

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.

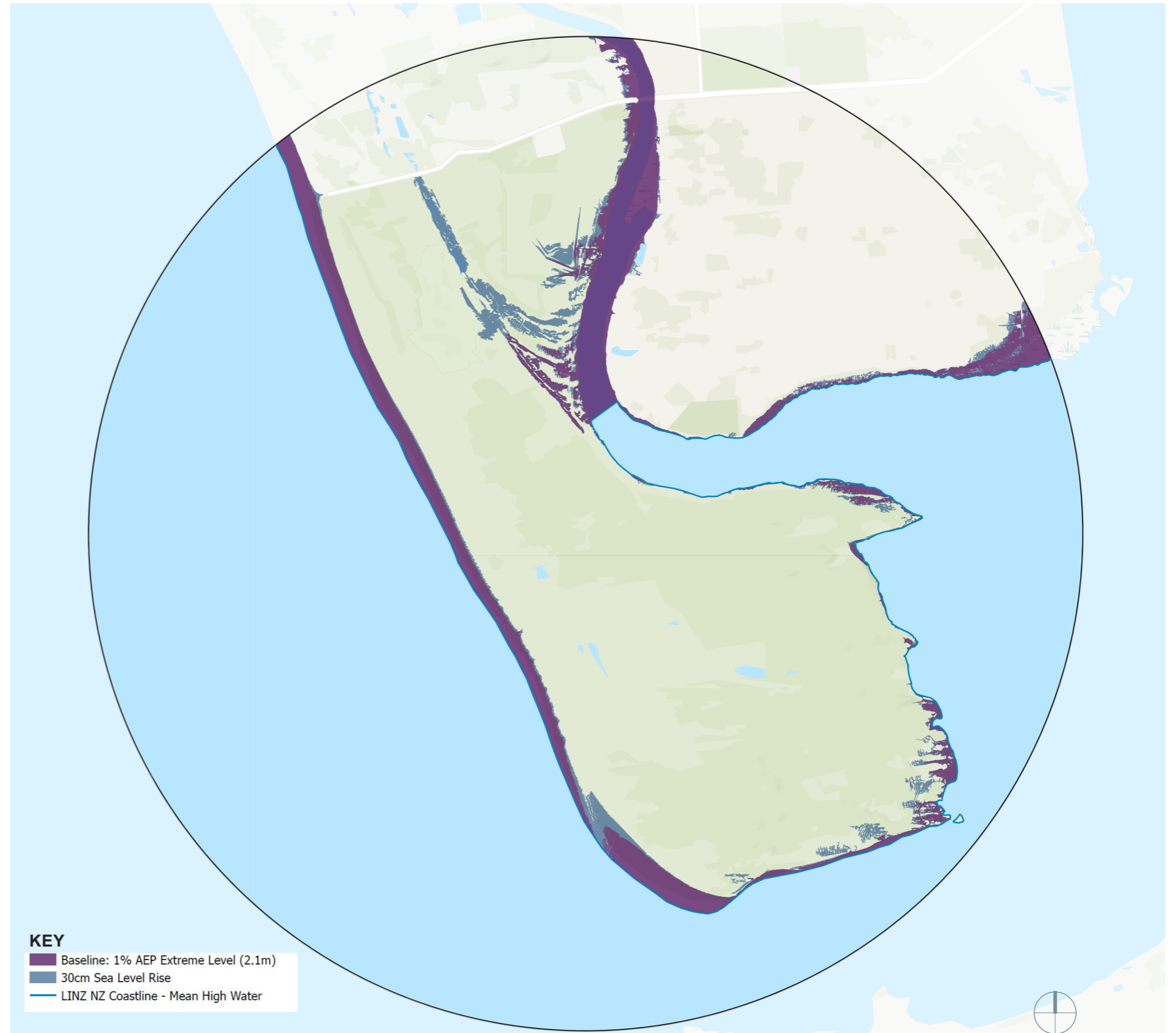
A 30cm mean sea-level rise increment was added to the present-day 1-in-100 year storm event effect on extreme water level for Sandy Point Domain, to model the possible extent of coastal inundation during a storm event at the domain in 2040.

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)

