly Southland Water Ski & Runabout Club
- 20 Southland Archery and Bowhunters Club
- 21 Horse Trekking - Rakiura Rides
- 22 Southern Paintball Sports Fields
- 23 Southland Landrover Club
- 24 Mountain Biking Southland - space not leased
- 25 Dog Sledding - space not leased
- 26 Christies Track Horse Trekking - space not leased
- 27 Airsoft Club
- 28 Airsoft Club

The list above is not a complete list of all clubs and groups that use Sandy Point Domain - it is acknowledged that clubs such as Orienteering, Triathlon and Harriers, with no fixed lease or activity location within the domain, are not shown in the list above.



KEY

- - - Sandy Point Domain Boundary
- Roads
- 9 Clubs Location
- Leased Areas



RECREATION

EXISTING TRACK AND TRAIL NETWORK

There are many existing tracks and trails at Sandy Point Domain, catering for a wide range of abilities and uses. Different uses include walking, mountain biking, horse trekking, dog sledding as well as a number of multi-use trails.

Orienteering and Harriers also use a mix of the trail and access road network for their recreation activities.

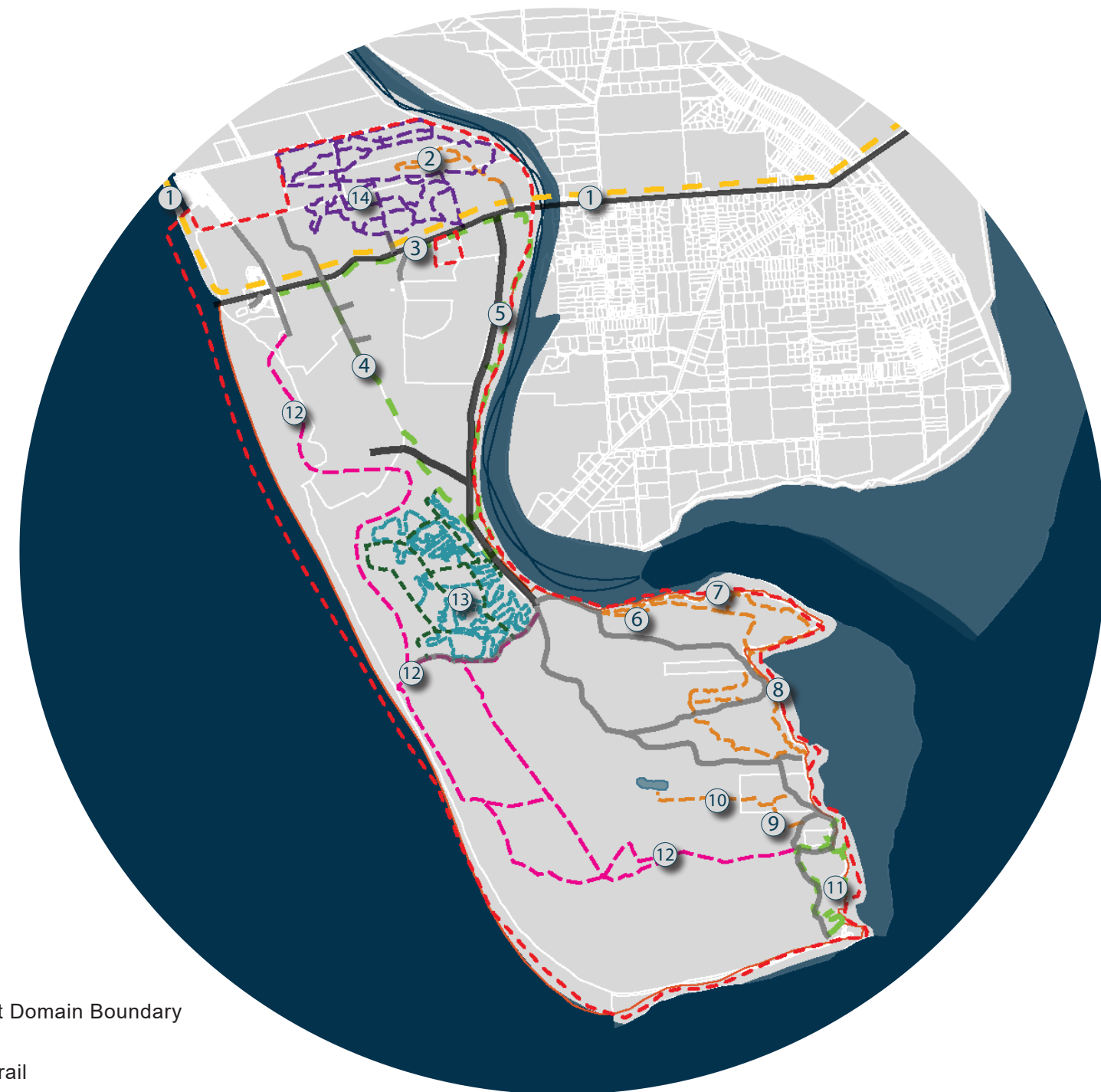
The Te Araroa Trail 'New Zealand's Trail', which runs the length of the country also passes through Sandy Point Domain on Dunns Road.

The diagram adjacent shows the Sandy Point Domain track and network, which can be maintained and enhanced as part of the Masterplan.

The following lists some of the well known Sandy Point Domain tracks and trails:

- 1 Te Araroa Trail
- 2 Kilmock Bush Track
- 3 Dunns Road Walkway / Cycleway
- 4 Pit Road Walkway / Cycleway
- 5 Oreti Walkway / Cycleway
- 6 Petrie's Track
- 7 Rover Track
- 8 Daffodil Bay Track
- 9 McShanes Track
- 10 Roundtree / Silver Lagoon Track
- 11 Te Ara Oue Track
- 12 Sandy Point Horse Track
- 13 Mountain Bike Track Area
- 14 Dog Sledding Track Area

Tracks shown on this diagram are based on available data and maps. Exact track locations may differ from those shown, particularly in dog sled and mountain bike areas. Fire breaks in exotic forestry areas are not shown.



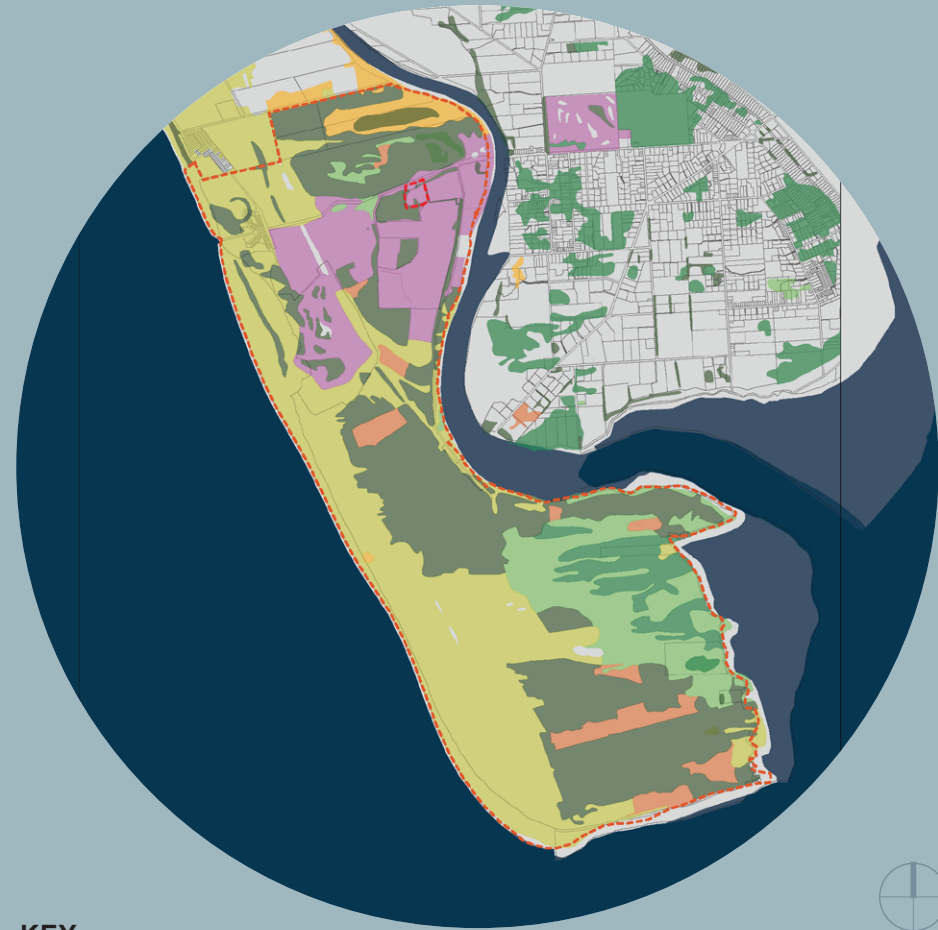
KEY

- Sandy Point Domain Boundary
- Roads
- Te Araroa Trail
- Multi Use / Cycle Trails
- Horse Trekking Trails
- Walking Tracks
- Mountain Bike Tracks
- Sled Dog Trails
- Access Trails



LAND USE AND FEATURES

VEGETATION TYPES



KEY

- | | |
|--|-----------------------------------|
| Exotic / Harvested Commercial Forestry | Indigenous Bush / Forest |
| Exotic Grassland Recreation Area | Gorse or Broom |
| | Dune / Back Dune Exotic Grassland |

Above and Across: Vegetation coverage at Sandy Point Domain is varied. Dune systems dominate the western side of the site, with predominant exotic grasslands and some indigenous vegetation occupying the areas immediately behind the dunes. Commercial exotic forestry, either growing or felled, is a dominant feature of the south and mid areas of Sandy Point Domain. Slash and harvested areas are fertile ground for pest weed species including broom and gorse, but also provide an opportunity for planting new indigenous tree and shrub species.

Significant and highly valued predominantly indigenous native bush and forest are located to the west and north areas of the domain. Sandy Point Domain also includes several ephemeral wetlands, including Silver Lagoon. Silver Lagoon is a significant feature in the domain as a freshwater lagoon on a sand peninsula / point.

The southern half of Sandy Point Domain includes two 'Areas of Significant Biodiversity' as defined in the operative District Plan. A mix of grassland, indigenous and exotic forestry is located within these defined areas.

SITE COVERAGE

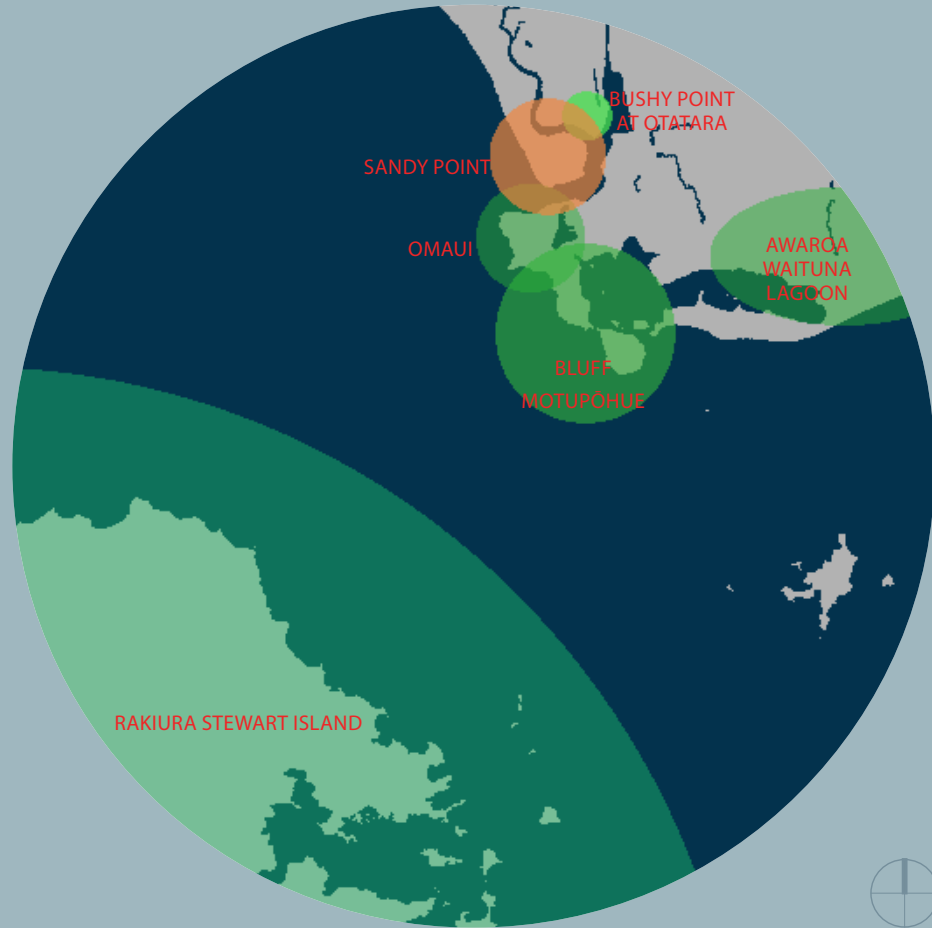


KEY

- Sandy Point Domain Boundary
- Roads
- Native and Exotic vegetation
- Area of Significant Biodiversity
- Sand Dunes
- Silver Lagoon / Wetlands

LAND USE AND FEATURES

PEST CONTROL & ENVIRONMENTAL INITIATIVES



Above: Several environmental and pest / predator control initiatives occur in the region around Sandy Point Domain. These include Predator Free Rakiura, Bluff Hill Motupohue Environment Trust, Omaui Scenic Reserve, Otatara Landcare Group, Oreti Totara Dune Forest, and nearby Awarua Waituna Lagoon, an important New Zealand Ramsar site.

