



NOTICE OF MEETING

**Notice is hereby given of the Meeting of the
Community Wellbeing and Regulatory Committee
to be held in the Council Chamber, First Floor,
Civic Theatre, 88 Tay Street, Invercargill on
Tuesday 6 May 2025 at 2.00 pm**

Cr D J Ludlow (Chair)
Mayor W S Clark
Cr R I D Bond
Cr P M Boyle
Cr S J Broad
Cr T Campbell
Cr A H Crackett
Cr G M Dermody
Cr P W Kett
Cr I R Pottinger
Cr L F Soper
Cr B R Stewart
Rev E Cook – Māngai – Waihōpai
Mrs P Coote – Kaikaunihera Māori – Awarua

MICHAEL DAY
CHIEF EXECUTIVE

Community Wellbeing and Regulatory Committee - Public

06 May 2025 02:00 PM

Agenda Topic	Page
1. Apologies	
2. Declaration of Interest	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
3. Public Forum	
3.1 Poultry Farm and Development - Nigel Hewitson	
3.2 Mokokoko - Antony Olsen – Omaui Trust	
3.3 Mokokoko - Dean Whaanga – Te Rūnanga o Awarua	
3.4 Mokokoko - Roger Smith – Neighbour Rep	
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Public Excluded Session

Moved , seconded that the public be excluded from the following parts of the proceedings of this meeting, namely:

- a) Minutes of the Public Excluded Session of the Community Wellbeing and Regulatory Committee Meeting held on 8 April 2025
- b) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting held on 9 April 2025

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
a) Minutes of the Public Excluded Session of the Community Wellbeing and Regulatory Committee Meeting held on 8 April 2025	Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
b) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting held on 9 April 2025	Section 7(2)(h) Enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities	Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

MINUTES OF HEARINGS FOR SANDY POINT DOMAIN MANAGEMENT PLAN, HELD IN THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC THEATRE, 88 TAY STREET, INVERCARGILL ON TUESDAY 25 MARCH 2025 AT 9.00 AM

Present:

- Cr D J Ludlow
- Cr Soper
- Cr Campbell
- Cr Boyle (via Zoom)
- Cr Broad
- Cr Dermody
- Cr Crackett
- Cr Bond
- Mrs P Coote – Kaikaunihera Māori – Awarua

In Attendance:

- Mr R Capil – Group Manager – Community Spaces and Places
- Mr M Morris – Manager – Governance and Legal
- Ms C Rain – Manager – Parks and Recreation
- Ms C Horton - Senior Open Spaces Planner
- Mrs L Cook – Executive Support

1. Apologies

Cr Stewart, and Cr Crackett for lateness

Moved Cr Ludlow, seconded Cr Soper and **RESOLVED** that the apologies be accepted.

2. Declaration of Interest

Cr Bond noted she was a Facebook group member to Ōreti Sands Group. She also knew and was friends with Sarah Dowey. There was a text message from around six months ago relating to an issue out in Sandy Point but there had not been any correspondence during the consultation and Cr Bond would stay open minded during the hearings and deliberation process.

3. Sandy Point Domain Draft Reserve Management Plan Stage Two Hearings A5800008

Moved Cr Soper, seconded Cr Broad and **RESOLVED** that the Hearings Panel:

1. Receives the report “Sandy Point Domain Draft Reserve Management Plan Stage Two Hearings”.
2. Receives submissions and the summary of submissions through the stage two public notification process.
3. Receives late submissions from Environment Southland and Te Ao Mārama Inc.

4. Note the hearings schedule with the following submitters to be heard:

Hearing slot	Sub #	Name	Time
	#	<i>Meeting Opened</i>	9.00
1	29	Lloyd Esler	9.10
		Break	
2	45	Marcus Roy	9.30
3	37	Dallas Bradley	9.40
4	4	Sarah Dowie	9.50
5	30	Brian Rowe	10.00
		Break	
6	39	Jordon Triall	10.20
7	1 & 8	Sue Osborne	10.30
8	3	Sue Garland	10.40
		Lunch Break	
9	31	Christine Smith	12:10
10	25	Kath and Brian McDonagh	12:20
11	23	Edwin Haswell Wood	12:30
12	26	Kerry Hapuku and Bob McMurdo Via Zoom	12:40
13	32	Jeff Smith	12:50

5. Confirms any specific feedback from the Hearings Panel it wishes to be included in the Sandy Point Domain Reserve Management Plan report to be considered by the Community Wellbeing and Regulatory Committee on 6 May 2025.

3.1 Hearings Slot 1 - Submission 29 – Lloyd Esler

A5769343

Mr Esler was supportive and liked that Council were taking great interest. He had many day trips and school trips out to Sandy Point. He liked doing the walks out at Sandy Point and was a frequent user.

Mr Esler felt the present signage was rough, some roads appeared dodgy and if it was going to be a public road it needed to be maintained. There was a vandalism and social behaviour issue out there and he supported extended patrols and the use of advanced technology of cameras or fencing off the more venerable areas.

Mr Esler talked about the viewing of dark skies and the opportunities this held.

Mr Esler supported biodiversity, noting there was no easy way to do a large-scale restoration and working away at this quietly seemed to be the only way.

Fire risk was of concern to Mr Esler, there was no longer any monsoon ponds which would be utilised in the event of a fire and he questioned if there was a plan for firefighting in the area.

There was a lack of bibliography in the document and a lack of references.

A query was raised around volunteer rangers and how this would work. Mr Esler said prior to being in Invercargill he was in Dunedin and he volunteered for the City Council. There was basic training given for the community to do this. If there was a ranger who volunteered this could deter the vandalism.

3.2 Hearings Slot 2 - Submission 45 – Marcus Roy A5763485

Mr Roy represented the Mountain Bike Club. There were 500 members who paid for privilege to be a part of the club with a huge number of those members using the tracks in Bluff and Sandy Point. There was approximately 15 km of trail out in Sandy Point.

Mr Roy said the eco park concept and specifically around indigenous plantings for diversity and enhancement was supported. He felt more work could be done to promote shelter belts and amenities planting. There were lots of natives going in on the left hand side as you went into Sandy Point, and once the trees were established it would be great to see new paths and mountain bike trails established.

A change would be beneficial to the Management Plan to capture the competitive offerings with the likes of mountain biking club, Teretonga and the Rowing Club and the drawing of people to such clubs.

There was a suggestion within the submission around designated areas for different activity for conflict of horse riding, mountain bikers and dog walkers. Along with the management of anti-social behaviour.

A query was raised around the impact of exercising dogs off or on leash and horse riding with mountain biker. Mr Roy confirmed generally it was not too much of an issue as long as there was respect of each other's spaces. An additional query was raised around improved signage, and Mr Roy felt this would be a key component.

A query was raised around track count of how many people would use the track. Mr Roy confirmed there was none in Sandy Point but they hold an 8 hour event in Sandy Point which had a massive amount of kilometres cycled. It was noted track counts would be useful data.

A query was raised around the benefits of a recreational loop around Sandy Point and this was around broadening the approach. Some of the tracks were windier and off putting for younger riders. A grade 2 of track around the Sandy Point Reserve would be beneficial.

It was noted Queenstown and Rotorua had done a study around what economical value mountain biking brought.

3.3 Hearings Slot 3 - Submission 37 – Dallas Bradley

A5769367

Mr Bradley noted around where he resided and that the purpose of such was to live close to Sandy Point. He was also a member of the Powerboat Club.

Mr Bradley noted the confusion around the Masterplan, Management Plan and Implementation Plan. Referring to the Masterplan vision, Mr Bradley noted that in the 10 year plan the sealed road work was in there. There was a visitor hub shown on the 10-year plan, with an unsealed road that was unlikely, so why keep it on the Plan.

The Masterplan felt meaningless. There was talk of the closure of Dunns Road, this was out of scope as it was talking about the road not Sandy Point itself. Mr Bradley questioned if the Masterplan would be altered.

Mr Bradley noted it was good to see Council was taking part in pest management.

Mr Bradley said there was a need for integrated management, and he was pleased to see a specific statement about being out of scope. Some out of scope area were not managed by Council but there were parts of Ōreti beach which were still managed by Council. There was an MOU set out between agencies to stop buck passing, it says it guides the activity, it just sets out who was responsible for what. There was lack on integrated management between agency and across agency and a lack of understanding. An example was the boat ramp, there was integrated management issue because it crossed the domain and the river. It was noted the need for a good process around understanding another agency's prospect and understanding.

Mr Bradley questioned why there was an Implementation Plan when there was not a finalised Management Plan. The referring to the Masterplan in the Management Plan made the Mr Bradley uncomfortable.

It was noted the Masterplan would feed down into a good Management Plan, beyond 10 years was really just a vision.

A query was raised around Integrated Management and how the joined-up governance of this would work. Mr Bradley felt there needed to be some sort of committee. Staff transitioning had an impact on this approach. It was noted around relationships being important and it being active and ongoing.

3.4 Hearings Slot 4 - Submission 4 – Sarah Dowie

A5769395

Ms Dowie expressed her love for animals and in particular, dogs.

Ms Dowie had heard the status of dog walking was elevated, but she was not certain.

Ms Dowie felt dog walking should be a stand-alone activity. Elevated on the basis around the amount of dog owners in Southland, the therapeutic benefits and mental health benefits of dog walker.

Ms Dowie supported providing a space where larger dogs could be off leash. Having dog walking areas in the Management Plan could alleviate the issue of conflict between another group. It should be detailed on what it was permissible.

She supported the amendment to noted dog walking as standalone activity and where it was permissible.

It was noted Sandy Point as a great location for off leash but noted she would not take a dog on mountain bike track or to a kids playground for safety reasons.

3.5 Hearings Slot 5 - Submission 30 – Brian Rowe

A576341

Mr Rowe read from his submission and noted he was the administrator for the Ōreti Sands User Group which had 1,400 users. Over 259 people asked to be represented by Mr Rowe at the hearing and through his submission.

Mr Rowe noted when referring to the Management Plan section 8.1.1.2 subclause 2 and 3, he advised that the group requested these be replaced with a single clause stating "to permit horse-riding and mountain biking within the domain on current designated areas".

Mr Rowe supported the use of Ōreti Sands Golf club as a hub and dog off leash area and was a multi-use area. He noted that disc golf had tried to set up a championship disc golf course at Oreti Sands. A course had been set up and a tournament played in 2021 but this was now overtaken by vegetation.

Mr Rowe supported tracks and trails be widened to be wide enough to fit two passing people and have the vegetation managed. The friends of Ōreti Sands group could tidy the rest up.

A query was raised around the development of the old golf course with tracks suitable for prams and wide enough for two people to walk. This would take a lot of investment. There were 54 play areas in Invercargill, and the question was asked how would Council fund the additional investment and if there was a risk of duplicating resources.