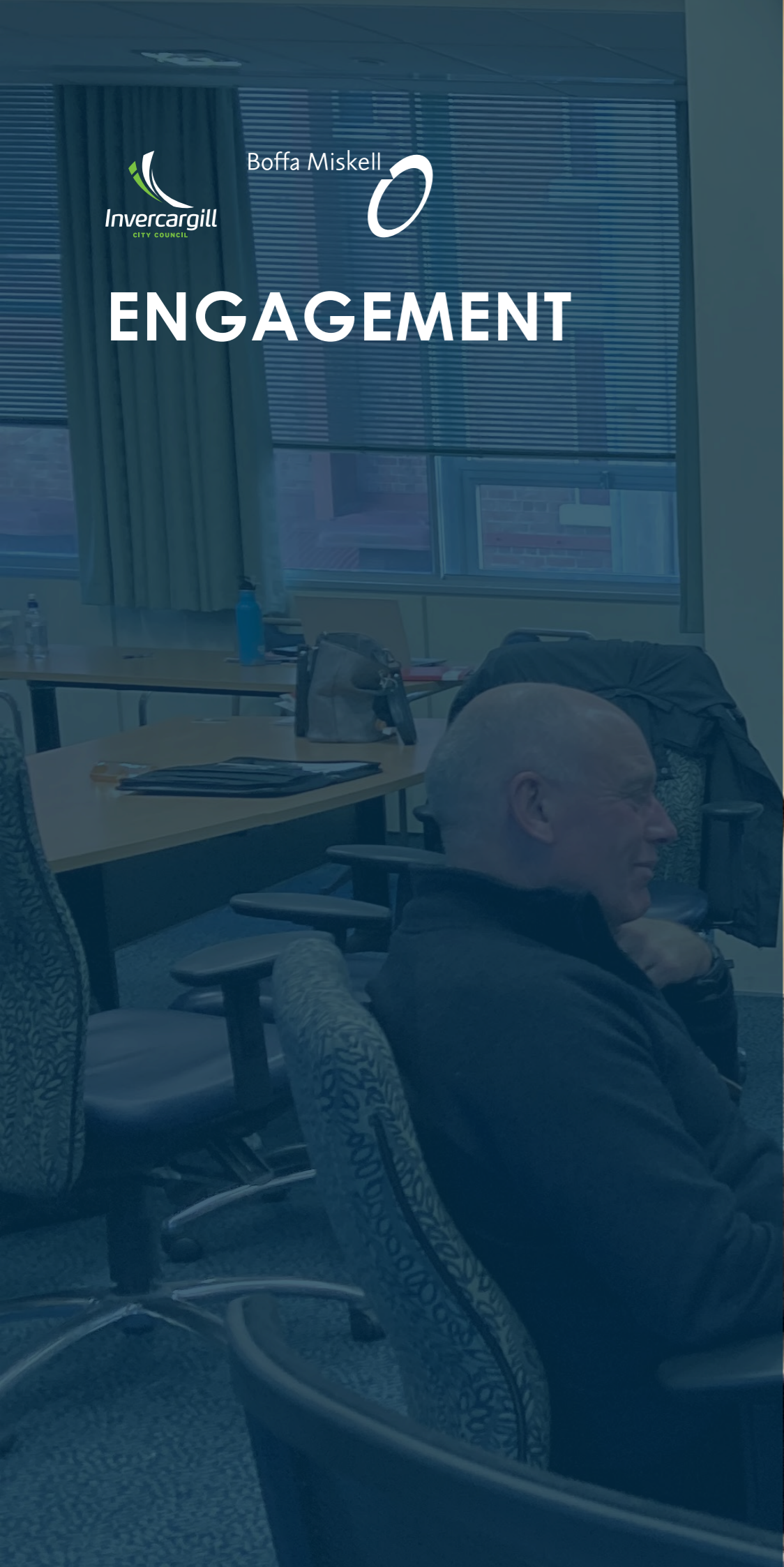




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ENGAGEMENT



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



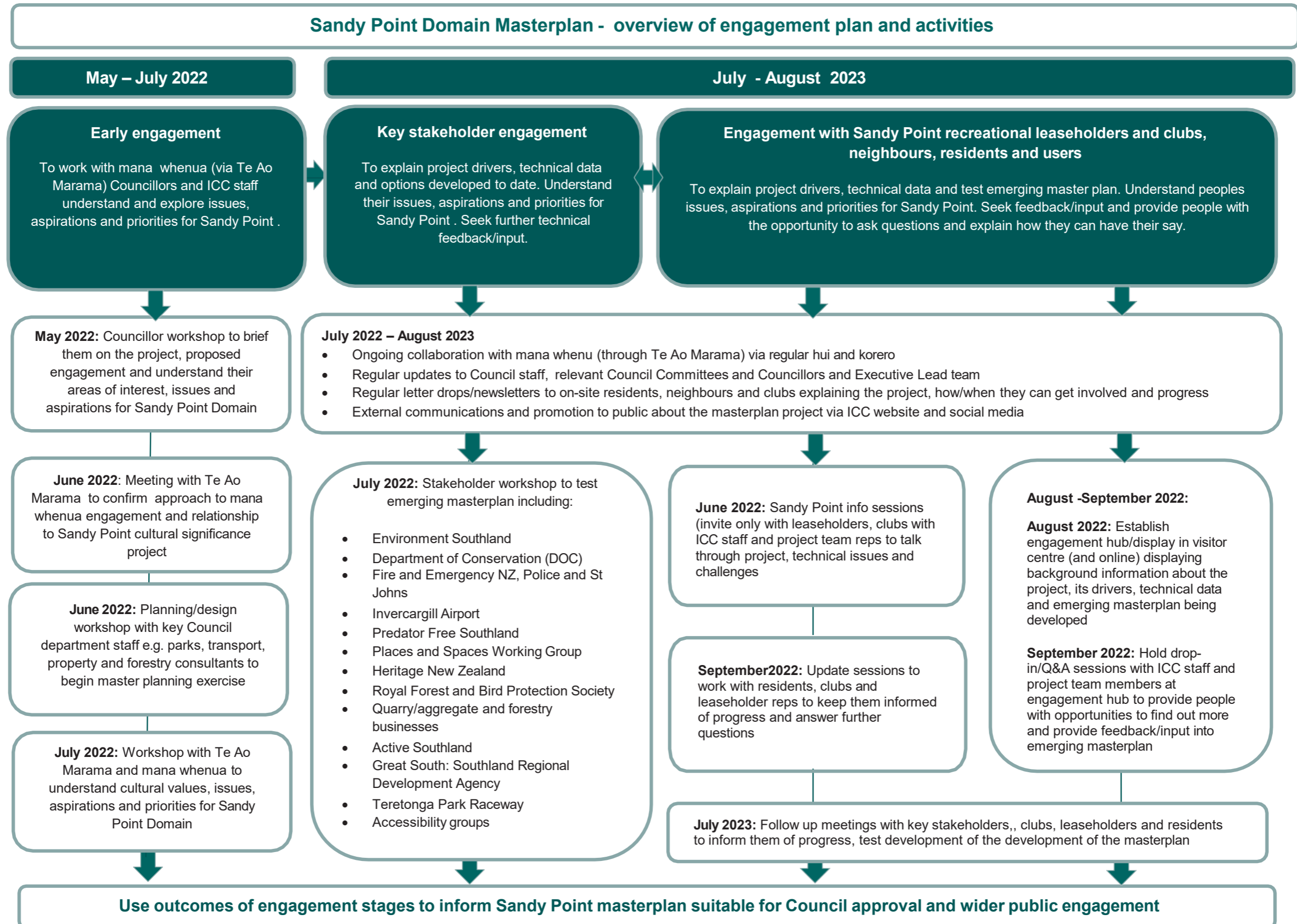
WEB UPLOAD



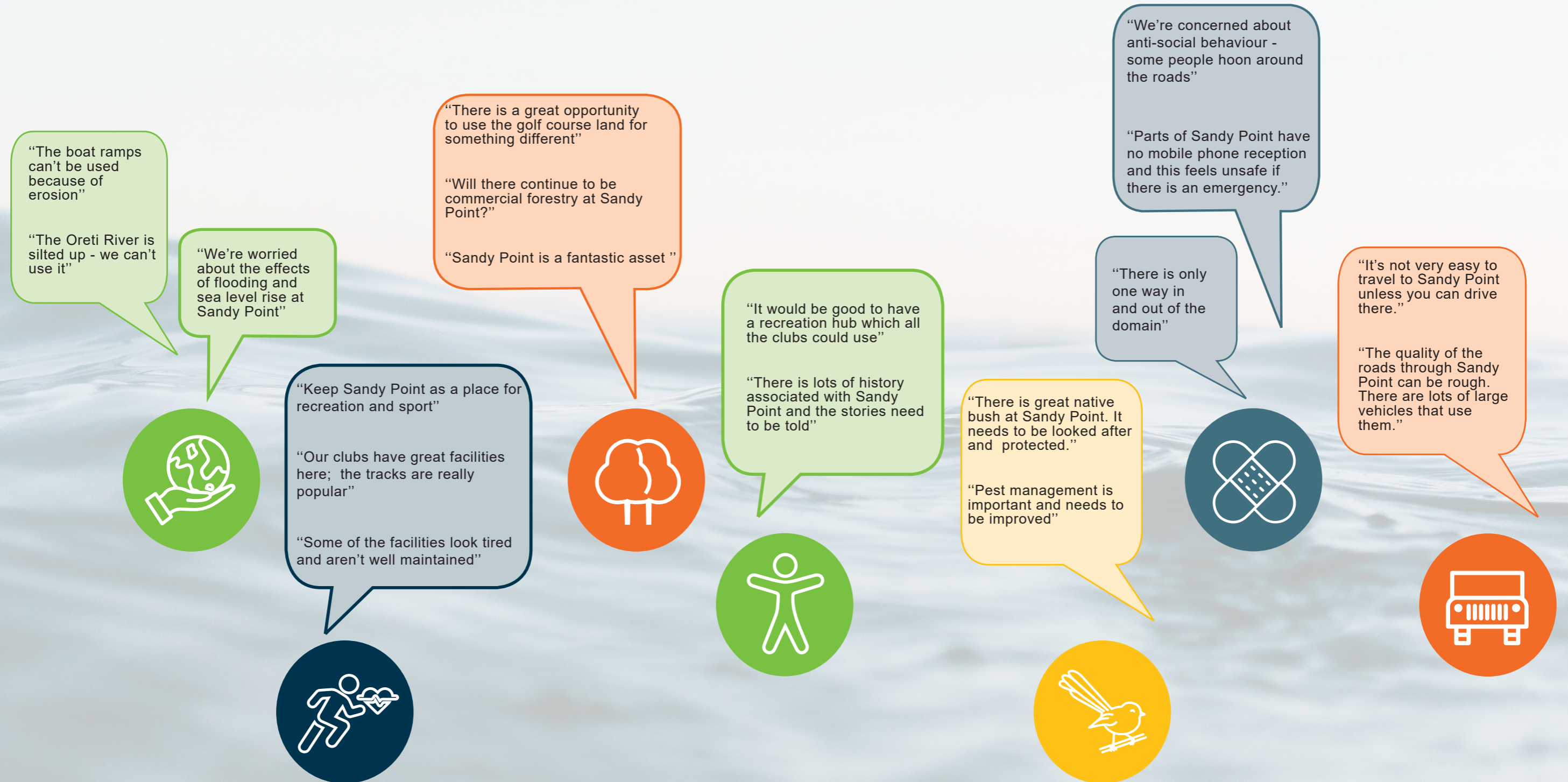
QUESTIONNAIRE



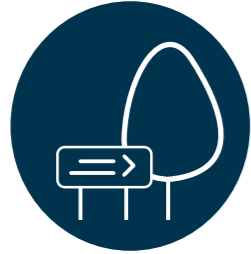