Sandy Point Domain's location provides an opportunity to form 'another link in the chain', improving biosecurity values by helping to meet the objectives of the Regional Pest Management Strategy, opening potential funding streams from national agencies such as Predator Free 2050, and creating eco-tourism opportunities.

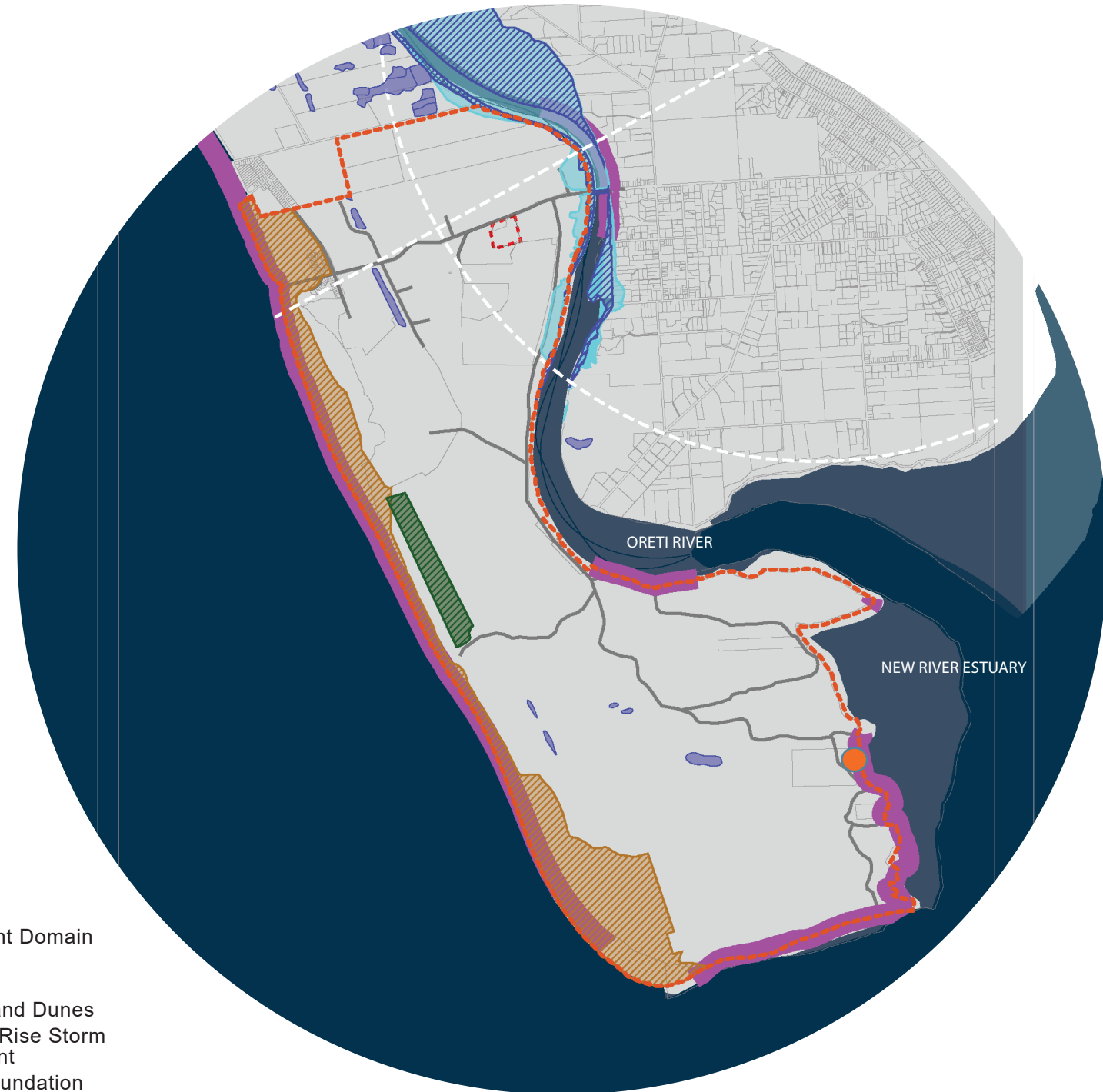
Across: Other site features at Sandy Point Domain include an area adjacent to the dunes that is consented for the disposal of bio-solids from the Invercargill Waste Water Treatment Plant.

Areas are also identified in the operative District Plan as dune, sea level rise storm surge, riverine inundation level 3 and coast prone to erosion.

The western flight path and approach to Invercargill Airport intersects with the northern end of Sandy Point Domain. Associated no fly zones limit activities, such as the use of Unmanned Aerial Vehicles.

An ongoing challenge for water based recreation clubs, including rowing, waka ama and power boating is silting up of the Oreti River and New River Estuary.

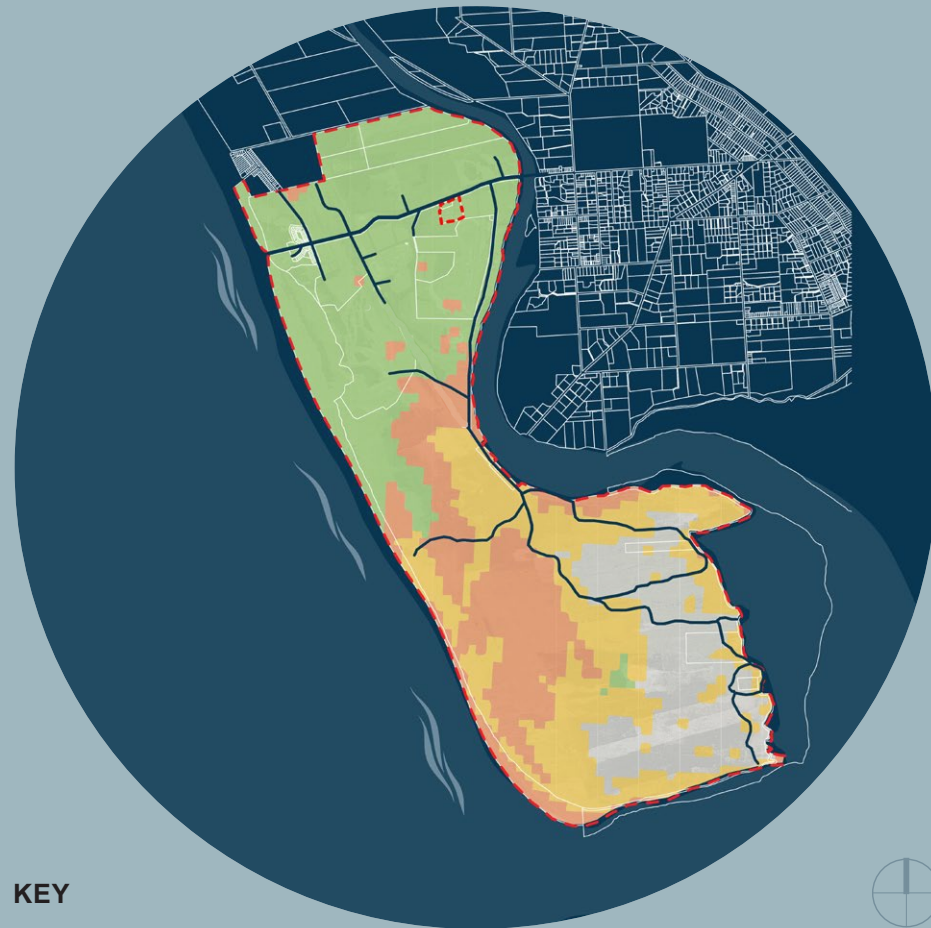
OTHER SITE FEATURES



- KEY**
- - - Sandy Point Domain Boundary
 - Roads
 - Coastal Sand Dunes
 - Sea Level Rise Storm Surge Event
 - Riverine Inundation Level 3
 - Coastal Most Prone to Erosion
 - Bio-Solids Disposal Site
 - Airport Approach and Transition Lines
 - Coopers Creek Cribs

SITE AMENITIES

MOBILE PHONE COVERAGE



- KEY**
- Internal Roads
 - Good Mobile Coverage
 - Fair Mobile Coverage
 - Limited Mobile Coverage

Above: Currently, mobile phone coverage at Sandy Point Domain is variable. Several safety and risk issues are associated with this including timely response to accidents and fire. However, the issue is likely to be significantly reduced in the near future with New Zealand mobile phone networks being improved with satellite coverage, providing the ability to text message to and from almost all areas.

Across: Public amenities at Sandy Point Domain are generally located on the eastern edge of the domain, where access is easiest. Most amenities and infrastructure have been implemented in an organic or ad-hoc fashion, without an overall strategy. While functional, many of the facilities, such as toilets and two existing playgrounds are either poorly located, or old and close to being no longer fit for purpose.

Wayfinding and signage is limited to signs at Dunns Road and information at the old visitor centre. For new visitors to Sandy Point, it isn't immediately obvious where to go. A significant opportunity for improved wayfinding and associated interpretation displaying Sandy Point Domain's rich Māori and post colonial history exists.

PUBLIC AMENITIES



- KEY**
- Roads
 - 🚻 Public Toilets
 - 👤 Visitor centre
 - 📍 Info Panel / Signage
 - 🎡 Playground
 - ⚓ Boat Ramp

SITE HISTORY

PRE & POST COLONIAL SETTLEMENT HISTORY

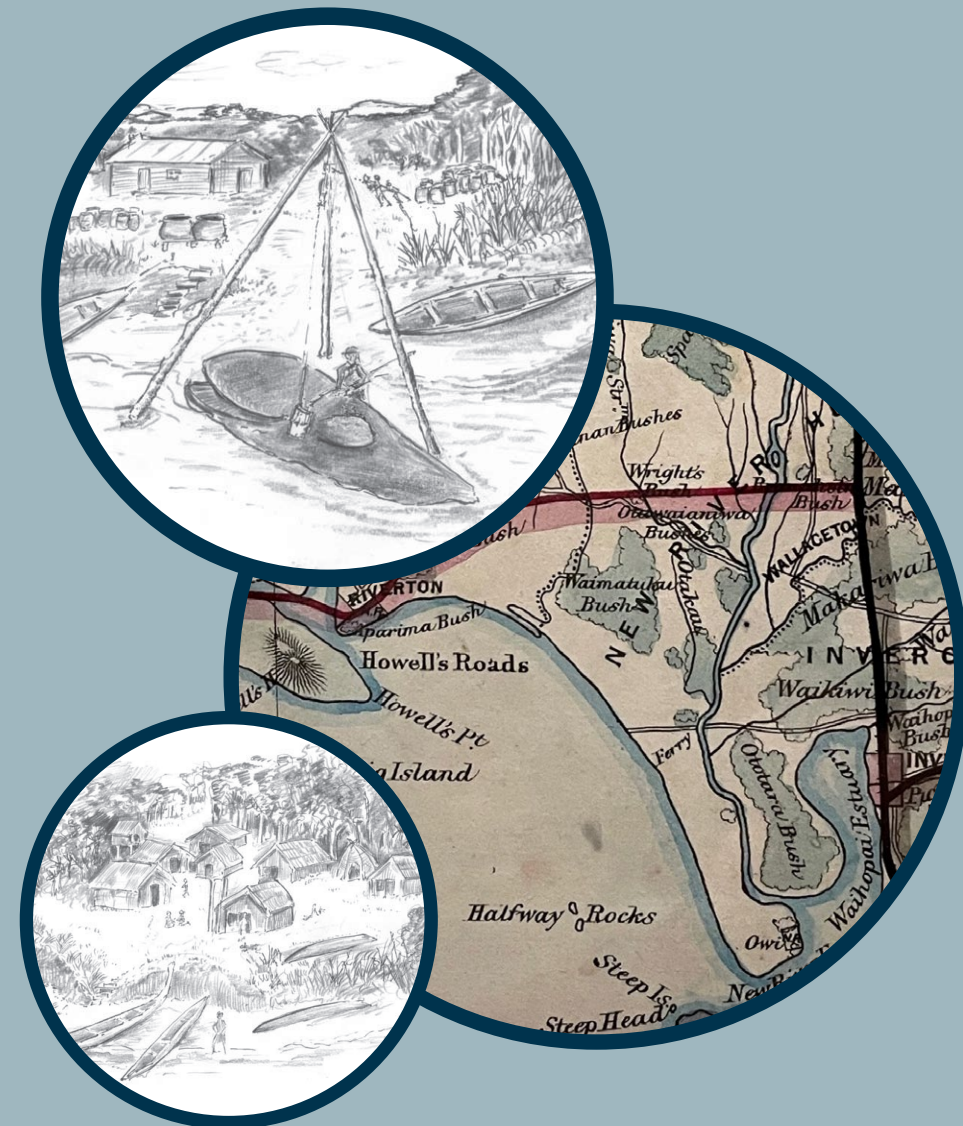
Sandy Point Domain has a storied history, both pre and post colonial settlement. While there is a considerable recorded history relating to Sandy Point, this is not illustrated with any significance within the domain.