Mr Rowe noted that when the grass was mowed you could fit people side by side. This could be self-funded through bailage. There was 160 plus bails taken off it that could be used as funding. There was clarification that not talking about formed tracks, simply mowed tracks wide enough for people to walk side by side.

It was noted the quality of bailage may not be the greatest and the cost of making versus what could sell for may not be dissimilar. Mr Rowe noted that the contractor advised that it would take Ōreti Sands two years to get back to quality. It would not be feed quality bailage at the moment and so therefore would yield less income.

A query was raised around disc golf opportunities at Queen Park and was there a preference to using a site at Ōreti Sands. Disc golf wanted a champion level course which was played on around six times a year, for that to happen needed a nice environment.

3.6 Hearings Slot 6 - Submission 39 – Jordon Traill

A5769361

Mr Traill noted he led the School of Environmental Management at SIT. There was lots of research done at Sandy Point Domain. Ecologically there were lots of great things happening at Sandy Point around biodiversity management.

He noted a species which he believed was misidentified and was endangered and not present at Sandy Point.

Mr Traill had been studying the eco system as it was unusual, a lot of those similar which remain in New Zealand were on private land. He had presented talks on this eco system nationally and internationally. The tussock area had been there for 80 years and it had been present for a long time, it was an old growth grass. Through his research there was a good functioning eco system, for birds which were not found anywhere else in the domain. Under the Draft Management Plan it stated this area was restored for plant, flax and cabbage tree species. It was a red tussock area and should be management as such – it would be remiss to have this excluded and should not be anything else other than red tussock.

A query was raised around the biodiversity and was it possible to manage them within restricted areas and give them protection. It was noted from Mr Traill that could isolate an ecosystem. You could say this was red tussock and manage it as such.

3.7 Hearings Slot 7 - Submission 1– Sue Osbourne and Submission 8 – Sue Osbourne

A5769393, A57969403

Ms Osbourne said she was a regular visitor to Sandy Point. She felt disillusioned by council management, the walks, river side tracks and picnic area had gone to "rack and ruin". The sheltered trees were demolished and picnic areas destroyed. She felt the new natives would cecum to salt ridden wind. She was disappointed with the removal of the shelter around the playground which increased winds and made it unpleasant.

It was noted around the Waka Ama leasing the boating ramp area, the access had now been restricted to this prime site for boaties, water skiers and jet skiers. There was now grass to the top of the picnic tables and the people barred from entering. Council was missing an opportunity to develop this to a boating and picnic area with great amenities for running water, BBQ, and toilets.

A query was raised around the boat ramp, and was Ms Osbourne aware of the many incidents of vandalism. She confirmed she was aware and it needed more policing and felt it should be opened up, with collaboration with Waka Ama for a paid barrier for boats.

It was noted around the significance to Iwi that this area was.

Note: Cr Crackett joined the meeting at 10.34 am.

3.8 Hearings Slot 8 - Submission 3 – Julie Smellie on behalf of Sue Garland

A5769399

Ms J Smellie was in attendance in Ms S Garlands absence. Ms Smellie noted the importance of retaining the horse trekking area and to her knowledge was the only public horse-riding area in Invercargill. The horse riding area needed to be separate to the mountain bikers. There were recent reports of motorcycles being used, however there was very little signage to show this was not permitted.

Ms Smellie proposed the club fund the erection of signage. The club was happy to fund these signs, and to remind Council this was well used and loved area for the horse community.

A query was raised around the safety of horses, dogs, bikers and questioned what was the concern for horse riders. It was noted if you were not a horse rider you may not understand to health and safety implication of a horse being given an unexpected fright.

A query was raised around trials being restricted, and it was noted they were not currently restricted, but colour coded tracks would be helpful with a map showing where each activity was prohibited.

A query was raised around restriction potentially being available to horse riders at particular times. Ms Smellie felt this would be complicated because the riders came from far and wide so it could be complex to restrict it.

A query was raised around the time of year horse riders use the track, i.e. it could be limited in winter months to reduce track damage, or it could be seasonal. It was noted there was nothing the horses do damage wise as it was sandy ground.

3.09 Hearings Slot 9 - Submission 31 – Christine Smith

A5769347

Ms Smith noted the recreation reserves were for the recreation, health and wellbeing. She had a copy of the Draft Reserve Management Plan with 53 of the 83 pages being flagged with various different things, one of them being all the coloured maps were undersized and made property undervalued. The language was unclear, contradictory, not transparent, inaccurate, questionable and lacked rationale.

Ms Smith noted no rationale was given around no motorised vehicles and was contradictory to the top of the page which mentioned motorised vehicles.

Ms Smith noted around the terms of "Council" and "Parks and Recreation".

Ms Smith did not support open areas being made into native planting. She also did not support low mow, as it looked wild, untidy and uncared for and caused more anti-social behaviour and fire risk.

Ms Smith supported reinstatement of the park ranger, planation, and the removal of the barrier to Daffodil Bay, as well as supporting education displays.

Ms Smith felt it was an unsatisfactory Management Plan.

3.10 Hearings Slot 10 - Submission 25 – Kath and Brian McDonough

A5769333

Ms McDonough felt the draft did not refer to the policy of acquisition of Coopers Creek residents with no consultation around the acquisition policy being deleted was held and she did not support this position. Ms McDonough felt Parks and Recreation operate from an ideological base regardless of the rights of the people.

Ms McDonough believed that the village of Cooper Creek should be able to live in perpetuity, under the provision of the Reserves Act 1977 s44 1E under the 10-year Management Plan to permit the existence of the village, this would eliminate the need to revoke land status. This would be seen as a win win outcome.

Ms McDonough had concerns of Sandy Point upkeep grass areas, tracks, and low mow have made it scruffy, overgrown and a health and safety risk. There was concern around summer months and the escalated risk of fire to the domain. There was nothing in the Draft Management Plan around fire contingency.

Ms McDonough noted minutes from 1991.

Ms McDonough did not support road restriction and the right of choice was being diminished. She did not support a new loop road.

It was noted around the history, heritage and culture of the domain but Coopers Creek had been left out of this.

A query was raised around the ranger, and their opinion on a volunteer ranger. They would support the reinstatement of a full-time ranger. It would depend on how this would work around hours or would it be split over multiple volunteers. It would come down to a timeframe.

3.11 Hearings Slot 11 - Submission 23 – Edwin Haswell Wood

A569335

Mr Wood noted he had a lease at Pacific Ave for around 40 years, this was a lease and not a License to Occupy. There had been observations of discussions between Council and Coopers Creek and Mr Wood had seen in the media. He had not been a part of the consultation or conversation and was concerned around the affects this may have.

Mr Wood showed supports for his friends at Cooper Creek and the security of better tenure and clarity around lease rental fee.

In the Reserves Act, rental accommodation on reserve land was an unauthorised activity. There was an exception, as the previous submitter stated, if those provisions were allowed for in the Management Plan around the permitted activity, then it would be something to consider.

Mr Wood took on his lease in 1986 and it was changed to a domain in 1992. His lease was still current and it seemed unfair to burden him with provisions when his lease was still current. Mr Wood believed going forward there could be a basis of 21-year lease and 7 years right to renewal for perpetuity or freehold. It was noted that the previous Mayor from 1942-1950, had built a holiday home in Dunns Crescent. It was his goal to have a beach resort initiative. There were already residential properties at Oki Street. There was a lot of housing which bordered on reserve land. Mr Wood wondered what a developer would think of that land if it was given freehold title. Noted around the support to freehold more land to a developer. Noted around Council taking consideration of this.

Mr Wood supported the improvement of the entry and gateway to the iconic beach.

It was noted around coastal erosion limiting developers from building here.

3.12 Hearings Slot 12 - Submission 26 - Kerry Hapuku and Bob McMurdo

A5769349

Ms Hapuku felt that if it was not broken the why fix it, and that Sandy Point was a jewel in the crown for everyone to enjoy. She did not support the use of consultants who were not locals.

Ms Hapuku felt that the Coopers Creek tenure options of satisfaction to the residence had not been considered. The Council had previously acknowledged the residents do better than harm. She questioned why Council had not followed their own legal advice.

It was noted the residents act as honorary rangers. The Chair acknowledged the benefits of having a ranger.

A query was raised around anti-social behaviour and what was the most concerning to them. Ms Hapuku confirmed lighting fires were the biggest concern and the welfare of other people out there.

3.13 Hearings Slot 13 - Submission 32 – Jeff Smith

A5769353

Mr Smith said general policies for Reserve Management Plan state "Occupation agreements are said to be a common form on a long-term basis."

It was noted that a restriction was a closure in terms of roading.

Mr Smith supported "non-motorised vehicle access" through the domain having a defined meaning in the Management Plan.

Mr Smith felt there was contradictory comments throughout the Management Plan and one example was that the Plan stated forestry was both excellent and terrible.

It was noted around horse riders using every trail even if it was noted they were not permitted, there was a need to separate this out.

A query was raised around the onsite ranger and questioned Mr Smith's thoughts on this. He confirmed rangers did not hold much power and a volunteer ranger would hold even

less. The quality of the domain was the main reason for the ranger desire. Visiting the site was not the same as being out there all the time.

A query was raised noting Mr Smith's written submission having pest control redaction and was it realistic to achieve reduction of pests entirely. Mr Smith confirmed pest control fencing for certain areas could be used.

There being no further business, the meeting finished at 12.58 pm.

**MINUTES OF DELIBERATIONS FOR SANDY POINT DOMAIN MANAGEMENT PLAN, HELD IN
THE COUNCIL CHAMBERS, FIRST FLOOR, CIVIC THEATRE, 88 TAY STREET, INVERCARGILL
ON TUESDAY 1 APRIL 2025 AT 11.00 AM**

Present:

Cr D J Ludlow
Cr R I D Bond
Cr P M Boyle
Cr S J Broad
Cr T Campbell
Cr A H Crackett
Cr G M Dermody (Via Zoom)
Cr L F Soper
Cr B R Stewart
Mrs P Coote – Kaikaunihera Māori – Awarua

In Attendance:

Mr R Capil – Group Manager – Community Spaces and Places
Mr M Morris – Manager – Governance and Legal
Ms C Horton – Senior Open Spaces Planner
Mr C Bowen – Open spaces and Recreation Strategic Advisor
Ms C Rain – Manager – Parks and Recreation
Mr M Butler– Digital and Visual Communications Advisor
Mrs L Cook – Executive Support

1. Apologies

Nil.

Note: Cr Crackett was late to the Sandy Point Domain Hearings but had watched the full hearings meeting online.

Note: Cr Stewart was not present at the hearing, therefore he could be present at the table but not participate.

2. Declaration of Interest

Nil.