ENGAGEMENT PLAN SUMMARY



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



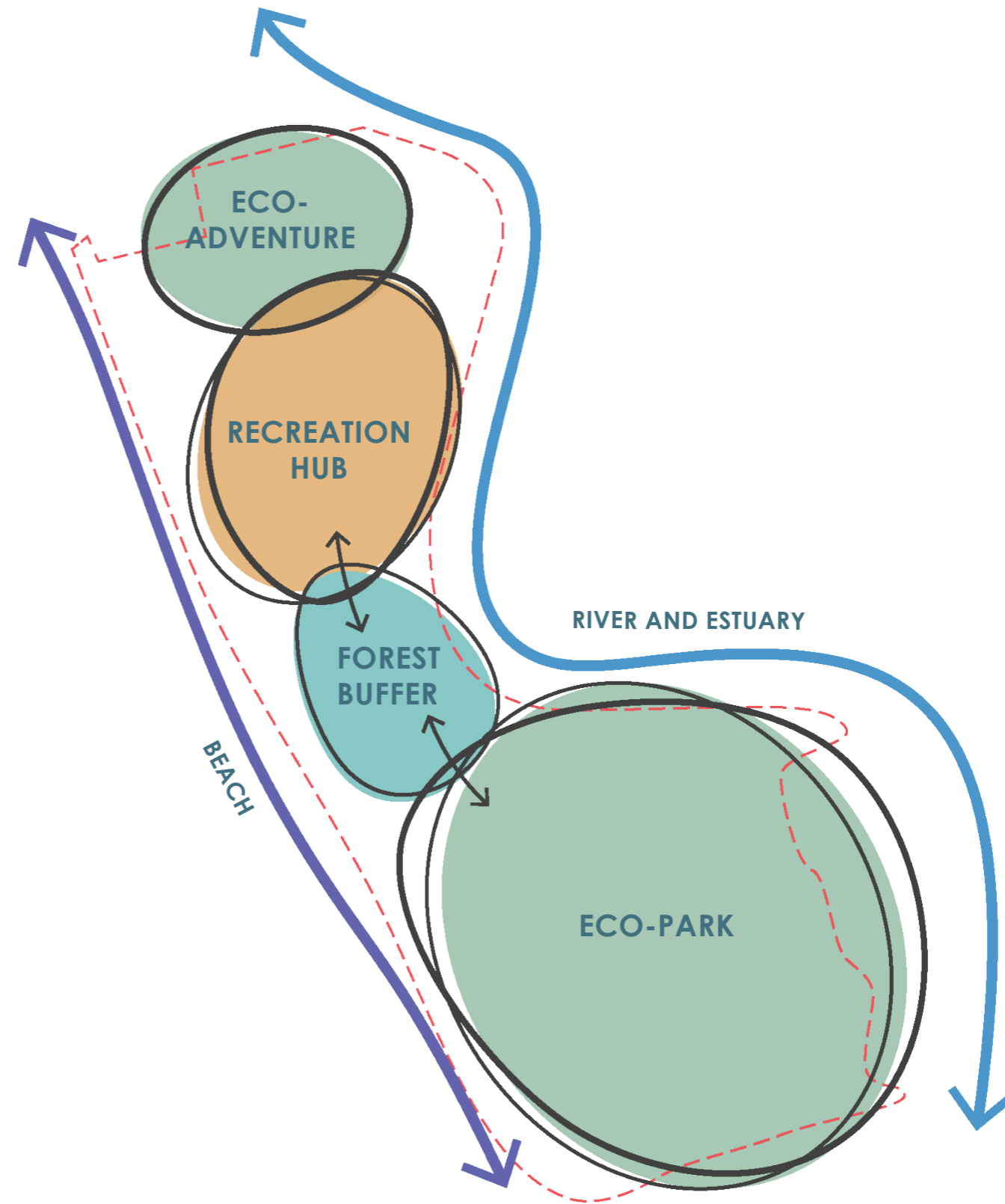
THE OVERARCHING STRATEGY

BRINGING TOGETHER A VISION

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

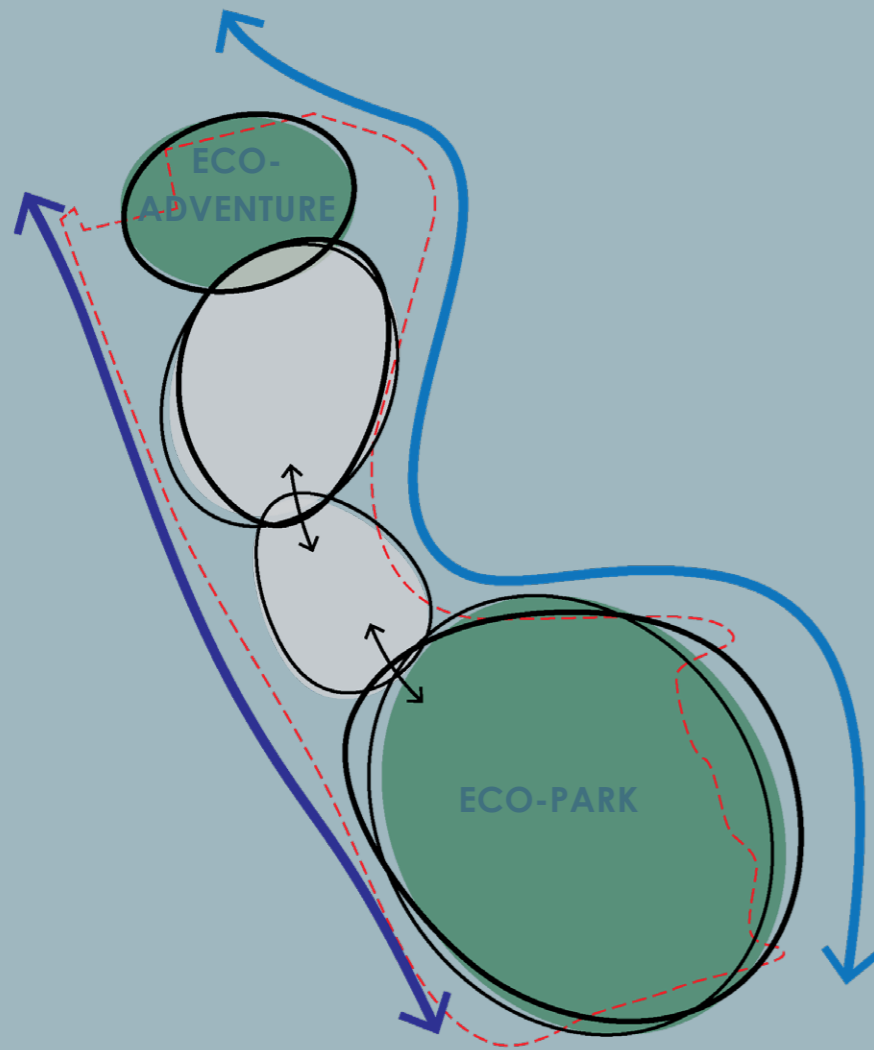