From a Māori settlement named Oue, to Pakeha arrival and attempts at farming and agriculture, milling, whaling, a cooperage, and the production of illicit liquor, there are many stories that could be told about Sandy Point Domain's past.

Recognition and visibility of Ngāi tahu in the landscape is an aspiration highlighted by Te Ao Marama and greater visibility of the domain's history would improve the experience at Sandy Point Domain for visitors.

The diagram adjacent indicates locations of historic activities at Sandy Point Domain.

LOCATIONS WITH HISTORIC INTEREST



Sketches and an early map of Invercargill, locating Oue at Sandy Point



KEY

- Midden / Oven Sites
- Burial / Cemetery Sites
- Agricultural / Pastoral Sites
- Approximate Zone of Settlement at Sandy Point
- Artefact
- Whaling station
- Flax Milling
- Shipwreck



SITE PHOTOGRAPHS

CURRENT SITE CONDITION



Photos taken by Boffa Miskell 03/02/2022 and 07/12/2022

SITE PHOTOGRAPHS

CURRENT SITE CONDITION



Photos taken by Boffa Miskell 03/02/2022 and 07/12/2022



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CLIMATE CHANGE



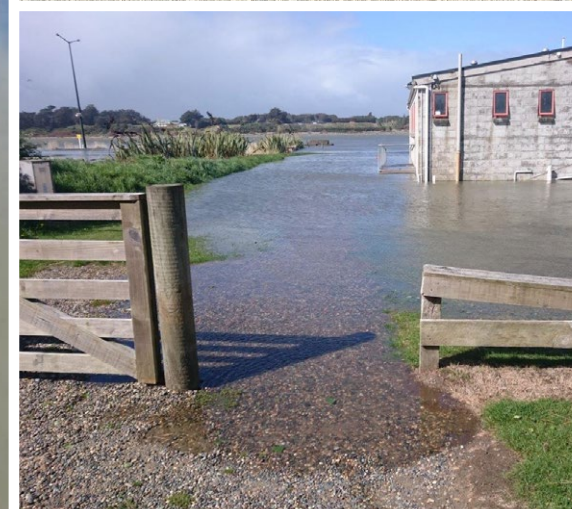
CLIMATE CHANGE

PREVIOUS FLOODING AND EROSION

While the full effects of climate change and sea level rise are yet to be known, previous flooding and erosion events in recent years provide an indication of some of the challenges that will likely be experienced in greater frequency at Sandy Point Domain.

The photos on this page were taken in May and June of 2022 and show the impact of a heavy rainfall event and a king tide along the Oreti River.

Flooding of clubrooms and infrastructure already occurs and will likely happen more often as a result of the effects of climate change.



CLIMATE CHANGE

LIDAR DATA

LiDAR data has recently been flown and processed for the entire Southland District. For Sandy Point Domain, this a key component of modelling the effects of sea level rise and climate change, but also provides an accurate model of the existing landform and land elevation.



CLIMATE CHANGE

THE PREDICTED EFFECTS OF CLIMATE CHANGE & SEA LEVEL RISE AT SANDY POINT DOMAIN

The effects of coastal inundation at Sandy Point Domain were modelled using the present-day / historic 1% Annual Exceedance Probability (1% AEP) on the extreme static water level, under different increments of mean sea-level rise.

The Annual Exceedance Probability (AEP) describes the likelihood of a storm event of a certain size happening in a given year. An example of this is that a 1% AEP storm event has a 1% chance of occurring in any one-year period. This is commonly referred to as a 1-in-100 year storm event.

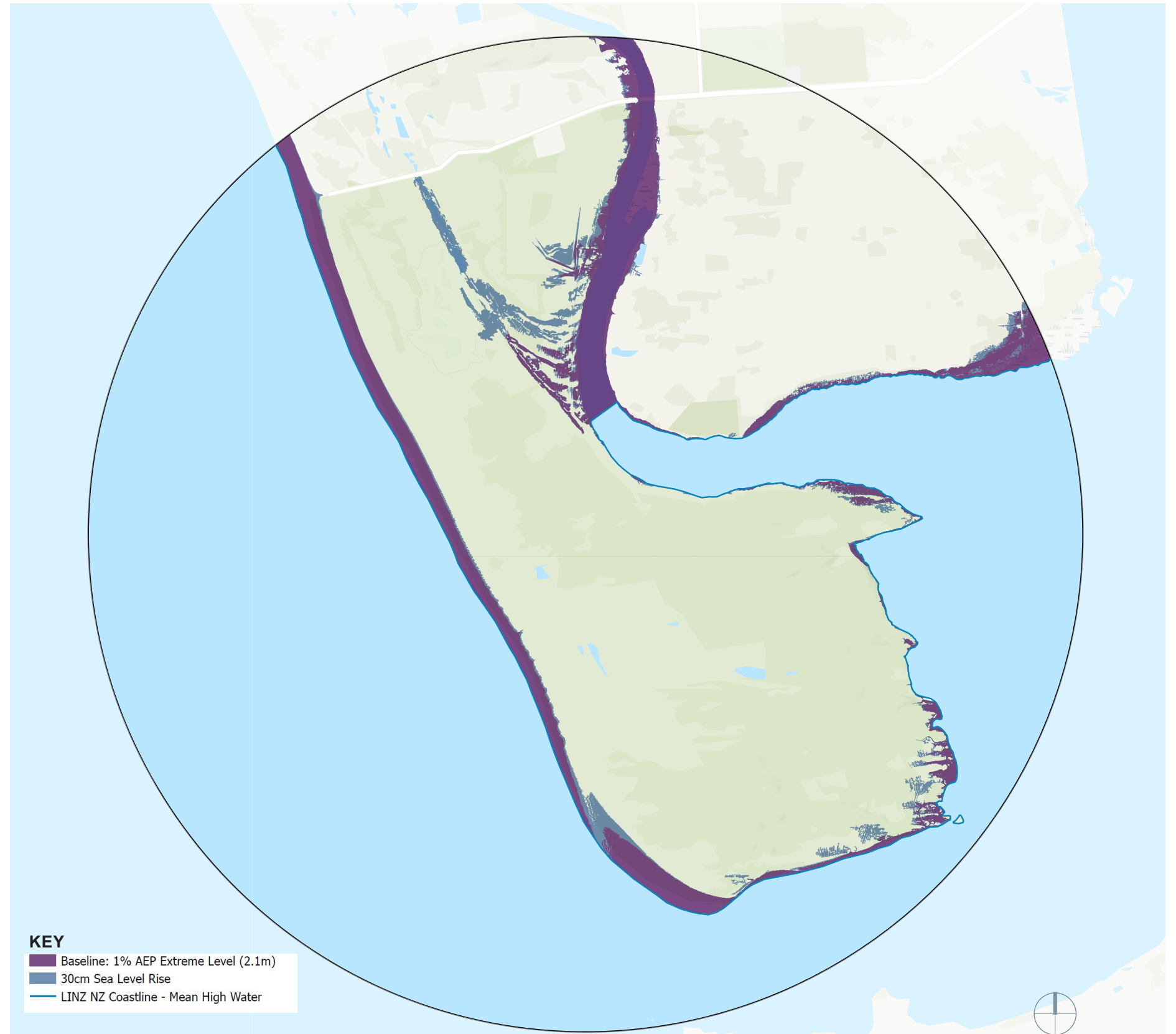
A 30cm mean sea-level rise increment was added to the present-day 1-in-100 year storm event effect on extreme water level for Sandy Point Domain, to model the possible extent of coastal inundation during a storm event at the domain in 2040.

A 30cm mean sea-level rise increment is based on the Invercargill City Council's Long Term Plan climate change assumptions.

The effects of vertical land movement at Sandy Point Domain (between 0.470 - 1.627mm/year) counter the effects of mean sea-level rise. This means the potential impacts at the domain in 2040 are projected to be less severe than other Invercargill locations.

It should also be noted that the coastal inundation modelling and map opposite does not show the potential impacts of mean sea level rise on coastal erosion.

Footnote: The present-day extreme static water level was calculated for New River Estuary (2.10m New Zealand Datum 16) for a 1% AEP / 1-in-100 year storm at Sandy Point Domain, as part of a 2022 analysis for the Invercargill City Council (ICC Climate Change – Gap Analysis and Coastal Inundation Levels (2022), Report prepared by Tonkin & Taylor Ltd)

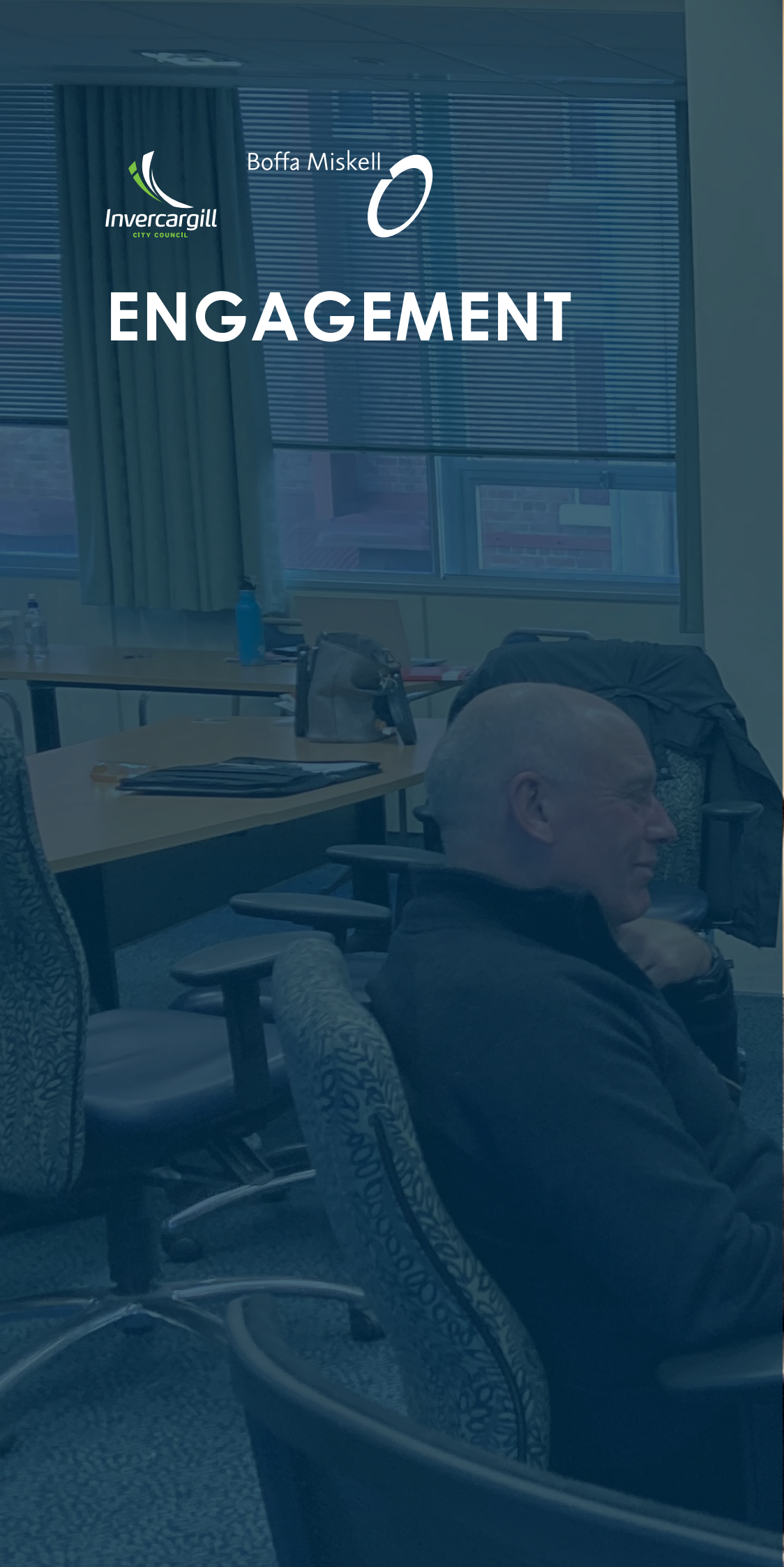




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ENGAGEMENT



ENGAGEMENT SUMMARY

THE ENGAGEMENT PROCESS

Engagement has been a critical part of the Masterplan process, with time committed to understand the challenges, issues and positive experiences stakeholders have with Sandy Point.