**3. Minutes of the Hearings for Sandy Point Domain Management Plan held
on Tuesday 25 March 2025**

A5829403

Mr Capil noted that he had met some Coopers Creek residents last week since the hearings. Cr Campbell and himself met with the 17 license holders last year to get a gauge for a resolution. At the September 2024 Council meeting it was resolved that there would be a 21-year license to occupy, with the right of renewal for 7 years plus 7 years, with the right to transfer. It also resolved to say that the current reserve status was to stay

as it was. What was in the plan around Coopers Creek was a decision of Council in September and could not be changed unless this Committee put forward to relitigate it.

Moved Cr Soper, seconded Mrs Coote and **RESOLVED** that the Minutes of the Hearings for Sandy Point Domain Management Plan held on Tuesday 25 March 2025 be confirmed.

4. Sandy Point Domain Draft Reserve Management Plan Stage Two Deliberations

A5834086

It was noted around signage for various different recreation activities such as dog walking, horse riding and mountain biking. It would need to be looked into around what signage was there and defining it. It was noted sometimes graphics work better than words and that colour contrasting could also be a good idea.

It was noted around the significant tussock area and if this could be developed. Parks and Recreation would speak to Jordan Traill who spoke to this at the hearings on how this would work or look like.

It was noted around the golf course and sometimes being more wild (low mow) was the attraction.

It was noted around the voluntary ranger or to reinstate a full-time ranger, this had been raised as a serious issue. There had been increase in significant behaviour issues. This could be looked at the same as Maori wardens and the concept was discussed further. There was support around the table for someone to oversee and monitor however, the panel questioned what powers would these wardens have to enforce. It was noted around the safety and security of both the public and the ranger and the opportunities for additional CCTV. It was noted there had always been a ranger present out in Sandy Point for around 16 hours per day, they just no longer reside there. It was noted that having them present at night became a health and safety issue.

It was noted the rest area that was closed off at the former water ski club, the panel questioned if this could be accessible and maintained. There had been vandalism at the site which was the reason for its closure, but it could be looked into. Waka ama may have keys which means people could have access on request, but they questioned whether there was a better system.

A query was raised around the changes to silver lagoon being a "unique wetland ecosystem" and asked for confirmation on which submitter spoke or wrote to this. It was confirmed it was in Jordan Traill's written submission.

It was noted around integrated management across agencies. There was a need to determine different stakeholders which may conflict directly, understanding the differences or synergies between them. A user group committee could be useful but they would need to understand the scope and role. It was questioned how Council could form the group, allow them to provide feedback but Council provide direction, there would be a similar model around the country of affective user groups. There was a need to look at shared vs exclusive space and determine the priorities for use and user engagement. It was noted around the concern for health and safety with dogs around

horses. The panel questioned how to ensure they all co-exist safely? It was noted around the 4WD vehicles being a police matter. In terms of the user groups, it was important they understood they could not have it all, and each group was going to have different priorities.

It was noted around the fire risk and having a clear plan with agencies.

It was noted around bio and eco diversity, tussocks, weed and pest control, there was large focus on the south side there was not much about Fosbender Park, there was lots of developing weed within this area. It was questioned about pest control and what it would look like, if there was fenced area for pest control, there would be a Pest Management Plan which sat alongside this, it includes animals, gorse, broom etc.

It was noted around commercial objectives. Forestry would need to be well managed. The ground was sandy causing trees to fall easily, there was disruption whilst they were harvested and then the time it took for the trees to grow.

It was noted around the Reserve Management Plan previously having a statement for the Council to obtain/purchase cribs. This had since been removed from the Management Plan and the panel had a lengthy discussion on the desire or need to have this return back to the draft Management Plan. Officers confirmed this was not part of the Council resolution from September. The statement included the word 'non-conforming' and the panel questioned if there was desire for this to be left in but the words 'non-conforming' removed, it was noted that run the risk of relitigating something that had already made a decision on. An informal vote was put on whether they wish to do this or stay silent and leave it as it was. The census was to leave the Management Plan as it was, to not include the statement, noting that staying silent and leaving it as it was did not preclude Council from purchasing the cribs.

It was noted around horse riders and their restrictions around Southland. There were lots of other area for bikers but it was really limited for horse riders.

A query was raised around Otatara Pest Control Group and did they stretch as far as the Sandy Point Domain. Officers confirmed they would like to work with them to extend their reach.

A query was raised around low mow in playgrounds and other areas, and was there a plan to have these mowed regularly, it was confirmed not all areas were low mow over summer.

A query was raised around one of the submitters having funding to work with the team around signage and were Council enabling this. Officers confirmed they would be working with the group on this and it was noted for the potential for others to chip in also.

It was noted the ranger house was gone now, but the visitor centre was still present.

It was noted around road closure, and there was resistance to these being closed from submitters and the panel agreed, it would make it difficult for emergency services to access.

Moved Cr Boyle, seconded Mrs Coote and **RESOLVED** that the Hearings Panel:

1. Receives the report "Sandy Point Domain Draft Reserve Management Plan Stage Two Deliberations".
2. Confirms any specific feedback it wishes to be included in the Sandy Point Domain Reserve Management Plan report to be considered by the Community Wellbeing and Regulatory Committee on 6 May 2025.

There being no further business, the meeting finished at 12.09 pm.

**MINUTES OF THE COMMUNITY WELLBEING AND REGULATORY COMMITTEE, HELD IN THE
COUNCIL CHAMBERS, FIRST FLOOR, CIVIC THEATRE, 88 TAY STREET, INVERCARGILL ON
TUESDAY 8 APRIL 2025 AT 2.00 PM**

Present:

Cr D J Ludlow (Chair)
Mayor W S Clark
Cr R I D Bond
Cr P M Boyle
Cr S J Broad
Cr T Campbell
Cr A H Crackett
Cr G M Dermody (Via Zoom)
Cr I R Pottinger
Cr L F Soper
Cr B R Stewart
Rev E Cook – Māngai – Waihōpai
Mrs P Coote – Kaikaunihera Māori – Awarua

In Attendance:

Mrs T Hurst – Acting Chief Executive
Mrs P Christie – Group Manager – Finance and Assurance
Mr R Hutton – Acting Group Manager – Community Engagement and Corporate Service
Mr R Capil – Group Manager – Community Spaces and Places
Mr J Shaw – Group Manager - Consenting and Environment (Via Zoom)
Mr M Morris – Manager – Governance and Legal
Ms R Suter – Manager – Strategy and Policy
Ms C Horton – Senior Open Spaces Planner
Mr C Bowen – Open Spaces and Recreation Strategic Advisor
Mr D Titus – Policy Analyst
Ms L Knight – Manager Communications and Marketing
Ms K Braithwaite – Digital and Communications Advisor
Mrs L Cook – Executive Support

1. Apologies

Cr Kett

Moved Cr Boyle, seconded Cr Stewart and **RESOLVED** that the apology be accepted.

2. Declaration of Interest

Nil.

3. Public Forum

Nil.

4. Minutes of the Community Wellbeing and Regulatory Committee Meeting held on Tuesday 11 February 2025

A5765548

Moved Cr Stewart, seconded Cr Soper and **RESOLVED** that the Minutes of the Community Wellbeing and Regulatory Committee meeting held on Tuesday 11 February 2025 be confirmed.

5. Minutes of the Creative Communities Scheme Invercargill Fund Committee Meeting held on Thursday 20 February 2025

A5777975

Moved Cr Boyle, seconded Rev Cook and **RESOLVED** that the Minutes of the Creative Communities Scheme Invercargill Fund Committee meeting held on Thursday 20 February 2025 be received.

6. Minutes of the Hearings for Donovan Park Reserve Management Plan held on Tuesday 18 March 2025

A5819518

Moved Cr Soper, seconded Ms P Coote and **RESOLVED** that the Minutes of the Hearings for Donovan Park Reserve Management Plan held on Tuesday 18 March 2025 be received.

7. Minutes of the Southland Regional Heritage Committee Meeting held on Thursday 20 March 2025

A5826191

Moved Rev Cook, seconded Cr Soper (proforma) and **RESOLVED** that the Minutes of the Southland Regional Heritage Committee meeting held on Thursday 20 March 2025 be received.

8. Minutes of the Community Wellbeing Fund Subcommittee Meeting held on Thursday 20 March 2025

A5827267

Moved Cr Crackett, seconded Cr Broad and **RESOLVED** that the Minutes of the Community Wellbeing Fund Subcommittee Meeting held on Thursday 20 March 2025 be received.

9. Minutes of the District Licensing Committee February and March 2025 Meetings

A5801272

Moved Cr Ludlow, seconded Cr Bond that the Minutes of District Licensing Committee February and March 2025 meetings be received.

It was noted there was a condition on the Oyster Festival that no glass was allowed. No glass was not a bad thing and this could be a consistent change.

The motion now put was **RESOLVED.**

10. Climate Change Regional Framework for Action (RFFA) – Update

A5773304

Cr Morrison (Environment Southland) spoke to the report.

Cr Morrison thanked ICC for the collaboration to date. Looking at the work to date, phase one strategy had been signed off and the framework for action was part two. The framework for action was looking to be signed off by June and back to Council and Te Ao Marama for consideration. The working group was working hard to get to an end solution.

The Regional Climate Working Group was starting to become focused and ensured they got the finalised product and converging on a final solution. What was not noted in the report was one of the key aspects of the framework for action was to outline a range of actions in Southland that had already begun and had resource already allocated. Some of the projects had already been completed. The framework would make the investments visible for the public.

There were some other actions which ES did not have the resource for but the Working Group felt they were important, and should the funding become available they knew which actions were a priority. The action plan would allow for ongoing planning.

The climate action plan was proposed to be put forward to councils in draft form before the LTP. It would highlight what to consider and consult on as part of the LTP. After consultation they could get a gauge for what ratepayers support and then be able to finalise the action plan for the next 10 years and repeat 3 yearly to coincide with LTP updates.

It was noted there had been active engagement with the community.

It was confirmed the that if the draft framework for action was accepted by Council, then a draft action plan would be created ahead of each LTP cycle.

It was noted in the last few months that Great South had been doing work to fully integrate what Cr Morrison was leading, there was risk of having two strategic plans so this was important. The engagement seemed to be unanimous, adaption was almost 100 percent. It was a great example of collaboration and input, there had been robust discussions around priority point and how to put this into a plan for the future. It was a team all pulling in the same direction.

It was noted around funding and the feedback from the community about what other countries were doing, some of the bigger players did not seem to make any progress. A key point for the industry and processing in the rural sector was that the Paris Agreement was integrated into many trading agreements. In terms of resourcing, this would go through LTP for investment consideration. The accountability would be more around adaptation. A critical issue was how was it taken forward; the adaptation cost could be looked at from a regional cost rather than any one council. ES could choose to do nothing like other countries, but if they, as a first world country did nothing, would be adding the worlds problems , through standard of living and the future of children or grandchildren.