The Masterplan overarching strategy defines four main areas to organise future activities, management and development at Sandy Point:

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



THE OVERARCHING STRATEGY

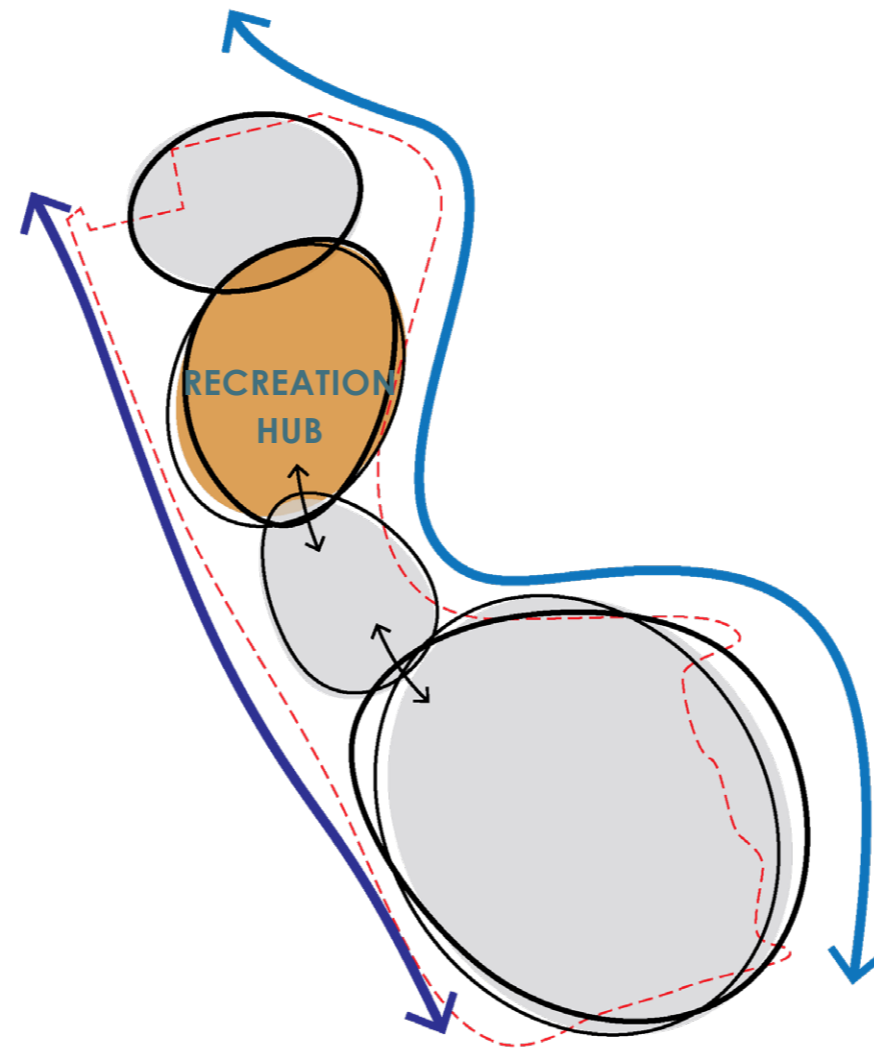
ECO ADVENTURE & PARK



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.