Early engagement with Mana Whenua and Te Ao Marama as well as key council staff has ensured a Te Ao Māori view has been considered and incorporated into the development of the Masterplan.

A series of further stakeholder workshops, including Councillors, Agency and Organisation representatives, Recreation and Sport Clubs and Leaseholders and Crib Owners, were held between May and September 2022, with follow up sessions in July 2023.

Wider public feedback via survey and public drop-in sessions was also sought September - October 2022.

The feedback gained from the engagement sessions was analysed, summarised and categorised into emerging themes, which helped to inform the emerging Masterplan.

As well as guiding the development of the Masterplan, the engagement process has identified what people think about Sandy Point Domain today and sets the foundation for the development of the Sandy Point Reserve Management Plan 2024-2034.

Engagement has identified ongoing management, maintenance and 'governance' of Sandy Point Domain as an additional challenge/opportunity for the Masterplan.

Information gathered as part of the engagement process is summarised in the following pages.



DROP IN BANNERS



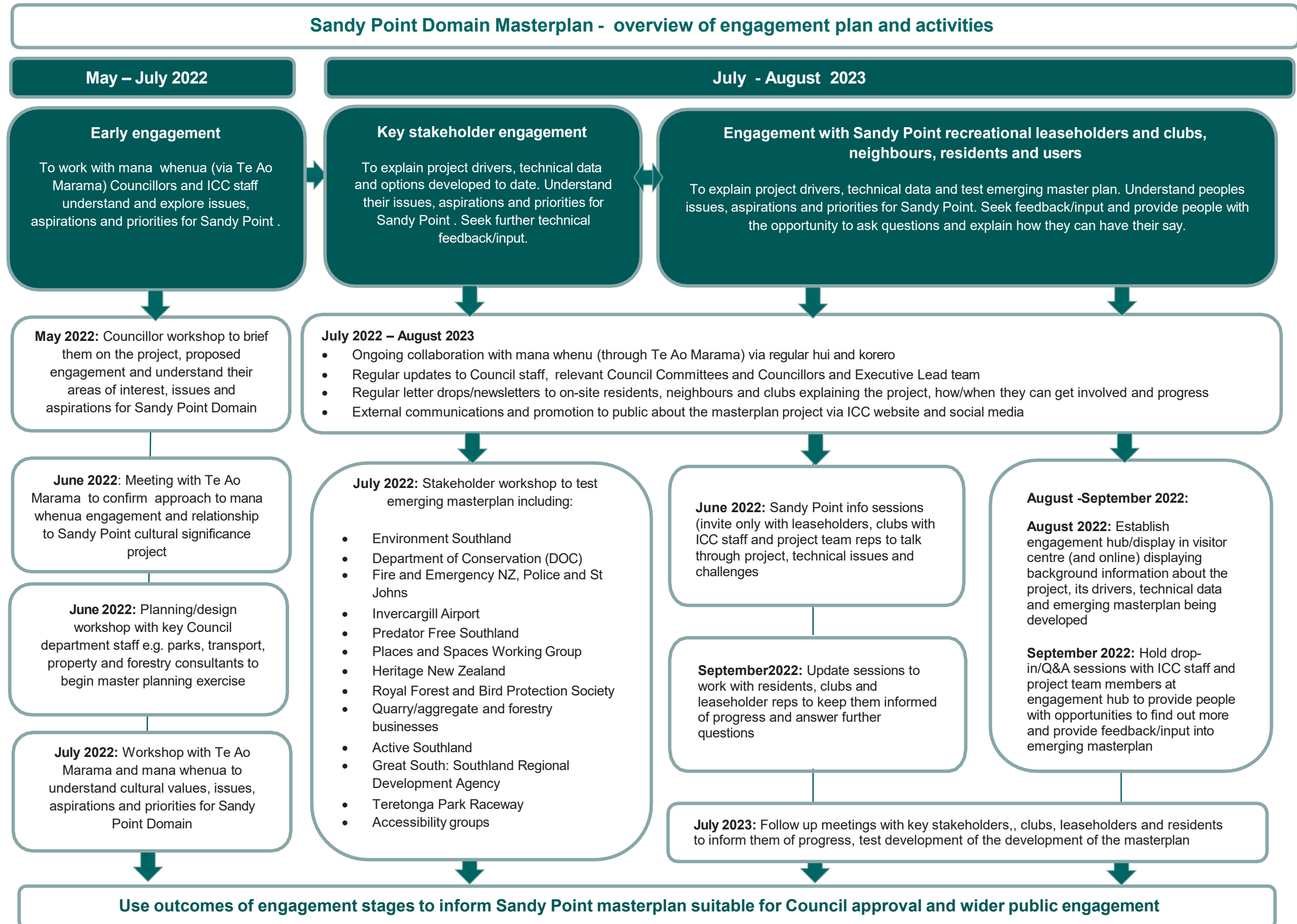
FLYER

WEB UPLOAD

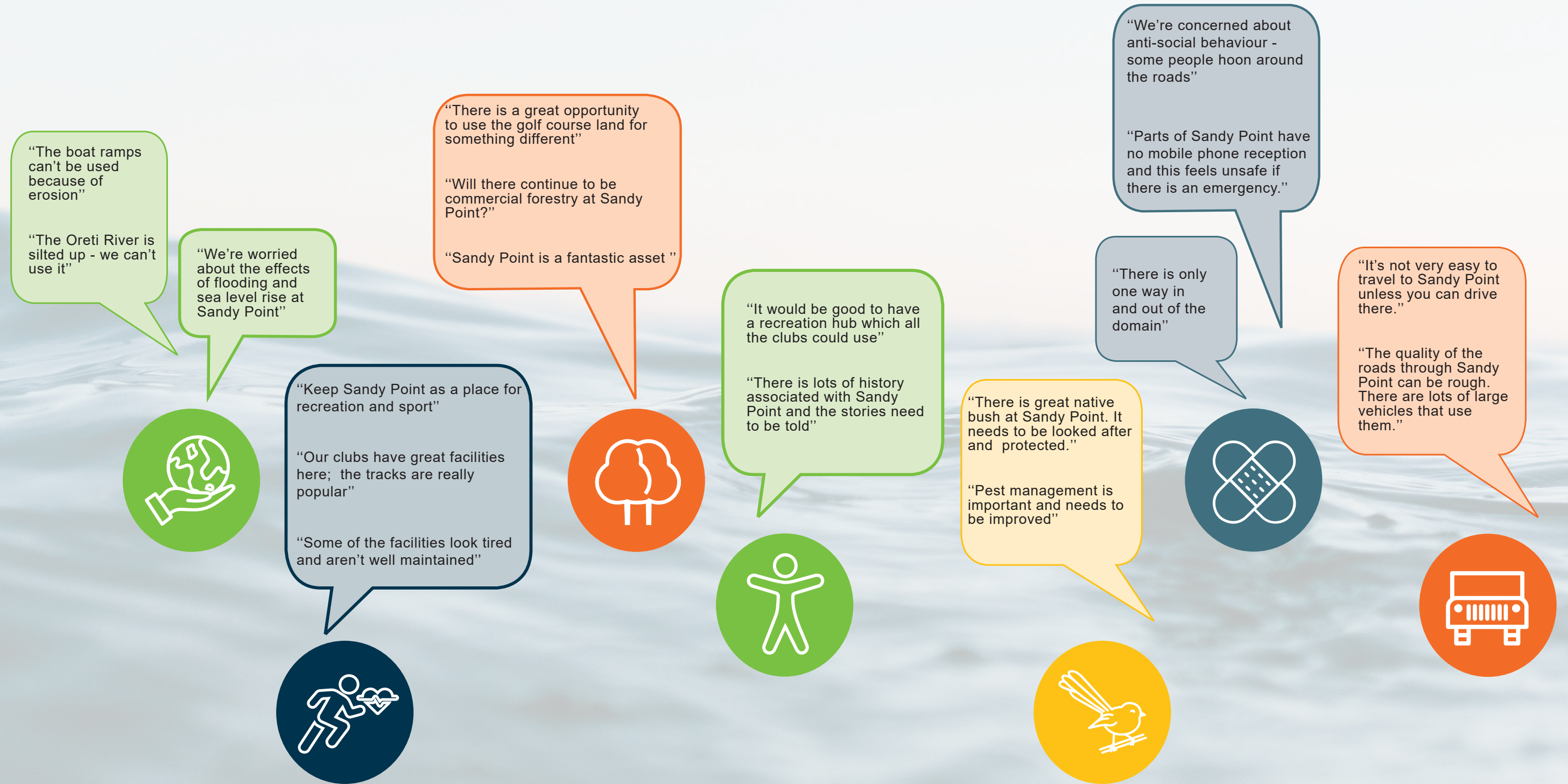
QUESTIONNAIRE



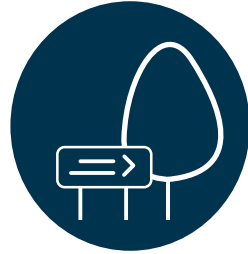
ENGAGEMENT PLAN SUMMARY



A SNAPSHOT OF WHAT PEOPLE TOLD US

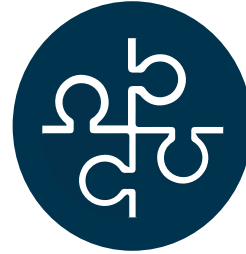


EMERGING THEMES



RECREATION TRENDS

- Sandy Point Domain and the recreation facilities and experiences it offers are highly valued by the local community and visitors to the city of Invercargill
- High level of emotional attachment to the place – nostalgic for what it used to be
- Keep it as a place for recreation and sport (including motor sport)
- Tracks are popular – walking and mountain biking
- Be more family friendly and easier for people to get to and around – visitor ‘centre’ people can go to when they first arrive at Sandy Point Domain
- Majority of leaseholders / clubs are happy with the facilities they have
- Support for a recreation hub which all clubs can use
- Provide more destination facilities e.g. destination playground and other reasons for people to enjoy the space including outdoor events



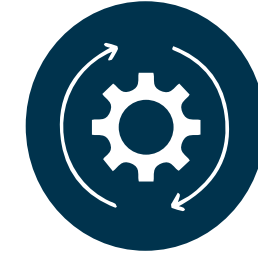
CHANGING LAND USES

- People don’t think of Sandy Point as a Domain but more a series of places e.g. Daffodil Bay, Silver Lagoon, Coopers Creek, Fosbender
- Little value seen in the commercial forestry uses
- Future use of the former links golf course needs to be resolved – popular with dog walkers now
- Potential for much improved ecological outcomes including:
 - Improved native biodiversity and plantings
 - Indigenous species
 - Pest species management
- Greater acknowledgement of historic and cultural aspects of Sandy Point Domain needed



CLIMATE CHANGE

- General concern regarding the potential impacts of climate change and associated sea level rise and coastal erosion
- Effects of flooding and erosion on facilities and assets facilities including boat ramps and water ski club which can’t be used
- Some scepticism regarding impact of climate change
- Silt build up in the Oreti River is a major concern – work with Environment Southland
- Quality of roads are impacted by flooding and rainfall
- Enhance areas of the domain least affected by sea level rise
- Consult with other Councils who are facing similar climate change issues



SITE MANAGEMENT, MAINTENANCE AND ‘GOVERNANCE’

- Sandy Point Domain has a regional and national value – more could be made of this
- Looks tired and ‘unloved’ especially the buildings
- Support for bringing back the Ranger
- Concern regarding anti-social behaviour and general safety and access to emergency services for those using Sandy Point Domain
- Lack of mobile phone reception is an issue
- No sense of a plan for the future of Sandy Point Domain – a piecemeal planning approach
- Consider setting up a cross agency and Mana Whenua governance group for the domain and surrounds
- Include reps from key stakeholder groups including clubs – improve communication to avoid duplication of effort

FEEDBACK ON THE MASTERPLAN

TESTING EMERGING MASTERPLAN IDEAS

In July 2023, follow up engagement sessions were held with Crib Owners, Stakeholder Agency and Organisation representatives, and Leaseholders, Sports and Recreation Clubs.