It was noted point 10 on page 56 of board books, redaction, readiness, response and recovery, speaks to emergency management and there was a link between these activities. It was noted around the need to address it as a whole region.

A query was raised around how tangible the actions which were discussed at the Hui held last week, it was confirmed there could be opportunity to note these.

It was noted around electricity and the consequence to this along with the capacity to have a decent go of producing proper energy. All of this great work going to electricity and there was a fear there would be black outs in winter. There may not be enough thought going into the consequences of this in ten years' time. It was noted this was an issue with decarbonising the country, there were merits and value of a distributed energy, solar around the region, associated with that was installing the solar and the battery technology which went with it. It was noted this appeared to be a band aid solution, the only solution was hydro or nuclear.

Moved Ms Coote, seconded Cr Campbell and **RESOLVED** that the Community Wellbeing and Regulatory Committee:

1. Receives the report "Climate Change Regional Framework for Action (RFFA) – Update".
2. Receives the key components of the Regional Framework for Action (A5774949).
3. Provides feedback to the Regional Group to support the engagement process.

11. 2025 Youth Council Inaugural Report

A5843499

Ms Rhiannon Suter and Ms Danielle Carson spoke to the report.

The Youth Council presented a video.

It was noted that the students now put a video submission forward as the meeting times change meant they were in school and so could not attend in person. A query was raised around leaving the meetings open for Youth Council to come and attend meetings, and could do this every alternate meeting.

It was noted the Youth Council had been asked to consider the likes of climate change and to ask their peers for feedback, and the ability for when there was anything discussed in Council, asking them provide feedback more often. It was noted that when Council go through LTP, usually the Youth Council submit through that process. It had been valuable to have the Youth Council involved in the Annual Plan consultation and being encouraging to young people.

It was noted around push back on Council asking them for feedback on things they did not have time to consider or the things that were not top of mind for them.

A query was raised around the ability to interact with them at their meetings.

It was noted the Youth Council did vaping research and the impacts this had on the community; it was well resourced. The Youth Council were the reason Invercargill were the second city in New Zealand to become smoke and vape free.

A query was raised around the Hui with OneNZ and what they took from this, officers confirmed they found new concepts around transport that they had not thought about.

Moved Cr Soper, seconded Cr Broad and **RESOLVED** that the Community Wellbeing and Regulatory Committee:

1. Receives the report "2025 Youth Council Inaugural Report".

12. Southland's Coastal Plan – Submission Proposal

A5810372

Mr Chris Bowen spoke to the report.

It was noted the plan covered 165 km of coast line. There had been key points identified around quality, access, alignment and climate change.

Quality was about the water quality, access was about access to the waterways, alignment was to the District Plan and climate change was to the framework for action and seeing it aligning.

It was noted around wastewater discharge and cost efficiencies, the new regulations did not seem to look at this, either standards were met or not. It was hard to balance and it could not be balanced. There was an objection to the phrase. The standards were national standards.

There was mention of indigenous biodiversity but it did not cover all of Invercargill areas where there were issues of this and the threats against. It could affect Oreti Beach, Sandy Point, and areas of Tiwai. The right to access the coast and the limitations put in place when there were threats to indigenous biodiversity. It was noted Environment Southland were currently capturing values and then they would have a draft, it was questioned whether there was a place for Council to signal that access via a machine was not okay. It was noted this could be perceived that Oreti Beach should be closed and Council would not like to put this in a submission. It was more around controls and not closure. The jurisdiction was under three different organisations. This would not be the last chance to comment. Both the road access and the biodiversity were noted.

Moved Cr Soper, seconded Cr Campbell and **RESOLVED** that the Community Wellbeing and Regulatory Committee:

1. Receives the report "Southland's Coastal Plan –Submission Proposal".
2. Agrees the submission letter to Environment Southland with changes noted as required (A5814430).

Note: Cr Pottinger voted against this motion.

13. Donovan Park Reserve Management Plan

A5736432

Ms Cassandra Horton spoke to the report.

A query was raised around the reference to the masterplan and making it clear this was not regulation of the Reserve Management Plan.

A query was raised around the scope of consultation. 16 submitters was only a fraction of the community. 12 of those said they want to keep it as a reserve. The lack of submissions was consultation fatigue.

It was noted around revocation process in figure 8 and the divvy up of the land. Those option should not be there. The revocation process and the Management Plan was a separate process. Council resolved to undertake a revocation process post the adoption of the Plan. It was related to the Donovan farm. Anything to do with revocation should be noted in a separate process. The diagrams reflect the feedback it provides no weight for or against.

Moved Cr Ludlow, seconded Cr Crackett and **RESOLVED** that the Community Wellbeing and Regulatory Committee:

1. Receives the report "Donovan Park Reserve Management Plan".
2. Agrees to the following proposed changes to the Donovan Park Reserve Management Plan following public submissions and incorporating recommended changes from officers:
 - a. Remove reference to "draft".
 - b. 1.2 Correcting text - Replaced "Ngāi Tahu ke Murihiku" with "Waihōpai Rūnaka" as mana whenua for the rohe contained within Donovan Park.
 - c. 1.3 Community -including updated information acknowledging community feedback on the draft Reserve Management Plan.
 - d. 3.2.3 Correcting text –changed wording to say that the building is owned by Glengrae Parks Limited and the grounds are owned by Council.
 - e. Formatting, spelling and grammar corrections.
3. Acknowledge implementation plan as a working document.

Recommend to Council:

4. Adopts the Donovan Park Reserve Management Plan as the approved Plan.

Note: Cr Pottinger voted against this motion.

14. District Plan Change Subcommittee

A5835321

Mr Michael Morris spoke to the report.

Mr Morris noted a reference group had been formed of Councillors to review and support the planning team for review of the District Plan under the Resource Management Act. In order to progress they were wanting a formal subcommittee.

It was noted that spatial planning was a separate process, currently being reviewed by central government.

Moved Rev Cook, seconded Mayor Clark and **RESOLVED** that the Community Wellbeing and Regulatory Committee:

1. Receives the report "District Plan Change Subcommittee".
2. Confirms the delegations and terms of reference for the District Plan Change Subcommittee are appropriate.

Recommend to Council that it:

3. Establish the District Plan Change Subcommittee.
4. Approves the delegations for the District Plan Change Subcommittee.
5. Adopts the Governance Statement 2022-2025 April 2025 changes.
6. Adopts the Delegations Register –Council and Finance April 2025 changes.

15. Public Excluded Session

Moved Cr Ludlow, seconded Cr Soper and **RESOLVED** that the public be excluded from the following parts of the proceedings of this meeting, namely:

- a. Minutes of the Public Excluded Session of the Community Wellbeing and Regulatory Committee Meeting held on 11 February 2025
- b. Minutes of the Public Excluded Meeting of the Creative Communities Scheme Invercargill Fund Committee Meeting held on 20 February 2025
- c. Minutes of the Public Excluded Session of the Southland Regional Heritage Committee Meeting held on 20 March 2025
- d. Minutes of the Public Excluded Session of the Community Wellbeing Fund Subcommittee Meeting held on 20 March 2025

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
a. Minutes of the Public Excluded Session of the Community Wellbeing and Regulatory Committee Meeting held on 11 February 2025	<p>Section 7(2)(h) Enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities</p> <p>Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7</p>
b. Minutes of the Public Excluded Meeting of the Creative Communities Scheme Invercargill Fund Committee Meeting held on 20 February 2025	<p>Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7</p>
c. Minutes of the Public Excluded Session of the Southland Regional Heritage Committee Meeting held on 20 March 2025	<p>Section 7(2)(a) Protect the privacy of natural persons, including that of deceased natural persons</p> <p>Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7</p>

d. Minutes of the Public Excluded Session of the Community Wellbeing Fund Subcommittee Meeting held on 20 March 2025	Section 7(2)(i) Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7
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There being no further business, the meeting finished at 3.20pm.

MINUTES OF THE MEETING OF THE CITY CENTRE HERITAGE SUBCOMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC THEATRE, 88 TAY STREET, INVERCARGILL, ON WEDNESDAY 9 APRIL 2025 AT 3.00 PM

Present: Cr L F Soper (Chair)
Cr T Campbell
Cr A J Arnold

In Attendance: Ms S Baxter – Planner – Heritage and Urban Design
Ms M Tupara – Executive Support

1. Apologies

Cr P W Kett.

Moved Cr Arnold, seconded Cr Campbell and **RESOLVED** that the apology be accepted.

2. Declaration of Interests

Nil.

3. Minutes of the City Centre Heritage Subcommittee Meeting Held on 30 October 2024

A5599363

Moved Cr Soper, seconded Cr Arnold and **RESOLVED** that the minutes of the City Centre Heritage Subcommittee meeting held on 30 October 2024 be confirmed.

4. Progress Update on City Centre Heritage Strategy

A5810629

Ms Baxter provided an overview of the Progress Update on City Centre Heritage Strategy Report.

She provided an update on the following Heritage Funding buildings:

- (Former) Dee Street Maternity Hospital (194 Dee Street).
- Yule House (211 Yarrow Street).
- Ranfurly House (72 Esk Street).
- Trenthouse (61A-E Tay Street).
- 169-171 Dee Street.
- Former Embassy Theatre (110-122 Dee Street).
- Hanan's Buildings (130 Dee Street).
- Quest Hotel (10 Dee Street).

Ms Baxter provided an overview on the heritage funding timings, the Strategy deliverables and the Heritage New Zealand Pouhere Taonga talk for Southland Heritage month, noting that there was a good level of attendance from the public.

A5854281

Moved Cr Arnold, seconded Cr Soper and **RESOLVED** that the City Centre Heritage Subcommittee:

- 1. Receives the report “Progress Update on City Centre Heritage Strategy”.

5. Award of Defaulted 2024/2025 Built Heritage Funding
A5810605

Ms Baxter spoke to the report and advised that the owners of Lennel House (102 Albert Street) had confirmed that they would not be uplifting their 2024/2025 Built Heritage Funding grant in full.

Discussion took place around award of the defaulted funding and the Subcommittee decided that an immediate Built Heritage funding round be organised, with the caveat that applicants must have completed and paid for the works by 30 May 2025 to qualify. This was to ensure the funding would be uplifted by fiscal year end.

Option 1 to reallocate the defaulted \$21,526 of Built Heritage funding towards heritage work that would be completed within this fiscal year was chosen by the Subcommittee.

Moved Cr Campbell, seconded Cr Arnold and **RESOLVED** that the City Centre Heritage Subcommittee:

- 1. Receives the report “Award of Defaulted 2024/2025 Built Heritage Funding”.
- 2. Resolves to approve an immediate Built Heritage funding round to award the defaulted funding to a recipient that must uplift the grant before fiscal year end.