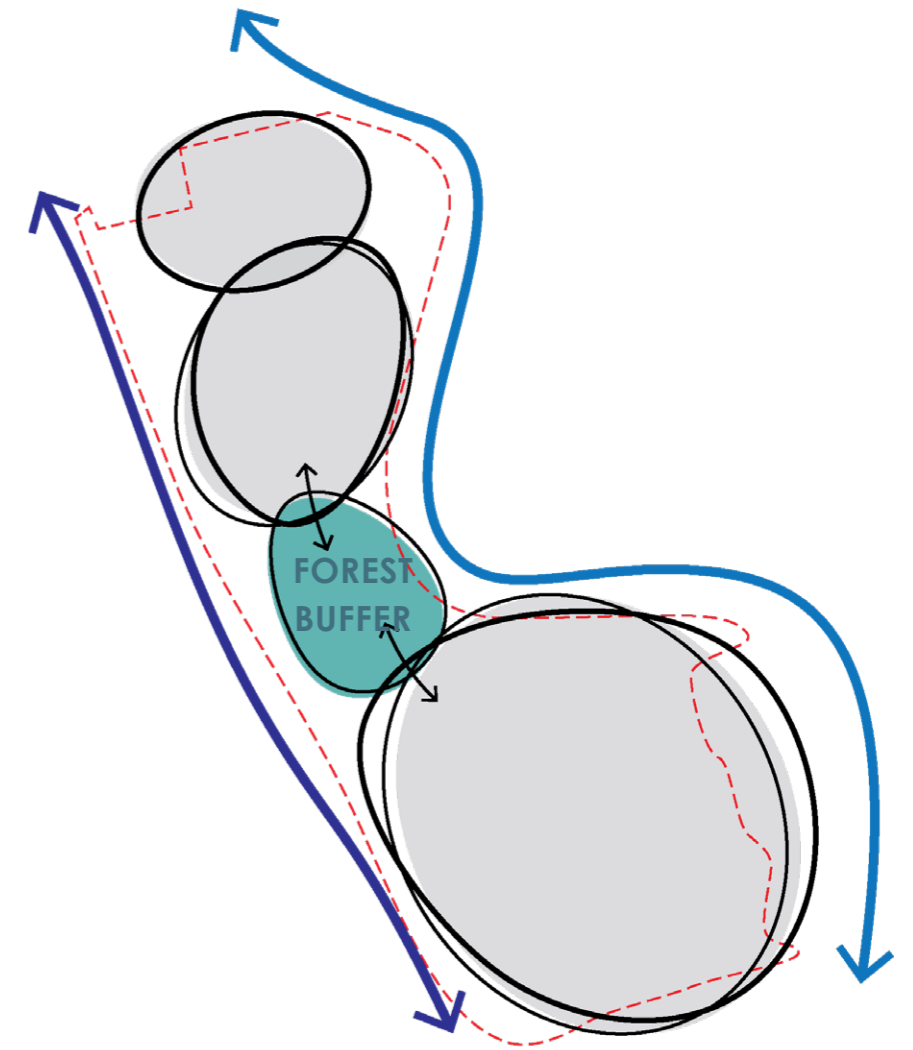
RECREATION HUB



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.