The sessions provided an opportunity for the project team to test the Masterplan overarching strategy, key moves, and 10, 25 and 50 year vision with the Stakeholders.

The feedback received during these sessions has helped to refine the Masterplan and ensure the key ideas are being clearly communicated.

Feedback, summarised on this page, was refined into three categories, including:

- 'Presentation' of the Masterplan graphics and ideas
- 'Masterplan' including elements that needed further consideration or inclusion
- 'Management Plan' relating to items that are not directly addressed by the Masterplan, but will be considered in the Reserve Management Plan to be developed for Sandy Point Domain for 2024 - 2034.

PRESENTATION

- Provide clear language and graphics to articulate access roads being moved or managed as opposed to being closed
- All tracks need to be shown, and need to be differentiated from public roads, access ways, as well as different tracks and trail types
- Include clear legends and colour coding
- 'Eco-Sanctuary' could be perceived as 'restricting' or 'constraining' activities within the reserve - could a different name be used?
- For the 'Visitor Experience' section – be clearer that more people will be able to use the area and that it is not restricting access – making more of a destination with lots of choice of different outdoor experiences and things to do
- Retention of areas at Daffodil Bay, Whalers Bay for picnicking and public visits – it is important these can still be accessed
- Include commentary around silting in the Oreti River & New River Estuary and the importance of maintaining and improving access to the water, as well as experiencing Sandy Point Domain from the water

MASTERPLAN

- Greater acknowledgement of historic and cultural aspects of Sandy Point Domain is needed
- Clarity around restricting / managing public access to some roads in Sandy Point Domain
- Reference to the need for a wide range of tracks for varying ranges of ability. Fully accessible boardwalks to tracks for those that like to run in the mud and be challenged.
- Keeping the wilderness aspect of Sandy Point Domain – this makes it special
- There will be a challenge to establish native planting if commercial forestry is removed given the propensity for pest species (predominantly broom and gorse) to establish
- Support for both the removal and retention of bio-solid dispersal
- Mountain biking and dog sledding can be on tracks through indigenous / native forest. Exotic commercial forestry is OK, but tracks get removed when the trees are removed – not efficient use of resources to have to rebuild these
- A loop road through Sandy Point Domain is important

MANAGEMENT PLAN

- Where is all the funding coming from for this?
- When is the next formal submission opportunity for this location?





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MASTERPLAN OVERARCHING STRATEGY



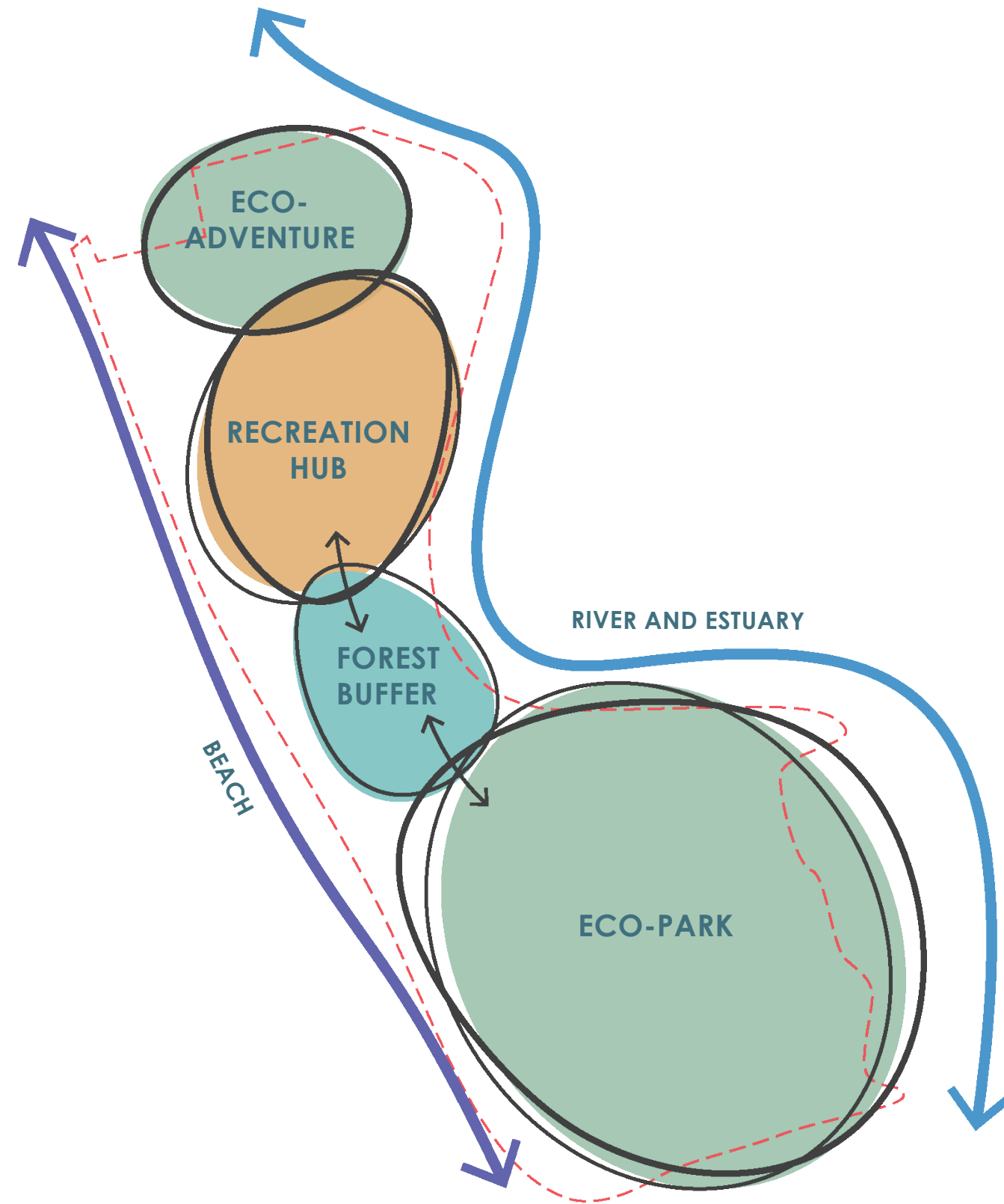
THE OVERARCHING STRATEGY

BRINGING TOGETHER A VISION

- ENHANCE RECREATIONAL OFFERING
- PROMOTE UNIQUE VISITOR EXPERIENCE
- BUILD ENVIRONMENTAL RESILIENCE
- ENSURE ADAPTIVE MANAGEMENT

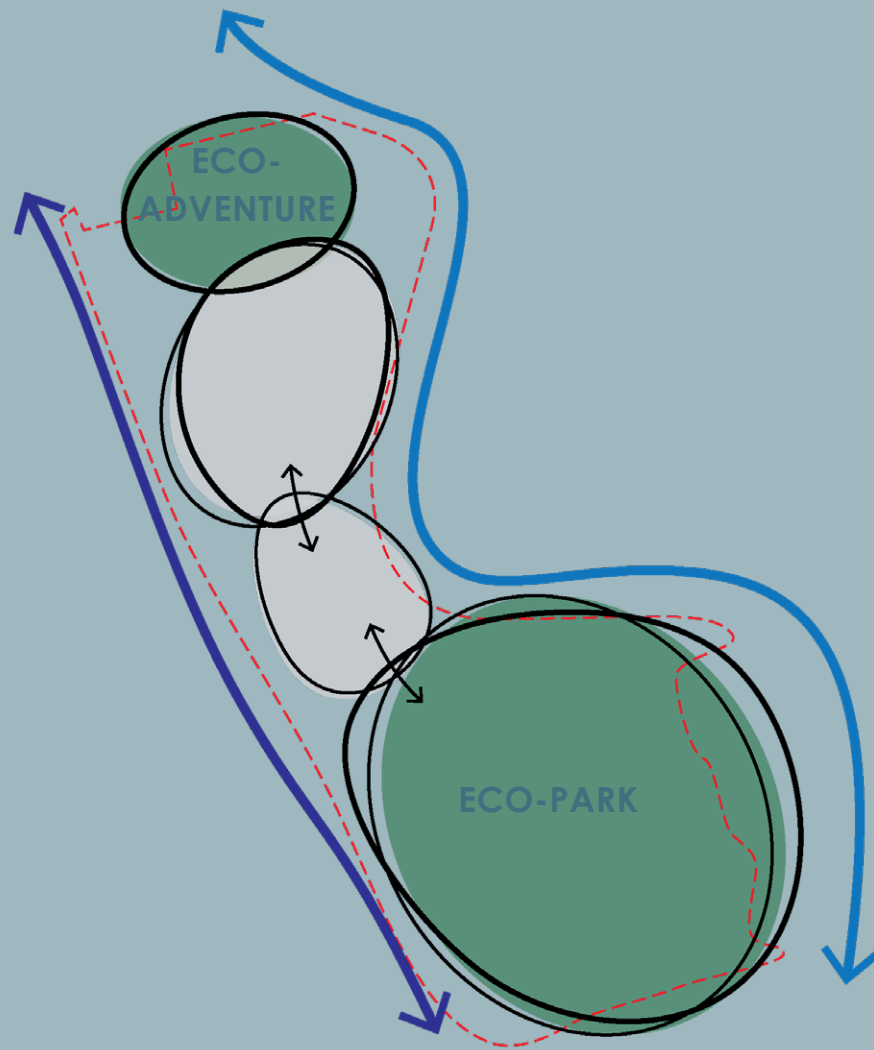
The Masterplan overarching strategy defines four main areas to organise future activities, management and development at Sandy Point:

- Eco-Adventure
- Recreation Hub
- Forest Buffer
- Eco-Park



THE OVERARCHING STRATEGY

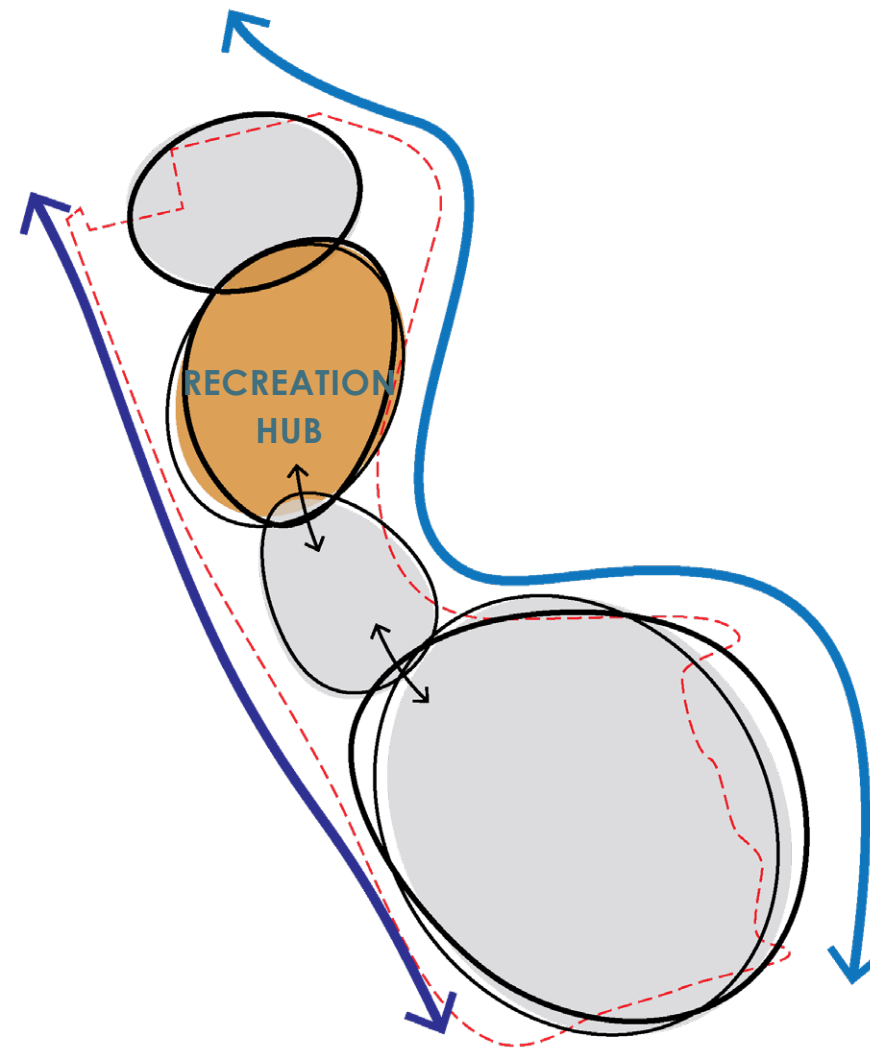
ECO ADVENTURE & PARK



Eco-Adventure and **Eco-Park** areas bookend the domain, with the primary purpose of ecological and environmental improvement, but also creating managed access to destination spaces, with a choice of activities for a greater range of visitors.