6. Public Excluded Session

Moved Cr Campbell , seconded Cr Soper that the public be excluded from the following parts of the proceedings of this meeting, namely:

- a) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting Held on 30 October 2024

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
a) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting Held on 30 October 2024	Section 7(2)(h) Enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities	Section 48(1)(a) That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7

There being no further business, the meeting finished at 3.27 pm.

MINUTES OF THE DISTRICT LICENSING COMMITTEE – APRIL 2025 MEETINGS

Present: Cr Darren Ludlow
Ms Catherine Howard

1. Manager - New Certificate - Approved by DLC Chair Cr Ludlow

- 1.1 **INVDLC 2025/42** - Approved 02 April 2025
- 1.2 **INVDLC 2025/54** - Approved 02 April 2025
- 1.3 **INVDLC 2025/15** - Approved 10 April 2025
- 1.4 **INVDLC 2025/26** - Approved 10 April 2025
- 1.5 **INVDLC 2025/44** - Approved 10 April 2025
- 1.6 **INVDLC 2025/46** – Approved 16 April 2025
- 1.7 **INVDLC 2025/60** - Approved 16 April 2025
- 1.8 **INVDLC 2025/59** - Approved 23 April 2025
- 1.9 **INVDLC 2025/56** - Approved 23 April 2025

2. Manager – Renewal of Certificate - Approved by DLC Chair Cr Ludlow

- 2.1 **INVDLC 2025/83/2024** - Approved 10 April 2025
- 2.2 **INVDLC 2025/61/2021** - Approved 16 April 2025

3. Special Licences - Approved by DLC Chair Cr Ludlow

- 3.1 **Squash City – 21st Event on 05 April 2025 and Engagement Party on 21 June 2025** - Approved 02 April 2025
- 3.2 **HW Richardson Group – George Begg Festival at Teretonga on 12 and 13 April 2025** - Approved 02 April 2025
- 3.3 **HW Richardson Group – Motorcycle Mecca – George Begg Festival Rev Up – Welcome Function for Drivers and VIPs on 10 April 2025** - Approved 02 April 2025
- 3.4 **Arrowtown Distillery – George Begg Festival on 12 and 13 April 2025** - Approved 02 April 2025
- 3.5 **Invercargill Workingmen's Club – ANZAC Day Celebrations** - Approved 10 April 2025

3.6 The Bluff Memorial RSA for 3 Events – ANZAC Day Celebrations on 25 April 2025, a 69th Birthday on 23 May 2025 and 80th Anniversary of VE Day on 24 May 2025 - Approved 16 April 2025

3.7 ILT Eastern Suburbs Tavern – Glengarry Patrons Society Annual Get-together on 20 April - Approved 16 April 2025

3.8 Club Southland – 18th Birthday Part on 03 May 2025 - Approved 16 April 2025

4. Licence Renewal - Approved by DLC Chair Cr Ludlow

4.1 Prasad Limited – Bombay Palace – Renewal – Approved 23 April 2025

4.2 ILT – Newfield Tavern – Renewal of On – Licence - Approved 23 April 2025

5. Other Business

02 April 2025

- Invercargill Workingmen's Club and Wine Club – Update.
- The Batch – Low Alcohol Option and New On-Licence.
- Speights Alehouse Discussion.
- Clarify designation for George Begg Festival

10 April 2025

- Speights Alehouse Minute 1 – Response Received from Police.
- Invercargill Workingmen's Club and Wine Club email.
- Late application for Club Southland accepted.

16 April 2025

- Speights Alehouse discussion with Alcohol Licensing Inspector.
- Invercargill Central and Sal's Pizza discussion.
- LAP discussion.
- Gadoochi multi event special licence.

23 April 2025

- 6 Manager Certificate applications on hold pending payment.
- LAP discussion.
- Discussion Entertainment Venues and Stat Days – Prime Golf, Superbowl and Reading Cinema.

2025 YOUTH COUNCIL MAY REPORT

To:	Community Wellbeing and Regulatory Committee
Meeting Date:	Tuesday 6 May 2025
From:	Rhiannon Suter, Manager – Strategy, Policy and Engagement
Approved:	Jonathan Shaw – Group Manager Consenting and Environment
Approved Date:	Thursday 1 May 2025
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

Youth Council have been busy engaging with the community through the Annual Plan process, hui and are taking part in new learnings and sharing their ideas.

Recommendations

That the Community Wellbeing and Regulatory Committee:

1. Receives the report “2025 Youth Council May Report”.

Background

The Invercargill City Youth Council (ICYC) has 25 members in 2025. Youth Council meet fortnightly on a Wednesday afternoon between February and October, excluding school holidays.

Update

Annual Plan Consultation and Water Wall Giveaway

Youth Council supported Council's Annual Plan consultation through attendance at the Southland Multicultural Food Festival, Esk Street Night Market, and the Murihiku Marae Community Day. These events provided an opportunity for Youth Councillors to engage directly with the community, using the Water Wall to attract tamariki (children) and open up conversations with their whānau (families).

Youth Councillors reflected with the following:

- "Most of my conversations were structured around 'Urban Play' and there were fewer conversations about 'Three Waters', but people had some great ideas. Many people were apprehensive to have their opinions heard, or believed their submission would have no impact — but once people started talking, it became a positive experience."
- "The stand was honestly a real hit with little kids and adults too — people would come back and play multiple times, which meant we could hold longer conversations."

Across all three events, Youth Councillors observed that making engagement youth-led, hands-on, and interactive created a stronger connection. The water wall was a big hit with younger children and created an awesome opportunity to showcase Youth Council to potential future members.

Youth Council have been given the opportunity to gift the Water Wall to a deserving kindergarten/day-care or other group who have young children who would enjoy it.

Youth Council decided the best way to do this was through a community giveaway on their Facebook page. The campaign will close 15 May 2025, with people nominating deserving groups on our Facebook page and then 'liking' the nominated groups as community votes.

The campaign is being led by the newly formed Social Media Committee, who are also currently developing their Terms of Reference and preparing future posts. The group would love for the Councillors to share the competition on their Facebook pages also, to try and encourage more entries.



Youth Councillor at the Water Wall with some tamariki and at Murihiku Marae talking to other rangatahi.

Pepeha and Mihi Training

Youth Council took part in pepeha and mihi training delivered by former Youth Councillor Hana. The session helped members start crafting their own relevant pepeha in a supportive and relaxed environment.

Members are excited to keep building their confidence in Te Reo Māori, and Youth Council have set a goal that by the end of the year, every member will be able to confidently recite their pepeha by heart.

UN Youth Regional Hui

Several Youth Councillors attended the Southland UN Youth Regional Hui at Southland Boys' High School, alongside students from Verdon, James Hargest, Central Southland College, and Girls' High.

The event was described as a "great chance to hear what different schools and communities are thinking" and members valued the address by Hon. Penny Simmonds, particularly her points about balancing environmental goals with economic growth. There were also open discussions about the role of youth voice in political spaces, which members said gave them a lot to think about heading into the election season.

Te Rourou – Transport Workshop

Youth Councillors also participated in a workshop with Te Rourou One Aotearoa Foundation focusing on youth barriers to transport.

Reflections from the hui included:

- "It was an engaging workshop where ideas were felt to be valued and considered, not ignored."
- "It felt like a really comfortable space where we could open up and properly communicate."
- "All feedback was welcomed and the facilitators made it really youth-friendly."

The experience helped Youth Council think about what meaningful engagement looks like and how transport issues impact young people's access to opportunities.

Agenda Changes and Committees

Youth Council have introduced a new standing agenda item: "Community Opportunity Sharing and School Highlights." This addition allows members to share upcoming events, highlight opportunities, and raise issues from their schools or networks, ensuring they stay informed about what matters to young people across the city.

Our Secretariat Team is now well underway, having completed their first set of formal meeting minutes. Their training has helped members develop governance, notetaking skills, and strengthened their understanding of meeting structure and processes.

Youth Council Support to Hamilton Girls' High

Youth Council recently supported a request from students of Hamilton Girls' High School who are preparing a submission to Hamilton City Council to ask that they reinstate a Youth Council in their city.

Youth Councillors shared their insights around the pros and cons of a Youth Council and outlined their recruitment process, which includes open applications, school outreach, and a youth-led interview panel.

Our members believe the benefits include:

- Gaining real-life civics education that's missing from school curricula.
- Creating a genuine youth voice within an aging population.
- Building friendships and cross-community networks.
- Growing leadership, public speaking, and collaboration skills.

Some challenges for Youth Council include:

- Balancing Youth Council commitments with other responsibilities.
- Maintaining visibility as many youths still do not know about Youth Council.
- Managing the pressure and responsibility that comes with the role.

Next Steps

Youth Council are currently preparing to support Youth Week and the Block Takeover event, where members will be volunteering and running activities.

We are also excited to help encourage youth participation in the 2025 Local Elections, and are hoping to collaborate with the Electoral Commission to support enrolments and awareness campaigns aimed at younger voters.

Attachments

Nil.

SANDY POINT DOMAIN DRAFT RESERVE MANAGEMENT PLAN

To:	Community Wellbeing and Regulatory Committee
Meeting Date:	Tuesday 6 May 2025
From:	Cassie Horton – Senior Open Spaces Planner
Approved:	Rex Capil - Group Manager - Community Spaces and Places
Approved Date:	Wednesday 23 April 2025
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

The Sandy Point Domain draft Reserve Management Plan (the draft Plan), following deliberations, is now ready for final approval with proposed changes (highlighted green in the draft Plan) to be recommended to the Minister of Conservation for adoption.

Recommendations

That the Community Wellbeing and Regulatory Committee:

1. Receives the report "Sandy Point Domain Draft Reserve Management Plan".
2. Agrees to the following proposed changes to the Sandy Point Domain Draft Reserve Management Plan following public submissions and incorporating recommended changes from the hearing panel:
 - a. 1.0 Introduction - add dog walking to list of opportunities in paragraph 2
 - b. 1.5.1.4 Climate Change – added information on impacts of fire risks.
 - c. 1.5.1.5 Lagoons – updating vegetation based on submission 039.
 - d. 1.5.1.10.4 Birds – correct assumption on fernbird residing – it should be flax land not tussock land.
 - e. 2.5 add dog walking to list of recreation in paragraph 4.
 - f. 3.2.3.1 Note #24 Southland Mountain Bike Club and #25 Southland Sled Dog Association as spaces not leased.
 - g. 6.3 Cultural and Heritage Values – incorporate suggestions raised by Heritage New Zealand Pouhere Taonga (HNZPT) regarding protection and management and permission must be sought prior to modification, damage or destruction of any site.
 - h. 8.2.3.2.3 Removed policy wording "*Restrict vehicle access from dawn until dusk [sic] at the southern end of Sandy Point Road where the legal road ends and gravel roads disperse at the intersection of Christies Track, Sandy Point Road and Daffodil Bay Road*".
 - i. 8.2.4.2 Add emergency services to 8.2.4.2.5 and 8.2.4.2.7.
 - j. 9.3.2.6 and 8.1.1.2.6 added "Regional Spaces and Places Strategy"

- k. 10.4 Place Names – remove last paragraph p97 beginning with “not one of these appears on any earlier map....”.
- 3. Agrees the following recommended changes to the Sandy Point Domain Draft Management Plan 2025 following staff input recommending changes;
 - a. 1.2 Community - including updated information acknowledging community feedback on the draft Reserve Management Plan.
 - b. 3.2.3.1 Noting some areas not leased as being used by primary use activities e.g. horse trekking, mountain biking
 - c. Formatting, spelling and grammar corrections.
- 4. Acknowledge implementation plan as a working document, with the following changes to be made in response to submissions received:
 - a. The sealed loop road action will be removed as this is not planned within the ten-year timeframe, however the idea will be assessed operationally with appropriate emergency service organisations to understand feasibility and costs.
 - b. Other key actions will incorporate:
 - i. ICC will collaborate with Emergency Services and include dog walkers as stakeholders in the Ōreti Links Group.
 - ii. Signage designating primary use.
 - iii. Investigating alternative revenue streams.
 - iv. Ecological enhancement and pest management work.
 - v. Investigating the development of a climate adaptation plan.
 - vi. Investigating long term management plan to manage hazardous activities.