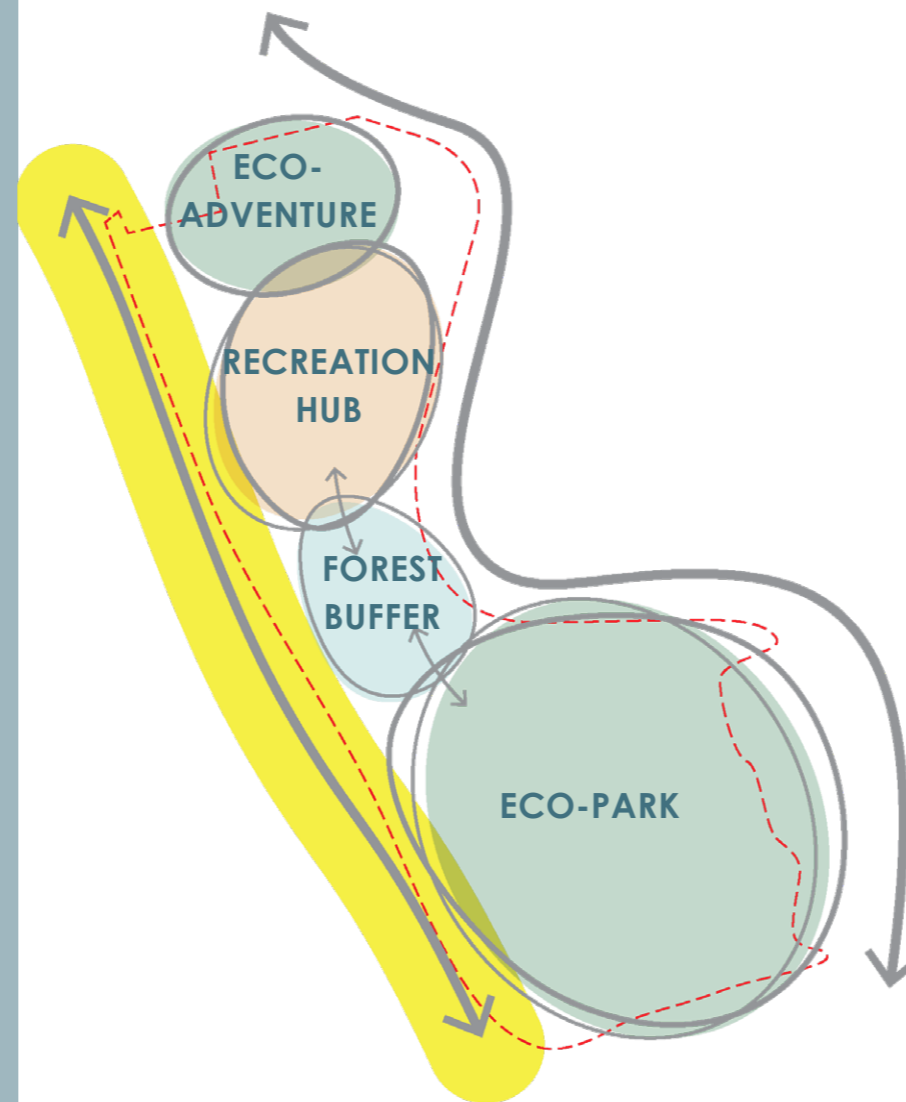
THE OVERARCHING STRATEGY

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



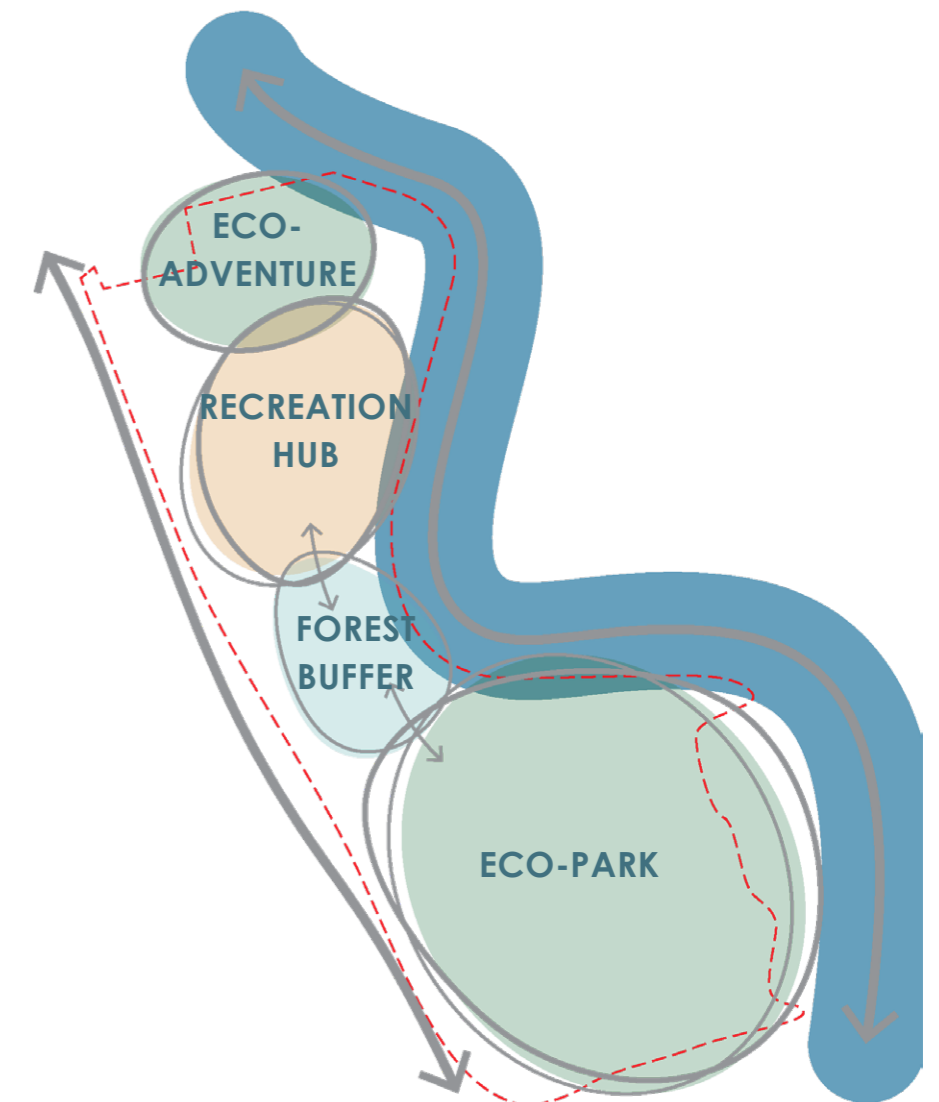
On the west side of the domain, a **Natural Link** connects the bookend Eco-Adventure and Park areas. It includes the Oreti Beach dune system, wetlands and grassland areas that exist behind the dunes.

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
- Target sports
- Equine sports
- Mountain biking
- Water based sports

- Sports fields
- Dog park / sledding
- Other clubs / groups
- Former golf course