These spaces focus on retaining the 'wilderness' or 'bush' aspect of Sandy Point Domain as well as maintaining access to popular spaces such as Daffodil Bay and Whalers Bay which are valued by so many visitors and domain users.

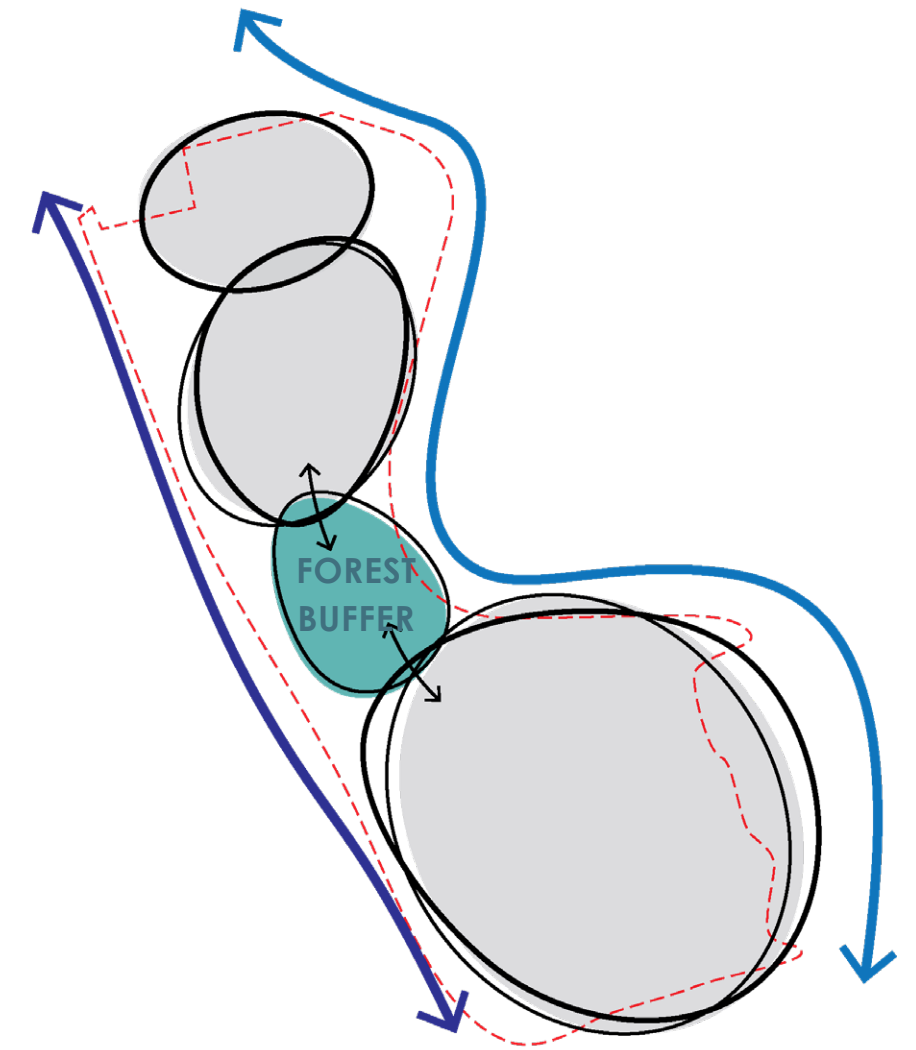
RECREATION HUB



A **Recreation Hub** is located primarily where a number of club leases are currently held. The Recreation Hub provides space for the clubs that exist now to continue and thrive, while consolidating and organising the space to make the most efficient use of land, share facilities where feasible, and maximise resilience to future environmental changes.

The benefits of the Recreation Hub include increased participation in a wide range of sports and recreation activities; a safe, user friendly environment with infrastructure that is fit for purpose; efficiency and cost effectiveness through shared facilities and combined management where appropriate.

FOREST HUB



A **Forest Buffer** separates the Eco-Park and Recreation Hub, providing space for continued exotic or new indigenous forestry for commercial purposes including harvesting and carbon emission credits. The area proposed as Forest Buffer is a reduced size compared to existing exotic forestry areas. Tracks and trails for specific recreation purposes, such as mountain biking can still be located in this area.

The existing forestry in this location plays an important role in sheltering the Oreti River and associated recreation activities from the prevailing westerly wind.

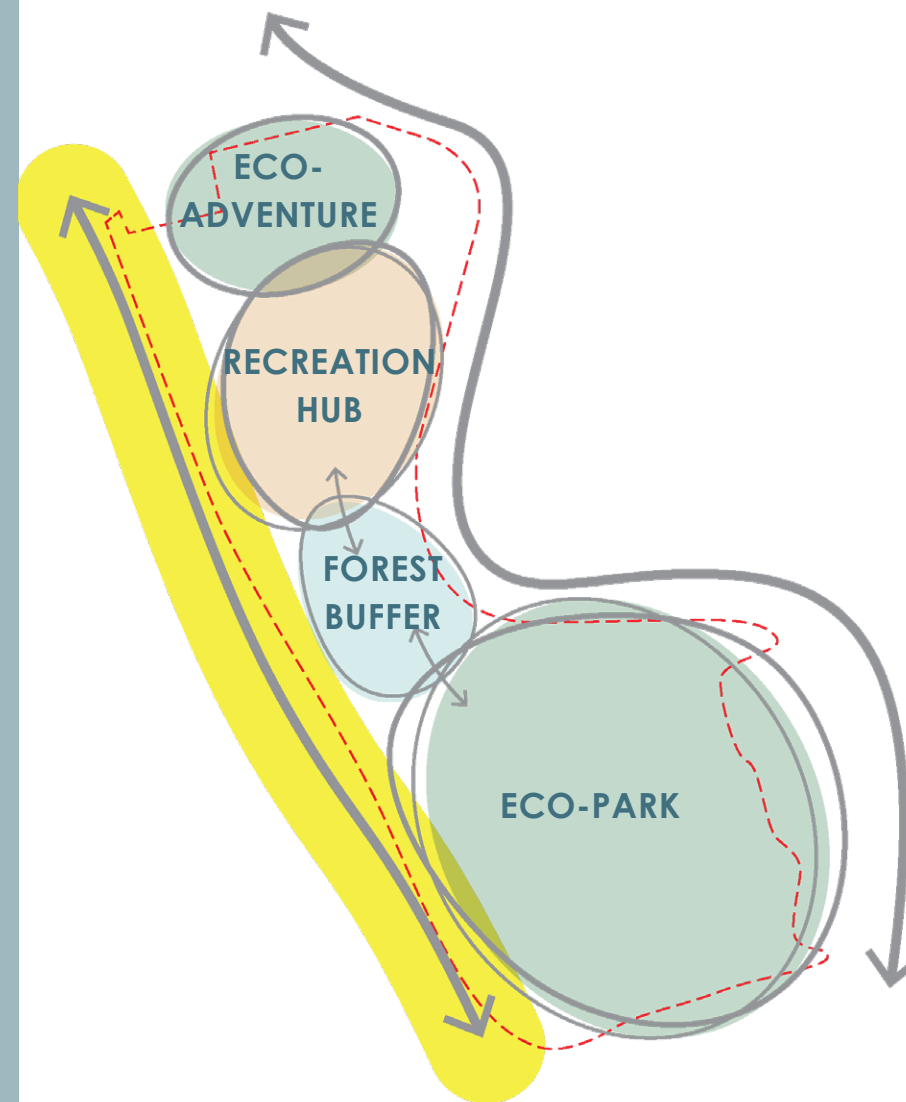
THE OVERARCHING STRATEGY

LINKING THE STRATEGY AREAS

Linking the four main overarching strategy areas provides an opportunity to enhance visitor experience at Sandy Point Domain by highlighting and improving some of the domain's important features. While the link areas do not have exclusive activities or uses, they do reflect the current domain environment and provide a framework to demonstrate past, present and future stories at Sandy Point.

- A **Natural Link** is proposed on the west side of the domain
- A **People Link** is proposed on the east side of the domain

NATURAL LINK



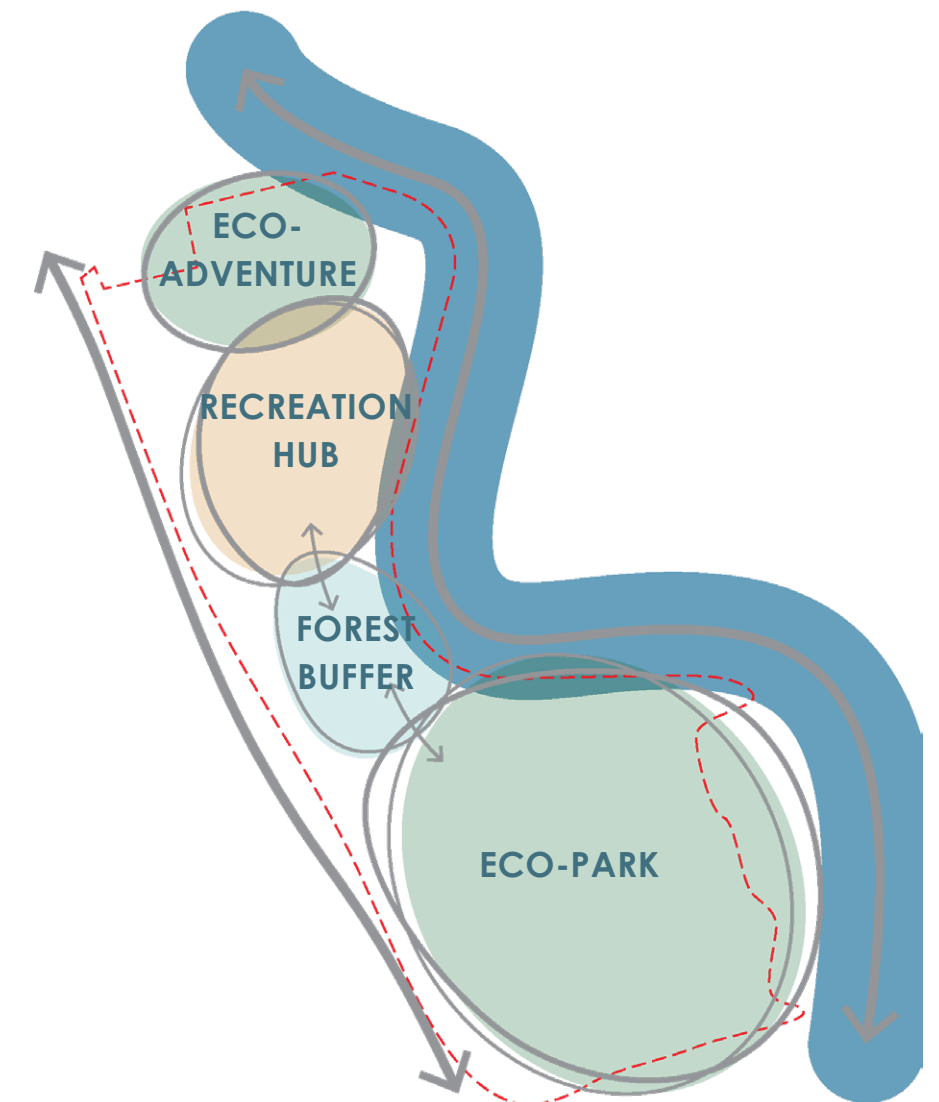
On the west side of the domain, a **Natural Link** connects the bookend Eco-Adventure and Park areas. It includes the Oreti Beach dune system, wetlands and grassland areas that exist behind the dunes.

Planting of appropriate indigenous grassland, riparian and wetland species in this area will enhance ecological and biodiversity values, and provide the opportunity to extend pest and predator management to the north end of Sandy Point.

The environment that existing walking and horse trekking trails pass through will be improved and boardwalks and accessible paths for varying levels of ability could be introduced in the Natural Link area.

The Natural Link area can also contribute to maintaining the current Dark Skies area at Sandy Point Domain.

PEOPLE LINK



On the east side of the domain, a **People Link** extends along the Oreti River and New River Estuary edge. Rather than being a description of where people can access and go, this area reflects where the most significant human occupation and intervention has occurred at Sandy Point Domain.