Recommend to Council:

- 5. That it endorses the Sandy Point Domain Reserve Management Plan as the approved plan to recommend for adoption by Department of Conservation as delegate of the Minister of Conservation.

Background

The Reserves Act 1977 (the Act) requires the development of reserve management plans to establish the desired mix of use and protection for reserves, and to provide the community with certainty about the function and management of each reserve. With stage one consultation inviting people to have their say on what they would like to see included in the draft Plan completed and presented to Council, stage two could then commence.

Council advertised for public comments and submissions from 9 November 2024 – 31 January 2025 (minimum two-month period) as required under Section 41(5) of the Act, prior to producing the draft Plan for Council consideration. Stage two consultation focussed on seeking feedback on the draft Plan, draft Implementation Plan and Noise Management Plan. Once Council is satisfied with the draft Plan, the approved Plan will be sent to the Department of Conservation (as delegate of the Minister of Conservation) for adoption.

Advertising included public notices posted via the Southland Times, Let's Talk, digi screens and submission forms at Council buildings. There were letter drops to licence holders and signage installed with links to Let's Talk. Direct emails were sent to clubs and organisations and past submitters, providing the public the opportunity to share thoughts on the draft Plan.

Following completion of the stage two consultation, submissions have been considered for inclusion within the draft Plan and Implementation Plan. Subsequent changes to the draft Plan are highlighted to ensure they can be easily seen for consideration.

Submissions were received (51 in total) from individuals and representatives of groups via Let's Talk and written submissions via email, handed into submission boxes, or in person.

Issues and Options

Analysis

For reserves designated under the Act and administered by the Local Authority a Reserve Management Plan is required as prescribed by Section 41. Public Notice for no less than two months is required to invite persons and organisations interested to send written suggestions on the proposed plan within the time specified.

Stage two public notification on the draft Plan closed on 31 January 2025. 13 submitters spoke to a hearing panel of elected members in support of their submissions on 25 March 2025 as allowed for under Section 41 (6):

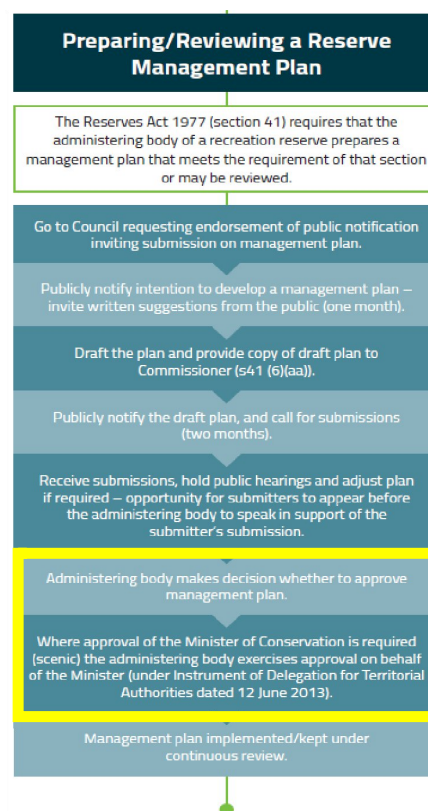
Section 41 (6) (d) states "before approving the management plan, or, as the case may require, recommending the management plan to the Minister for his or her approval, give every person or organisation who or which, in lodging any objection or making any comments under paragraph (a) or paragraph (b), asked to be heard in support of his or her or its objection or comments, a reasonable opportunity of appearing before the administering body or a committee thereof or a person nominated by the administering body in support of his or her or its objection or comments."

The draft Plan which was adopted for consultation on 29 October 2024 is informed by the Masterplan. It also aligns with the General Policies Reserve Management Plan and the District Plan.

The figure (right) illustrates where Council is at in the Reserve Management Plan process (highlighted yellow).

Significance

The issue is significant and was consulted on in line with the Council's Significance and Engagement Policy and Section 41 of the Act.



Options

The following options apply to the draft Plan stage two submission process:

1. Approve the draft Plan
Pros
The draft Plan is presented for adoption by the Department of Conservation as delegate of the Minister of Conservation and actions can proceed.

Cons
N/A
2. Do not approve the draft Plan

Pros
N/A

Cons
Council continuing to operate under the 2013 Reserve Management Plan, which does not have all of the relevant policies, leases and future developments. Actions to implement the Plan such as tenure of residential sites may not progress if not endorsed.
3. Further work is required
Pros
Status quo of current operational works continue until the approved Plan is approved.

Cons
Time delays may impact prioritised work and tenure agreement progress.

Community Views

Early engagement was initially held with Te Ao Mārama and Department of Conservation.

Submitters represented:

- Agencies and organisations – Environment Southland, Te Ao Mārama, Active Southland, CCS Disability Action, Fire and Emergency New Zealand, Heritage New Zealand Pouhere Taonga, The Southland Conservation Board
- Clubs – Southland Mountain Bike Club, Foveaux Riding Club, Disc Golf South, Southland Pony Club, Southland Astronomical Society, Te Piritahi a Rua Waka Ama Association (Te Tomairangi and Nga Hau e Wha marae)
- Licence Holders
- Informal Groups - Ōreti Sands User Group, walking group.

Summary of Stage Two Submissions

51 written submissions were received.

A Hearings panel convened on 25 March 2025 and listened to 13 submitters who spoke in support of their submissions. Deliberations were held on 1 April 2025 and proposed changes are noted in recommendations 2a-k.

Further to this, the draft Plan has been amended to incorporate recommendations 3a and 3b. Section "1.2 Community" was amended to include updated information acknowledging community feedback on the draft Plan which was added following deliberations.

Section 3.2.3.1 was updated, acknowledging those submissions raising an awareness that there are primary use activities (e.g. horse trekking, mountain biking) which do not lease areas of the Domain and there are also lease holders for activities that are managed under the Act. This is something that needed clarified within the draft Plan to ensure users were aware of the differences.

Implications and Risks

Strategic Consistency

The draft Plan aligns with the Long-term Plan's (LTP's) community outcomes and the Parks and Reserves Activity Management Plan.

Financial Implications

Implementation of the proposed draft Plan is not detailed within the LTP. A cost and funding plan will be developed and included in the implementation plan.

Legal Implications

The Act process has been followed for adopting and reviewing Reserve Management Plans, including public hearings following submissions.

A copy of the draft Plan was also provided to the Commissioner (Department of Conservation) and no feedback was received. The approved draft Plan will be provided to the Department of Conservation as delegate of the Minister of Conservation requesting it be adopted.

The Act sets out the framework and this includes public consultation to seek submissions and feedback on the draft Plan. Further legal issues have not been identified at this stage of the process.

The Act sets the framework for which leases and licences (occupation agreements) are to be managed on reserve land. Policy 9.3.2.11 of the draft Plan defines the future of how the residential occupants will be managed to the maximum 35 year tenure period, which was endorsed by Council on 24 September 2024.

Climate Change

A Climate Change Policy is incorporated in the draft Plan; however, this may need to be reviewed if there is a change in Council stance.

Climate change implications and responses are included within the draft Plan and project changes are not recommended as a result of consultation.

It is important to note that further detailed analysis and modelling is likely to be required to understand the climate change implications and benefits of Sandy Point Domain more fully.

Risk

Risk	Setting Council Strategy.	Failure to Disseminate Strategies to the Community Effectively.	Achieving Financial Resilience.	Failure to Establish and Maintain Relationships with Key Stakeholders.
	Development within Sandy Point Domain may proceed in a way that does not align with the Council's or Reserves Act 1977 broader strategic goals, or fails to meet political expectations, it could lead to conflicts or missed opportunities potentially setting a precedent for projects elsewhere. Reserves Act 1977 strategic goals misalignment may be identified by the commissioner (Department of Conservation) and provided back to Council.	Failure to effectively communicate and engage with the public can lead to breakdowns in relationships and support for Council initiatives.	Challenges in managing financial resources could lead to budget deficits and reduced capacity for essential projects impacting Council's financial resilience.	Unrealistic expectations from partners and stakeholders (e.g., mana whenua, community groups) regarding the reserve's development could lead to dissatisfaction or project disruptions.
Likelihood	Possible - Projects can sometimes deviate from larger strategies if governance oversight is weak and challenges with political priorities can occur.	Possible - Community projects often face scrutiny, especially if communication is lacking.	Moderate - Project cost overruns in large-scale developments, especially where environmental or infrastructure factors are involved.	Possible - Stakeholders often have high and varied expectations for community projects.
Consequence	Minor - Failure to meet expectations can lead to governance issues, delays, or negative public perception.	Minor - Public or legal challenges could delay the project, damage the Council's reputation, and increase costs.	Low - Cost overruns could affect the broader financial stability of Council or delay development.	Minor - Mismanaged expectations could result in damaged relationships or public opposition.
Source	Planning and Strategy.	Governance, reputation, legislative compliance and control.	Financial.	Governance, reputation, legislative compliance and control.
Council Appetite	Medium	Low	Medium	Low
Risk Rating	Low	Low	Low	Low
Matching Risk	Not Meeting Political Expectations and Uncoordinated Development That Doesn't Align with ICC Strategy.	Public or Legal Challenges.	Unforeseen Project Costs.	Unrealistic Partner and Stakeholder Expectations.

Next Steps

1. Council officers request that Council endorse the draft Plan to be requested for adoption by Department of Conservation as delegate of the Minister of Conservation.
2. Once adopted, Council officers will finalise, publish on website and update submitters, partners and stakeholders. Appendices will be separated on the website so as to be able to update them as needed and the document's sections will be digitised so they are easy to navigate through.
3. Council to update residential housing tenure occupation agreements.