- Sports hub
- Visitor hub
- Visitor pavilion

- 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

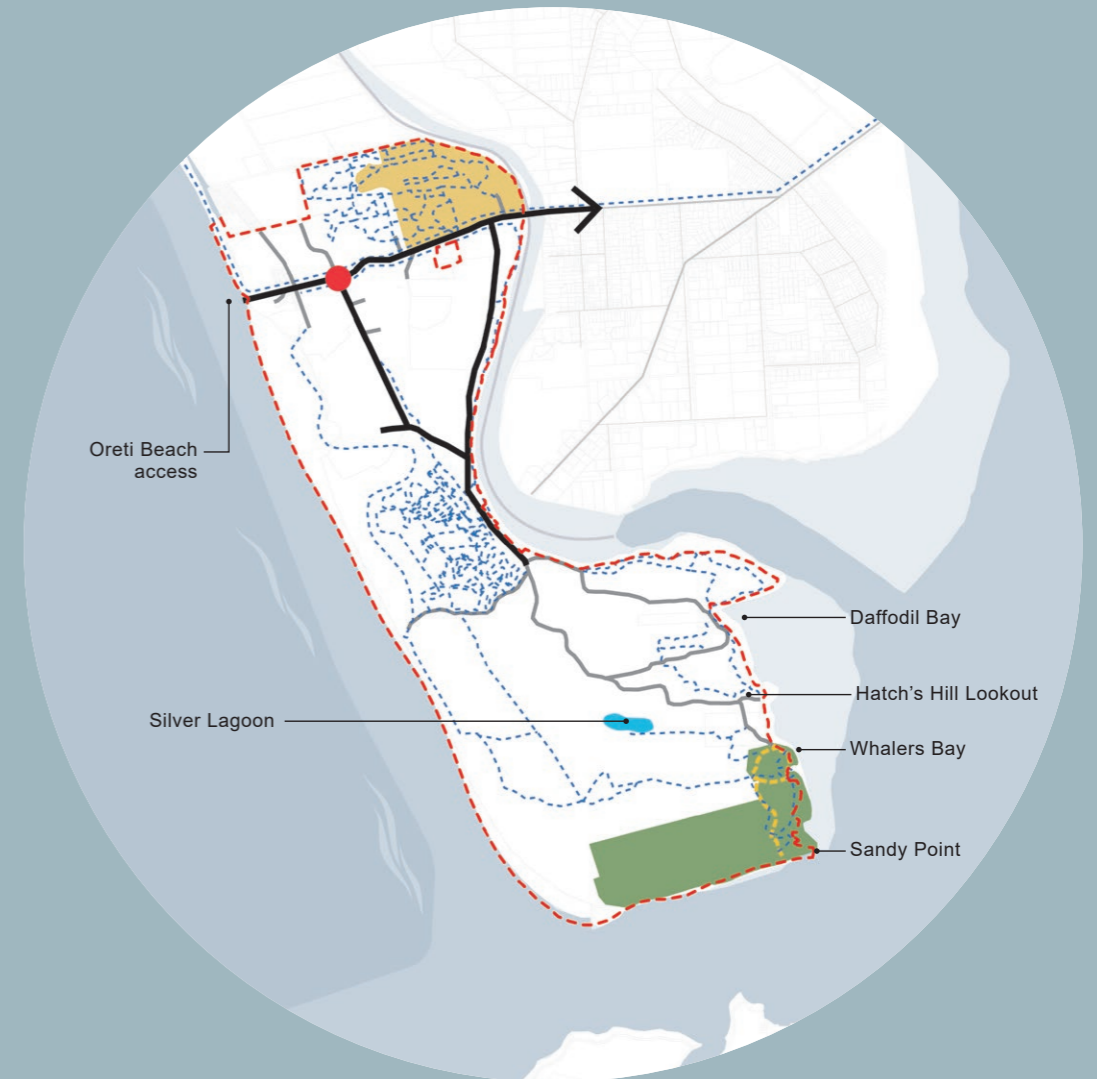
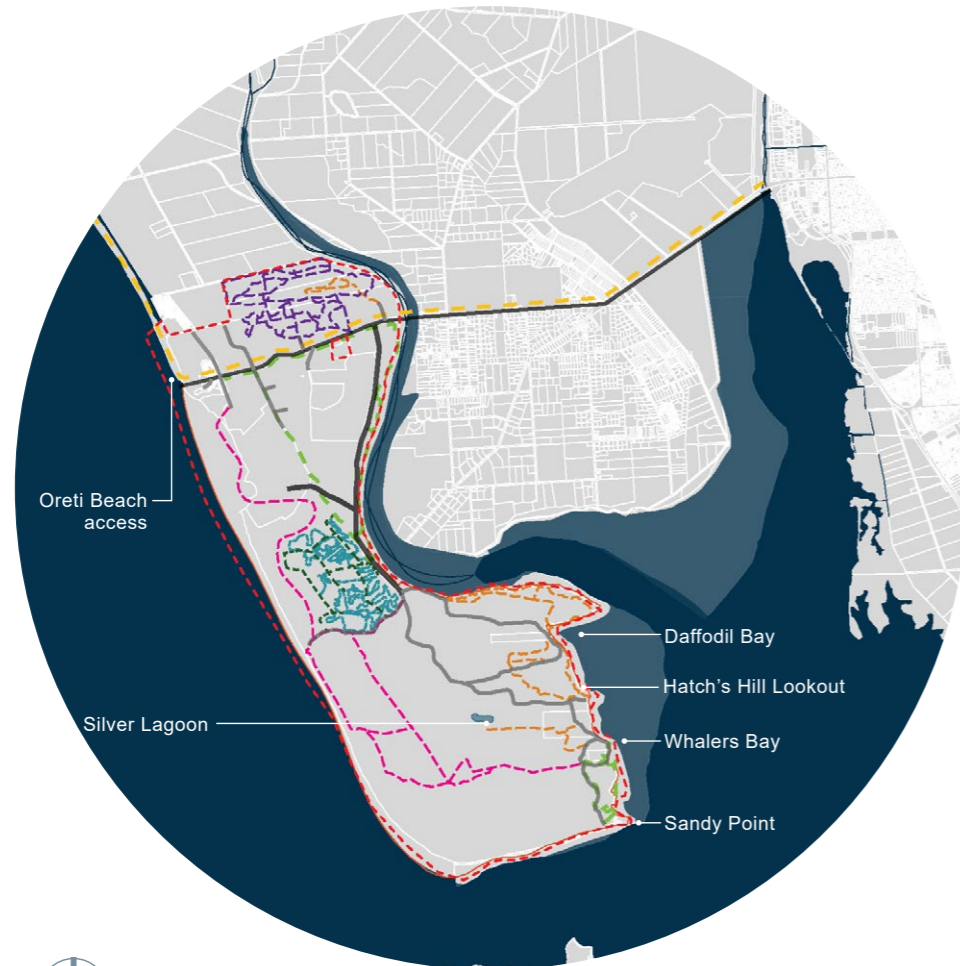