The majority of Sandy Point Domain's historic sites, areas of importance and value to Mana Whenua, many tracks and trails, picnic spots such as Daffodil Bay, recreation activities and cribs are located on the east side of the domain.

The People Link is an area where wayfinding to popular areas and tracks can be significantly improved, as well as interpretation and information that tell visitors about Sandy Point's significant and interesting history.

The People Link area also provides an opportunity to manage and mitigate the future effects of climate change. Buffer zones to enable nature based solutions and adaptive management can be located within this area.



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MASTERPLAN

KEY MOVES FOR THE FUTURE



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KEY MOVES FOR THE FUTURE

ENHANCED RECREATIONAL OFFERING

EXISTING

10 YEARS



- | | | |
|--|--|--|
|  Motorsport |  Sports fields |  Sports hub |
|  Target sports |  Dog park / sledding |  Visitor hub |
|  Equine sports |  Other clubs / groups |  Visitor pavilion |
|  Mountain biking |  Former golf course | |
|  Water based sports | | |

- Initial development of sport / recreation club hub facilities
- Commencement of consolidation of 'like' activities and clubs
- Development of a multi use area including a dog park, disc golf and informal walking areas within the former golf course location
- Development of a new visitor hub, including wayfinding and interpretation signage near the upgraded Pit Road entry
- Removal / non-replacement of facilities and structures no longer required by clubs

ENHANCED RECREATIONAL OFFERING

25 YEARS

50 YEAR VISION



- Continued consolidation of 'like' activities, based around motor, equine, water and target sports as well as team sport fields
- Development of specific shared sports hub
- Commencement of relocation of facilities and infrastructure from existing locations next to the Oreti River

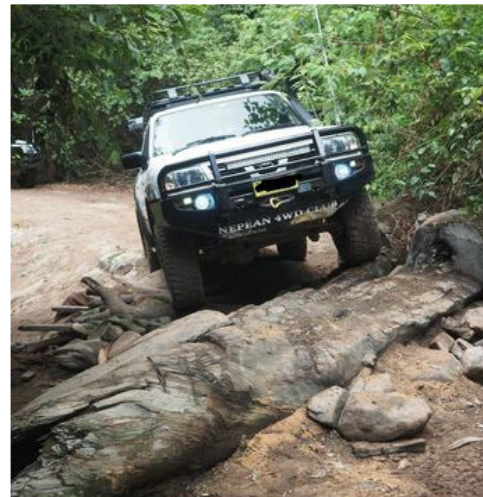
- Relocation of all facilities and infrastructure from existing locations next to the Oreti River
- Visitor Pavilion development available for use by individual clubs
- Consolidation to three main sports and recreation club hubs

KEY MOVES FOR THE FUTURE

ENHANCED RECREATIONAL OFFERING - PRECEDENT IMAGES



ENHANCED RECREATIONAL OFFERING - PRECEDENT IMAGES

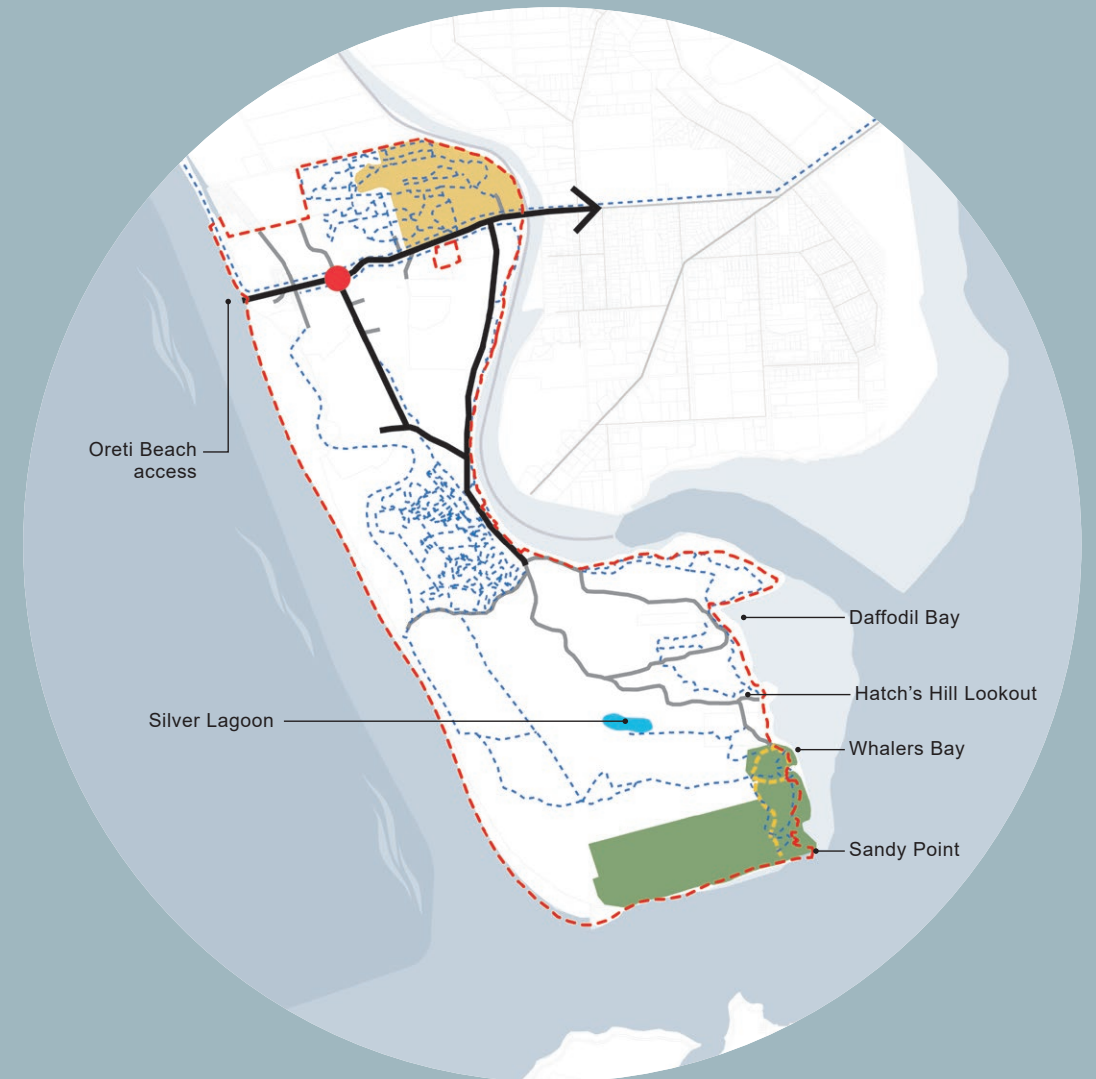
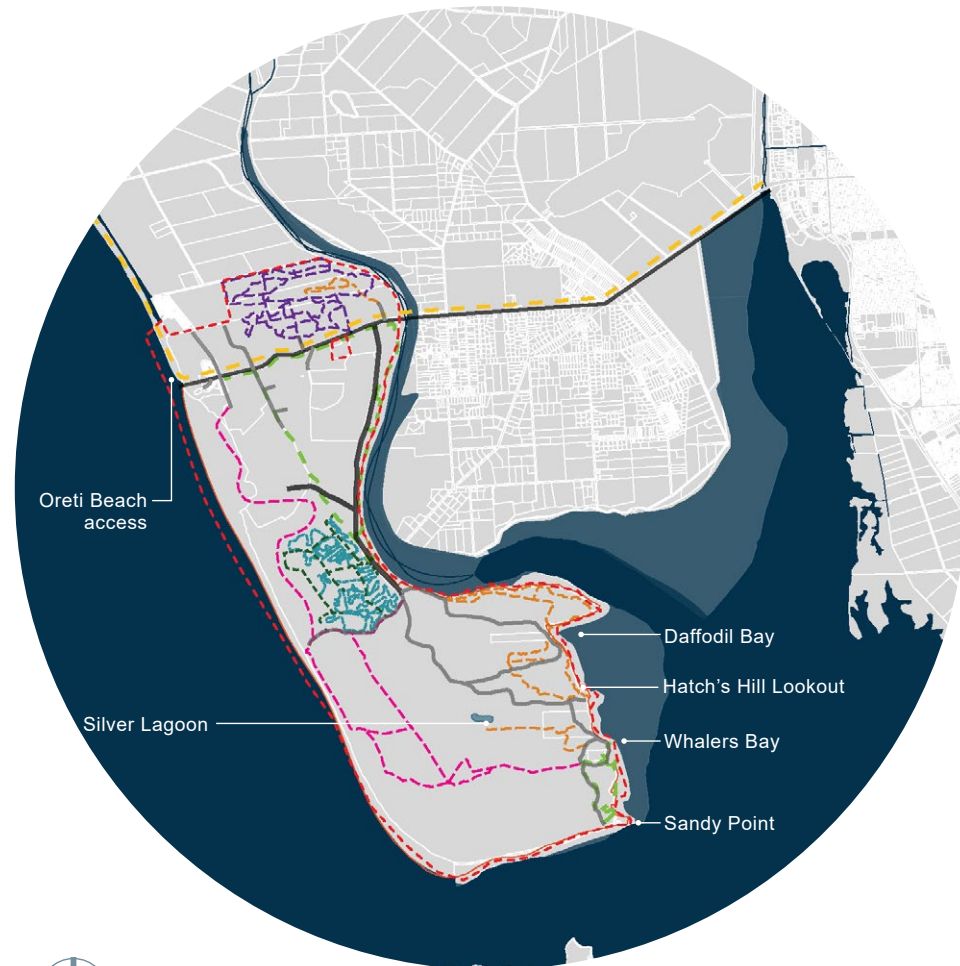


KEY MOVES FOR THE FUTURE

PROMOTE UNIQUE VISITOR EXPERIENCE

EXISTING

10 YEARS



EXISTING

- - - Sandy Point Domain Boundary
- Sealed Road
- Unsealed Road
- Te Araroa Trail
- Multi Use / Cycle Trails
- Horse Trekking Trails
- Walking Tracks
- - - Mountain Bike Tracks
- - - Sled Dog Trails
- Access Trails

PROPOSED

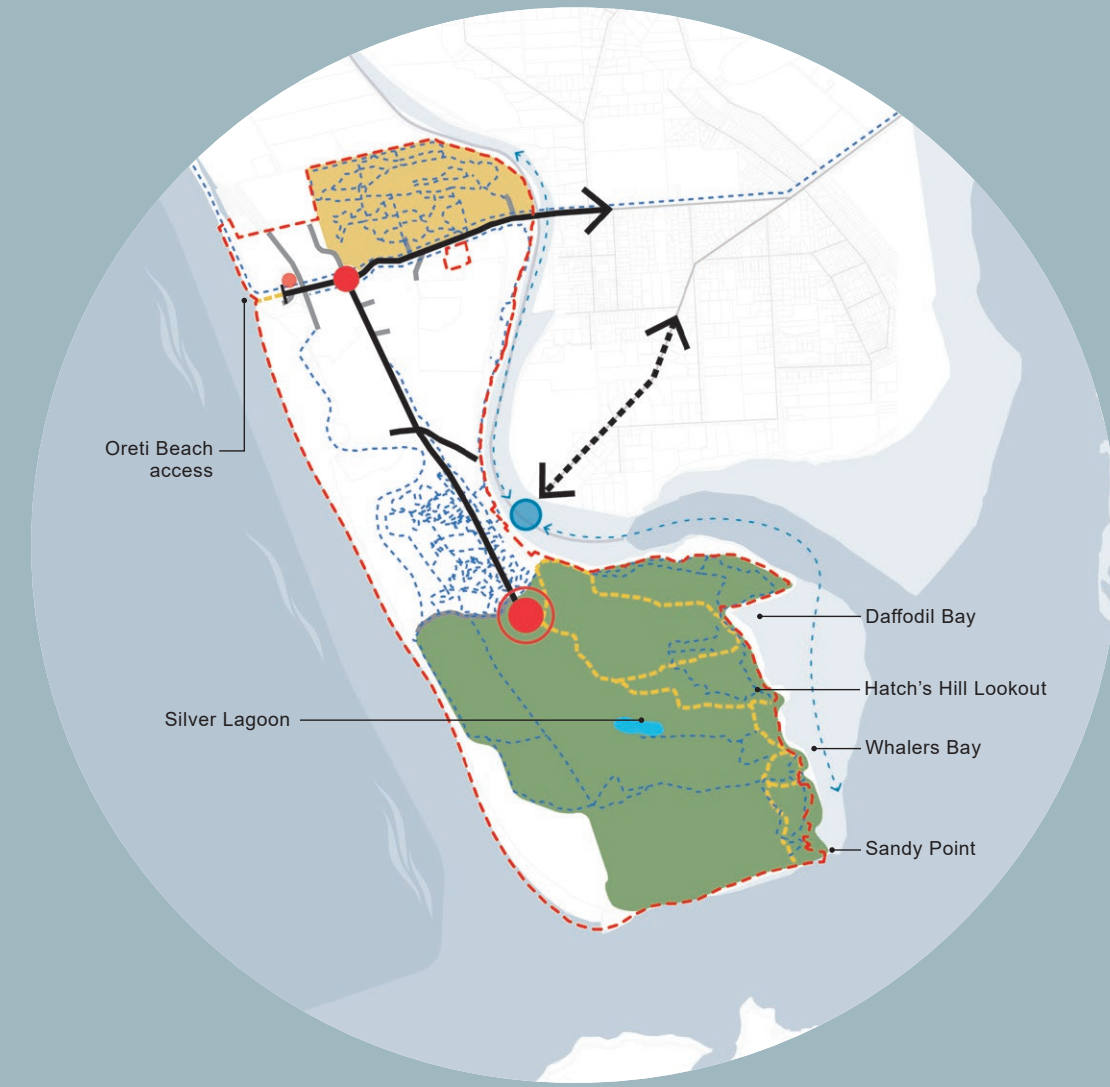
- Eco-Park
- Eco-Adventure
- Sealed Road
- Gravel Road
- Managed Access Road
- - - All Other Recreation Tracks
- Visitor Pavilion
- Visitor Hub
- River Crossing / Pontoon / Boat Ramp