Attachments

Attachment 1 – Sandy Point Domain Draft Reserve Management Plan 2025 - A5117780

Attachment 2 – Implementation Plan - A5566205

A5117780

SANDY POINT DOMAIN

Reserve Management Plan



[Insert Reserves Act Page signed

Sandy Point Domain Reserve Management Plan 2025

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RESERVE MANAGEMENT PLAN

SANDY POINT DOMAIN

Insert-MonthMay 2025 – Insert-MonthMay 2035

PREFACE

The Sandy Point Domain Reserve Management Plan has been prepared in compliance with Section 41 of the Reserves Act 1977.

The purpose of this Management Plan is to provide for and ensure the use, enjoyment, maintenance, protection and preservation as the case may require and, to the extent that the administering body's resources permit, the development of the reserve for the purposes for which it is classified; and shall incorporate and ensure compliance with the principles set out in the appropriate section of the Act.

The 2023 Sandy Point Domain Masterplan (Masterplan) is a key supporting document to this Reserve Management Plan. The Masterplan outlines challenges at Sandy Point Domain and proposes a staged process to address them. The Reserve Management Plan relies on the Masterplan to express the intentions for development at Sandy Point Domain.

This Management Plan shall be held under regular review to ensure that it remains relevant to changing circumstances and demands.

Caroline Rain

MANAGER - PARKS AND RECREATION

INSERT-DATEMay 2025

WĀHANGA TUATAHI – KUPU WHAKATAKI ME TE WHAKAMĀRAMA / PART ONE – INTRODUCTION AND BACKGROUND

1.0 *Kupu whakataki /Introduction*

Comprising 2,211 hectares, Sandy Point Domain (The Domain) is a large and significant open space for Invercargill City Council (Council), mana whenua, stakeholders and the wider community. Situated between the Ōreti River and Foveaux Strait, the Domain is highly valued as vast reserve with a variety of landscapes where multiple recreation activities can occur, some of which would be difficult to locate elsewhere on land managed by the Council.

As one of the few remaining native forest areas within the Invercargill urban environment, the Domain offers the Invercargill community an important recreational resource providing opportunities such as picnicking, play, walking, dog walking, running, cycling, horse riding, turf sports and motorsports. The Domain provides a setting where Māori heritage, indigenous biodiversity and forestry are valued.

A Masterplan outlines intentions for development at the Domain at a conceptual level.

This Reserve Management Plan (RMP) reflects the needs, values and aspirations of the community. The RMP has been prepared in consultation with mana whenua, key partners and stakeholders and the community.

1.1 **Te hono ki te mahere matua / Relationship with the Masterplan**

The Sandy Point Domain Masterplan guides priorities for development of the Domain (with a 50 year time horizon) and supports implementation of the RMP. The Masterplan is not formally required as part of this RMP but is consistent with the vision, guiding principles, objectives and policies. Council sought feedback on the Masterplan whilst formally consulting on this plan to ensure that both plans remain aligned. The RMP refers to the Masterplan and objectives and policies in the

RMP support development that is consistent with the Masterplan. The Masterplan sets out Council's intentions for developing The Domain.

1.2 Pēhea te whakawhanake i tēnei mahere / How this plan was developed

This plan has been prepared in consultation with mana whenua, key stakeholders and the public using the process set out in Section 41 of the Reserves Act 1977 (The Act).

Classification

The Recreation Reserve classification of all land in the Domain has been reviewed as part of the process of developing this RMP, in accordance with Section 16 of the Act 1977 to ensure land is classified according to its primary purpose.

Mana whenua

Ngāi Tahu ke Murihiku are mana whenua for the rohe containing the Domain.

In giving effect to the principles of Te Tiriti o Waitangi / the Treaty of Waitangi and other legislation, such as the Reserves Act 1977, Council has involved mana whenua in the development of this RMP and the Masterplan from preliminary stages. The development and strengthening of mutually beneficial working relationships between Council and mana whenua will enable mana whenua to strengthen their connection to taonga within the Domain and ensure their tikanga (customs), kawa (ceremony or protocol) and mātauranga Māori (Māori knowledge) are able to be passed on to future generations.

Accurately identifying mana whenua values in the Domain is important and enables mana whenua to work with Council to preserve and nurture the physical and spiritual aspects of these values in ways which may practically express kaitiakitanga.

Community

The community provided feedback 30 September – 15 December 2023 during the first stage of public notification, and again on the draft RMP from 9 November 2024 – 31 January 2025. Hearings were held on 25 March 2025 and deliberations on 1 April 2025. Feedback has informed development of this draft RMP, and the vision for the reserve, reserve values park and the guiding principles of this plan RMP set out in Sections 5.0, 6.0 and 7.0.

1.3 Te aronga me te hōkaitanga o te mahere / Purpose and scope of the plan

The purpose of this reserve management plan is to provide certainty for the function, management and development of the Domain and to ensure management decisions are consistent with the Act.

To achieve this purpose, the RMP:

- Speeds up decision making by providing a common understanding in the community of how the reserve will be managed;
- Simplifies administration by providing clear policy statements with regard to the reserve, which will achieve consistency in decision making;
- Ensures that these decisions will take into account the broad public interest, rather than being made on an ad hoc basis;
- Is clear about general intentions and attitudes while retaining the flexibility to deal with matters of detail on their individual merits within the general framework;
- Identifies the natural, spiritual, and cultural qualities of the reserve and ensures their protection;
- Provides the means of resolving or minimising conflicts between users of the reserve;
- Provides for protection of iwi heritage values from ongoing demands.

In accordance with ~~section~~ **Section** 41 (3) of the Act this RMP shall:

“Provide for and ensure the use, enjoyment, maintenance, protection, and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development, as appropriate, of the reserve for the purposes for which it is classified.”

The RMP enables Invercargill City Council to establish the desired mix of use, development and protection for the Domain and sets out policies to guide day to day management.

It is a high-level policy document rather than a detailed operational plan.

The objectives, policies and actions in this RMP will be implemented through:

- Collaboration with mana whenua, stakeholders, the community and other agencies.
- Council's Activity Management Plan, Long Term Plan and Annual Plan processes.
- The operational work plans.
- The programme of projects adopted by Council.

Management policies in the RMP have been revised to only include policies that are specific to the reserve. Policies not listed in the RMP are covered through the General Policies Reserve Management Plan 2023 (General Policies RMP) to avoid repetition. Policies reflect the needs of current and future users and to be consistent with current 'best practice' management procedures.

1.4 He aha kei te korahi o tēnei mahere / What is in scope of this plan

The RMP applies to land within the Domain for which Council has decision-making responsibility. Council is required under the Act to prepare management plans on the reserves it manages. Management plans contain policies on the long-term maintenance and development of the reserves. Land owned or vested by Council is included in this RMP, as shown by the boundaries on the plan (Appendix 1).

Out of Scope

Although the beach (between the sand dunes and the water) and the Ōreti River directly adjoin reserve land, they are not managed by Council and so actions to address impacts and opportunities in relation to these will be undertaken by Council in collaboration with agencies who have decision making authority under their legislation requirements (e.g. Land Act 1948, Coastal Plan).

1.5 History/Background

The Domain is recognised as an outstanding natural feature and landscape within the Invercargill City District Plan (District Plan). In ecological terms, the Domain is considered an area of national importance, as one of the few remaining examples of dune development and vegetation sequence left in the country.

While the area has been significantly modified by humans in the last one hundred years with only a few original, mature trees remaining, the native vegetation is exhibiting strong regenerative qualities and it is hoped that the bush will eventually return to something near its Pre-European Settlement state. Much of this vegetation is identified as significant indigenous vegetation under the District Plan.

With suitable management objectives and treatment, these areas of indigenous vegetation will have an important conservation and ecological value to the City in preserving flora, fauna, historic, wetland and landscape values for future users of the Domain.

The District Plan maps also indicate the area as "coastline most prone to erosion". Recognising the Domain's fragile existence in terms of erosion mitigation is important to maintaining the area as an asset to the city. Maintaining a healthy vegetation cover is a prime management objective and why farming was so unsuited to the area. As well as retaining soil to the area, the existence of a healthy vegetation cover is essential to the well-being of indigenous biodiversity.

The Act requires that indigenous biodiversity present on a reserve is managed and protected in a way that is compatible with the principal or primary purpose of the Domain. The management of the Domain provides opportunities to:

- Enhance indigenous biodiversity through weed and pest management measures.
- Encourage restoration planting in the Domain to implement the 2024 Masterplan.
- Demonstrate best environmental practice and sustainability.
- Undertake revegetation to mitigate the impacts of climate change.
- Contribute to improving water quality in the Domain, the New River and the Ōreti River.

1.5.1 Environmental – Flora and Fauna

The Domain contains nationally important ecological areas that are vital to the health of the Domain. The removal of farming practices has ensured the re-establishment of native vegetation in previously grazed areas. Maintaining and increasing the size of these areas is important as the native vegetation cover acts to protect the Domain from erosion as well as providing a habitat for native wildlife. Environmental areas are also important for education.

Indigenous biodiversity and ecosystem functions can be significantly threatened by some introduced plants and animals. It is anticipated that climate change is likely to increase the number and extent of invasive plants, invertebrates, such as

wasps, and pathogen incursions in the future. Council, in its responsibility for biosecurity within the region, will align management of pest with the Southland Regional Pest Management Plan.

1.5.1.1 Sand Dunes

Originally, as described in Smith's account of the local vegetation in 1924, a large amount of the Domain was covered in native bush and grasses as well as a number of natural lagoons. With the clearance of indigenous vegetation and the introduction of rabbits and farming practices, erosion became a major problem. The sand dunes that had been kept intact by vegetation were blown across the peninsula to the east and into the estuary.

Despite the introduction of marram grass and the stabilisation of these dunes the western edge of the Domain is highly vulnerable to any development changes.

It is important that any activity that may be allowed in this area is controlled and managed so as not to have any detrimental effect on the area. The low habitat of any vegetation and the openness that this creates makes any buildings or structures highly visible for some distance.



Sand Dunes at Oreti Beach covered with Marram Grass

1.5.1.2 Native Bush

In stark contrast to the open character of the coastal sand dunes, the native bush in the Domain creates a sheltered calm environment for a variety of flora and fauna. The remaining stands of native vegetation at Kilmock Bush and Daffodil Bay are of high environmental importance, improving the stability of the Domain.

These forests are dominated by regenerating tōtara stands but, as they return to their original state, the biodiversity of the area is increasing to include a number of other species.

The domination of tōtara in the forest is something that is relatively unique to the Southland coast and gives the landscape a local character. Many of the trees have been wind-blown, growing almost horizontally in a tortured habit.

It is important that holes in the canopy layer are not created as they can change the sub-canopy conditions as well as increasing the opportunity for wind throw.