KEY MOVES FOR THE FUTURE

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

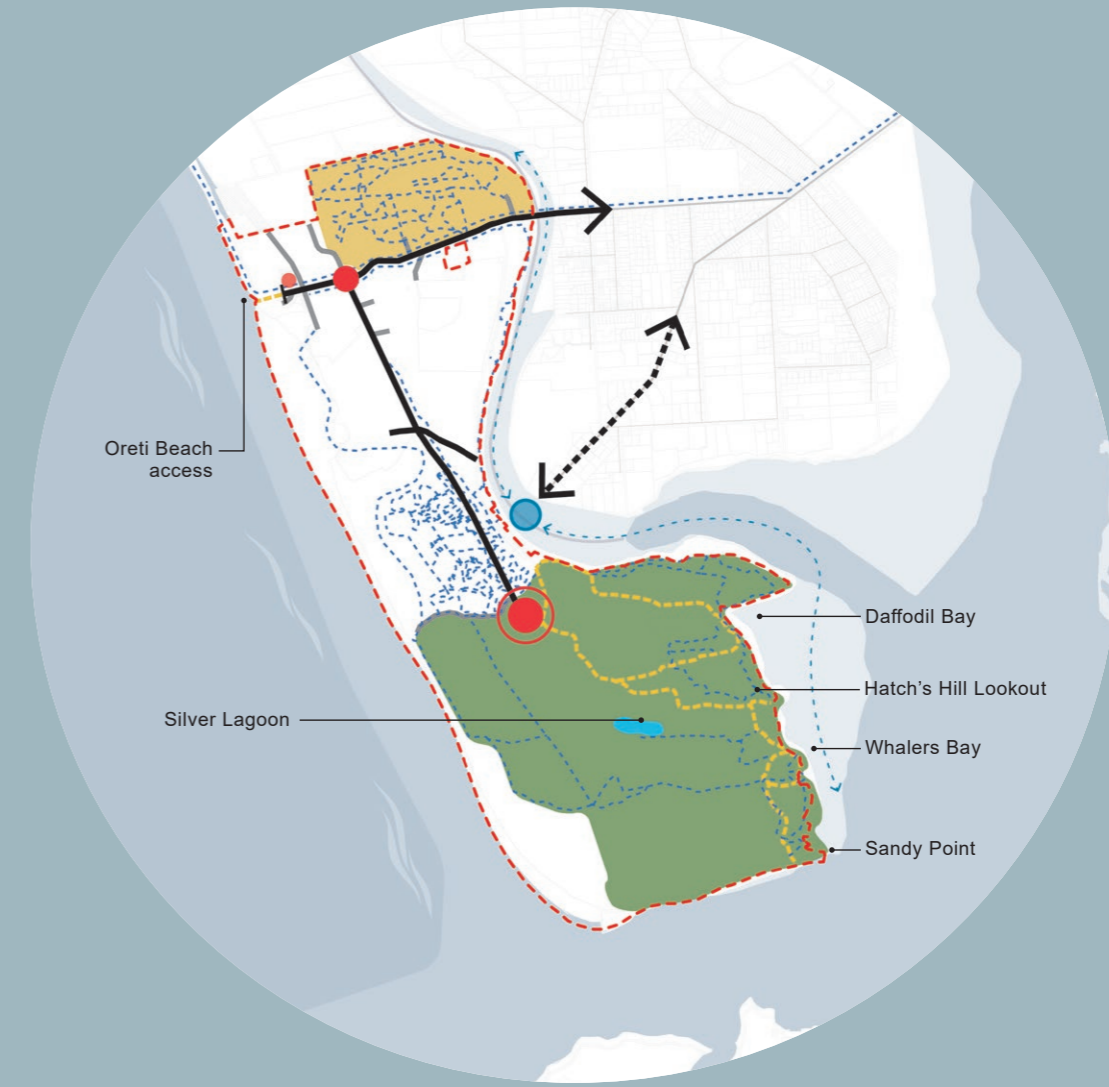
- Eco-Park
- Eco-Adventure
- Sealed Road
- Gravel Road
- Managed Access Road
- - - All Other Recreation Tracks
- Visitor Pavilion
- Visitor Hub
- River Crossing / Pontoon / Boat Ramp

- 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

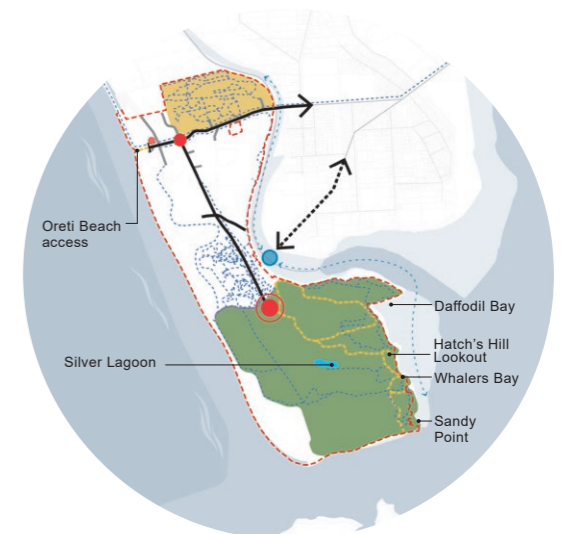
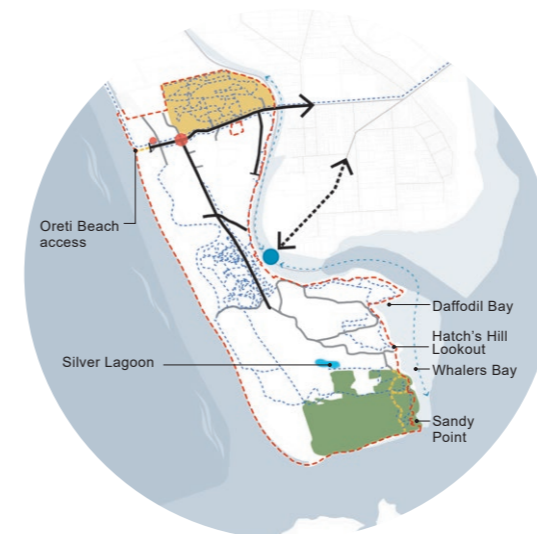
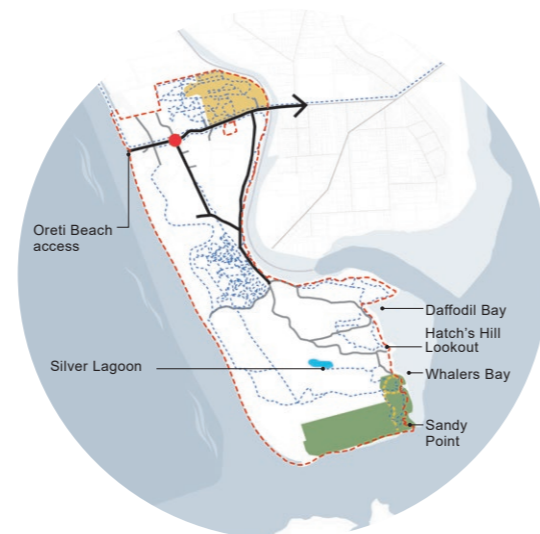
10 YEARS

25 YEARS

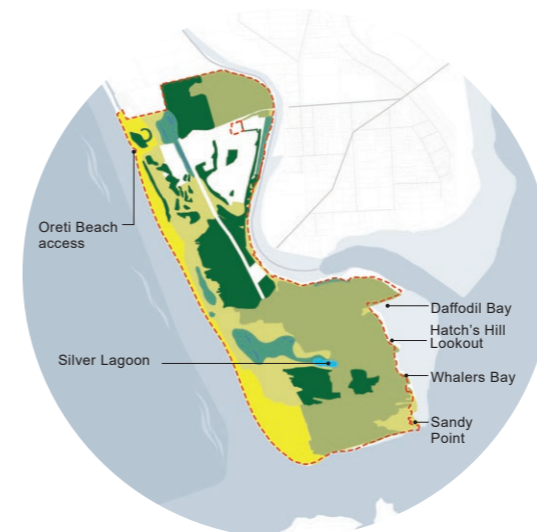
50 YEAR VISION



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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