- Develop Eco-Park area at the southern end of Sandy Point, extending up to Whalers Bay on the estuary edge
- Develop Eco-Adventure area adjacent to Fosbender Park at the northern end of the domain
- New Visitor Hub At Dunns Road / Pit Road, including the implementation of improved signage, wayfinding and interpretation displaying the domain history
- Complete sealed road loop around Recreation Hub, incorporating Pit Road, Links Road and Sandy Point Road

PROMOTE UNIQUE VISITOR EXPERIENCE

25 YEARS

50 YEAR VISION



- Extend Eco-Park area north to Silver Lagoon
- Extend Eco-Adventure area to extent north of Dunns Road
- Create crossing point across the Oreti River via a punt / flat bottom vessel
- Improve boat ramp and fit for purpose pontoon adjacent to the Oreti River crossing
- Establish Pit Road as Sandy Point Domain's main entry, reduce and manage access down Sandy Point Road and manage access onto Oreti Beach
- Manage public access road access within the expanded Eco-Park areas
- Continue to develop and implement interpretation information telling Sandy Point Domain's history

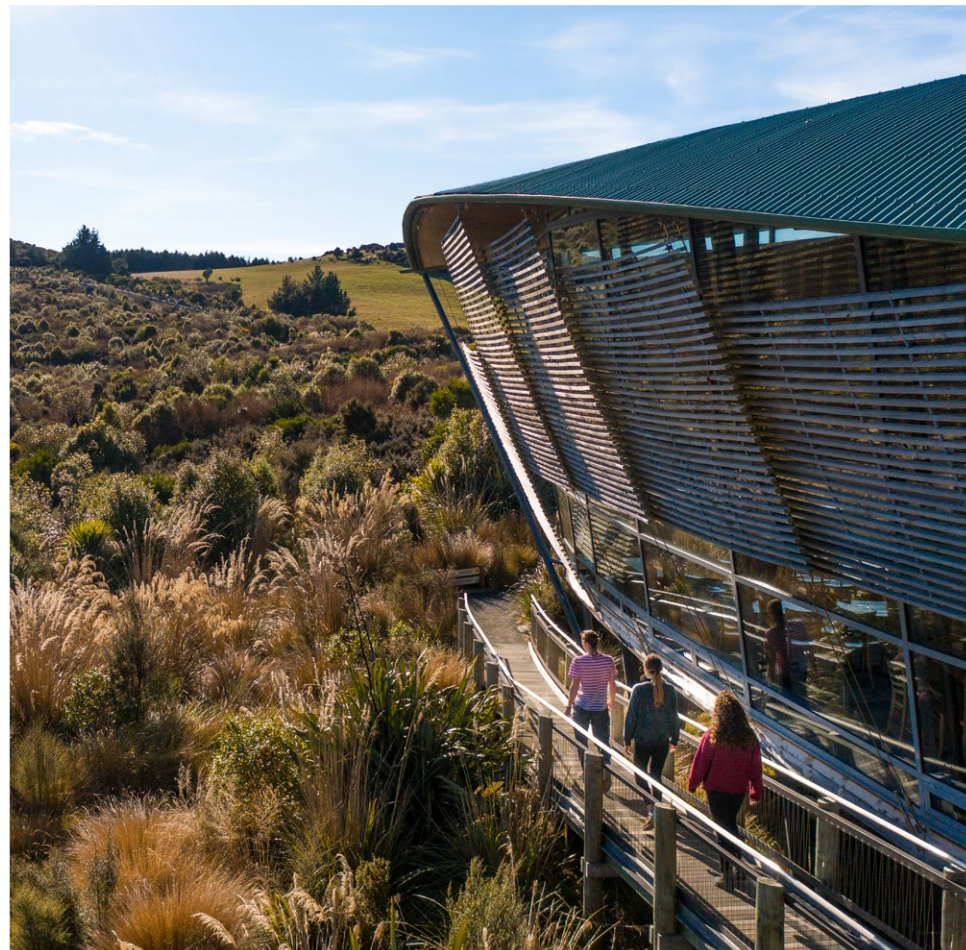
- Implement Visitor Pavilion
- Extend Eco-Park area to the extent of the south half of Sandy Point Domain
- Pit Road supersedes Sandy Point Road as the main entry into Sandy Point Domain. Pit Road south of Dunns Road could be renamed 'Sandy Point Road' to assist with the completed transition as the main entry into the domain
- Road access beyond Visitor Pavilion is managed, but still allows public access to popular locations such as Daffodil Bay and Whalers Bay

KEY MOVES FOR THE FUTURE

PROMOTE UNIQUE VISITOR EXPERIENCE - PRECEDENT IMAGES



PROMOTE UNIQUE VISITOR EXPERIENCE - PRECEDENT IMAGES



KEY MOVES FOR THE FUTURE

BUILD ENVIRONMENTAL RESILIENCE

EXISTING

10 YEARS



EXISTING

- Dune
- Exotic Forest
- Native Bush / Forest
- Grasslands
- Area of Ecological Significance

PROPOSED

- Dune
- Exotic Forest
- Native Bush / Forest
- Native Lowland / Wetland
- Grasslands
- Wetland

- Replant and replace slash, broom and forestry areas at southern end of Sandy Point Domain with suitable indigenous shrub and forest species
- Reduce coverage of commercial forestry at the southern end of Sandy Point Domain
- Enhance existing wetland edges with suitable indigenous shrub and riparian planting
- Plant suitable indigenous shrub and tree north of Dunns Road to support the development of the Eco-Adventure area

BUILD ENVIRONMENTAL RESILIENCE

25 YEARS

50 YEAR VISION



- Continue to supersede commercial forestry areas at southern end of Sandy Point Domain with suitable indigenous shrub and forest species
- Intensify commercial forestry in the central Forest Buffer area
- Connect planted areas between wetlands with suitable indigenous shrub, grass and riparian species to create contiguous areas of lowland and wetland planting
- Continued indigenous shrub and tree planting north of Dunns Road, replacing exotic forestry
- Phase and discontinue out bio-solid dispersal

- Commercial exotic forestry discontinued in the 'Eco-Park' area in the lower half of Sandy Point Domain
- Wetland and riparian planted areas are connected along Sandy Point Domain's western edge to the rear of the dune systems, supplanting out large exotic grassland areas
- Enhance Oreti River edges with riparian buffer planting, forming part of a buffer area and nature based solutions to mitigate and manage the impacts of climate change and sea level rise.
- Expand areas recognised as Significant Ecological Areas to the southern and western parts of Sandy Point Domain

KEY MOVES FOR THE FUTURE

BUILD ENVIRONMENTAL RESILIENCE - PRECEDENT IMAGES



BUILD ENVIRONMENTAL RESILIENCE - PRECEDENT IMAGES





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MASTERPLAN

STAGED DELIVERY- A 10, 25 AND 50 YEAR APPROACH



STAGED DELIVERY - A 10, 25 & 50 YEAR APPROACH

EXISTING

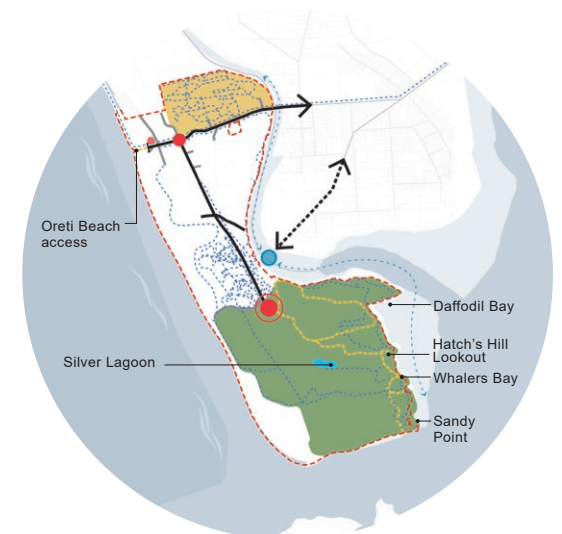
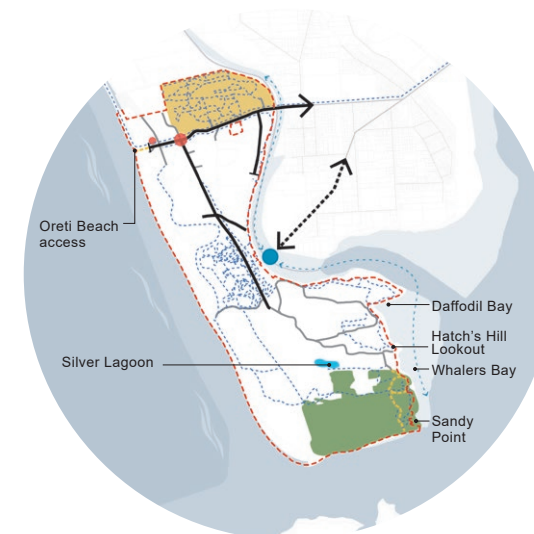
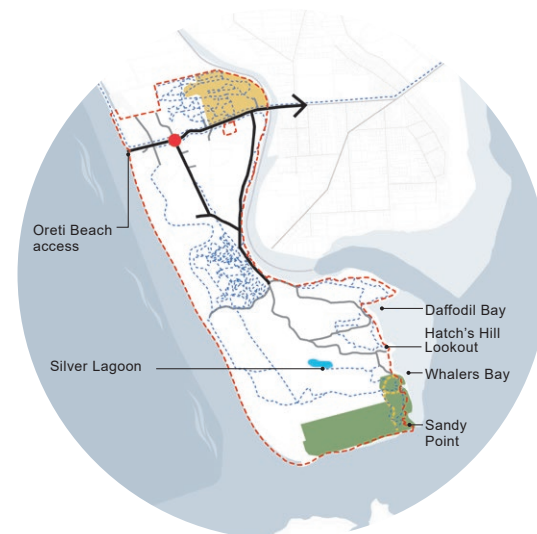
10 YEARS

25 YEARS

50 YEAR VISION



ENHANCED RECREATIONAL OFFERING



PROMOTE UNIQUE VISITOR EXPERIENCE



BUILD ENVIRONMENTAL RESILIENCE



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MASTERPLAN VISION FOR THE FUTURE

VISION FOR THE FUTURE - EXISTING SITUATION



VISION FOR THE FUTURE - 10 YEARS

COMBINED 10 YEAR KEY MOVES



VISION FOR THE FUTURE - 10 YEARS



VISION FOR THE FUTURE - 25 YEARS

COMBINED 25 YEAR KEY MOVES



VISION FOR THE FUTURE - 25 YEARS



VISION FOR THE FUTURE - 50 YEARS

COMBINED 50 YEAR KEY MOVES



VISION FOR THE FUTURE - 50 YEARS



About Boffa Miskell

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

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Whangarei 09 358 2526 **Auckland** 09 358 2526 **Hamilton** 07 960 0006 **Tauranga** 07 571 5511 **Wellington** 04 385 9315 **Nelson** 03 548 8551 **Christchurch** 03 366 8891 **Queenstown** 03 441 1670 **Dunedin** 03 470 0460