The regenerative qualities of the bush are strong with the bush line continually moving outwards.



1.5.1.3 Forestry

From small beginnings as a means of erosion control and the provision of shelter, forestry is now a major management area of the Domain. Council is the owner of the forest and engages a forest management firm to oversee forest operations on its behalf.

Plantings since 1946 have been for the production of forest. Covering approximately 976 hectares in *Pinus radiata* or *Macrocarpa*, plantations have had a major impact on the local landscape character of the Domain, creating single species forests that are significantly taller than the indigenous forest. Pine forests allow some native undergrowth to occur but generally the resultant acidic soil conditions are not conducive to the establishment of native bush. Rapid re-growth of native species are able to occur amongst the shelter of the plantations.

Plantations have materially assisted with sand stabilisation and the protection of the Domain. From an amenity point of view they provide valuable shelter for users of the area, provide new habitats and are part of the changing localised weather conditions. They contribute to the recreational opportunities of the area (walking tracks, horse trail clubs use them for organised horse riding, orienteering and mountain biking) enhancing the scenic values of some parts of the Domain and, no less importantly, provide revenue for the benefit of Invercargill citizens. It is envisaged in the future that recreational activities in forestry areas will increase.

One side benefit from forestry is the upgrading of the Domain's roads. As the plantations come into production and logging traffic becomes more frequent it will be necessary to improve the roads. That will have to be paid for from forestry income and it will greatly benefit all users of the Domain.

Sound forestry management over recent years has greatly improved the quality of the timber produced in the plantations.



Mountain Bike Area

1.5.1.4 Climate Change

Climate change will result in changes to natural physical processes, ecosystems and habitats on many of the local parks, including the Domain. Altered weather patterns may have negative impacts such as an increase in plant and animal pests and the spread of pathogens.

It could also change recreational access to areas if the ground is saturated for longer periods. The Domain is vulnerable to coastal inundation and erosion, flooding and land instability. Parks and open spaces and other community infrastructure can play an important role in increasing community resilience, by providing meeting places and opportunities for people to meet and talk and specific infrastructure such as access to drinking water.

Risks from natural hazards are expected to increase as a result of climate change, with sea levels rising and an increase in the frequency and severity of storms. Over the next century changes to the nature and extent of coastal hazards could potentially result in



High River Levels at Rowing Club

loss of parkland or park access, inhibiting the ability of residents to use and enjoy the park. Currently, there are issues with flooding around the eastern side of the park. Ōreti Beach and Ōreti River are significant waterbodies that have a relationship with wai (water) in the park.

The review of the current coastal bylaw, managed through Environment Southland, will be the primary delivery mechanism for adapting to change in the coastal environment. Decisions made on addressing coastal hazards will need to align with this framework and any site-specific coastal hazard assessments.

Lidar Data collected in 2023 by Environment Southland is illustrated in the ~~2023 Sandy Point Domain~~ Masterplan. It addresses implications caused through ongoing sea level rise and flooding impacts which will inevitably affect assets and infrastructure, including buildings, facilities and sports fields. Inundation Modelling presented in the Masterplan was influenced by the Tonkin and Taylor Report on ICC Climate Change – Gap Analysis and Coastal Inundation Levels in 2022.

The Southland Sports Fields Strategy 2023 mentions that some fields are threatened by potential coastal inundation and managed retreat from these fields maybe the only cost-effective solution in some instances. The strategy identifies that sports fields can be developed and operated in a way that minimises any carbon neutral footprint. Suggestions include introducing energy efficient and time controlled lighting, select high carbon sequestering native species and maximise planting opportunities.

~~At the other end of the scale, fire can also cause large scale impacts (droughts and wildfires) if not controlled or managed efficiently. Access to water for emergency services and maintenance of firebreaks is therefore important to ensure fires can be managed effectively.~~

1.5.1.5 Lagoons

Revegetation planting around Silver Lagoon has re-established indigenous vegetation around the largest remaining lagoon in the area.

The tussockland is a part of an ephemeral wetland complex between Silver Lagoon and coastal dunes, showcasing this area as a significant ecosystem type.

A number of smaller lagoons also exist and it would be desirable to create vegetation linkages between these areas. Vegetation is predominantly *Cordyline australis* and *Phormium tenax*. *Chionochloa rubra* in low areas and grey scrub species (*mingimingi*) on dune crests. They provide excellent habitat protection for wading birds.

The removal of grazing stock and farming practices from the area in the past has allowed areas that had previously been unable to revegetate to recover.

Some areas are becoming covered in a mix of bracken ferns and *Muehlenbeckia astonii*, providing good nurse crop conditions for native seedlings.

In time, and with assistance, the area will regenerate into an important wildlife site as well as increasing the biodiversity.



Silver Lagoon and additional plantings on edges

1.5.1.6 Erosion and Erosion Control

The introduction of rabbits and the loss of indigenous vegetation has caused significant erosion problems at the Domain and beyond which could not have been foreseen at the time.

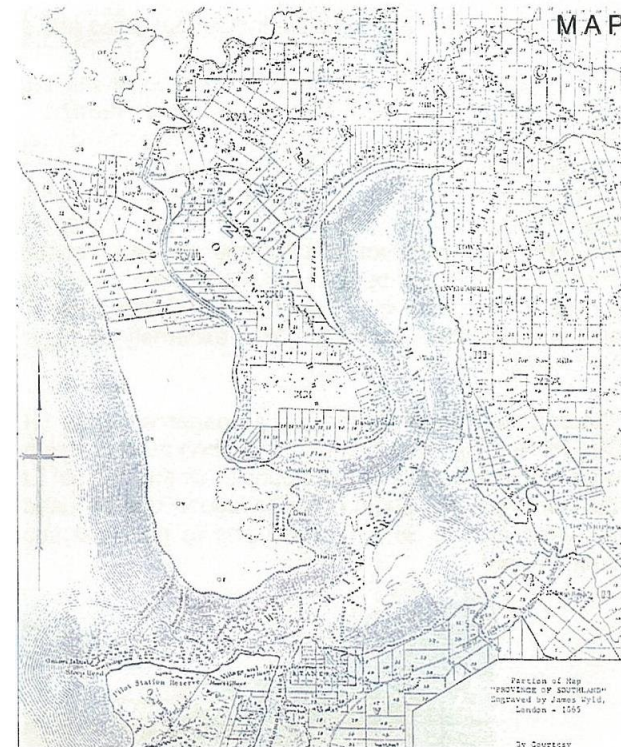
Early records indicate that in pre-European times there was quite a good depth of water in the New River Estuary. A map dated 1865 shows soundings of the water in the main channel of the estuary and the deepest recording is 19 feet. It would appear that hearsay accounts of the depth of water in the estuary very much over-estimated its depth.

As well as general erosion over the whole Domain, serious erosion also occurred along the foreshore of Ōreti Beach where a large section of fore dune, some two kilometres long, eroded away. That erosion occurred sometime between 1865 and about 1880. The sea washed in and created a large bight south of what is now the main entrance to the beach.

As early as 1886, concern was expressed that the sea might break through to the Ōreti River at that point and turn the Domain into an island. As well as the rabbits, the occasional fire, overstocking and the removal of trees for timber and firewood all contributed towards the erosion. Apart from marram grass the most successful of Thomas Waugh's introductions were the tree lupin (*Lupinus arboreus*), broom (*Cytisus scoparius*) and the elder (*Sambucus nigra*), all of which do so well in the Domain.

Marram grass planting, forestry and revegetation using indigenous plant species have improved the stability of the dunes and reduced erosion.

1.5.1.7 Geology and Geomorphology



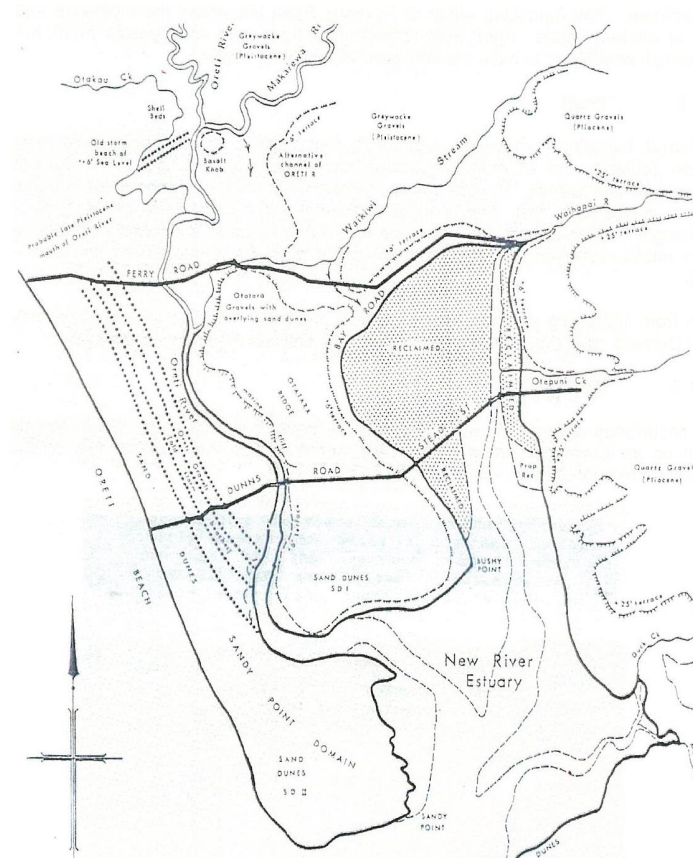
Historical Map showing the old estuary before reclamation and filling

In geological terms, the Sandy Point peninsula is of very recent origin and was probably formed mainly within the last 6,000 years. It is believed that the greatest influences on the formation of the Domain and the surrounding area have been the two high sea levels of the Pleistocene period. These two sea levels were approximately eight meters and two meters above the present day mean sea level.

The shingles of the Domain are mainly greywacke with some quartz and small quantities of granite and other pebbles of Fiordland origin. Some of the old storm beach shingles contain numerous shell fragments. The sands of Ōreti Beach are medium to fine while the wind deposited sands inland are mainly fine sands. At low tide, extensive mud flats are exposed in the New River Estuary along the eastern shore of the Domain. These mud flats consist of soft, viscous organic sediments to sandy sediments. In shallow embayments, where there is estuarine vegetation such as *Scirpus* or *Leptocarpus*, there may be a surface layer of black anaerobic mud.

Behind the littoral dune system, and between the lateral dunes, lagoons and ponds used to be common. Lagoons also occurred in the troughs between the old storm beaches. Some of the lagoons were quite extensive, being several hectares in area. Unfortunately, with the severe erosion which commenced in the 1880s and continued up until the 1920s or later, many of them were filled in with wind-blown sand. Lagoons in the troughs of the old storm beaches were also destroyed by shingle extraction operations.

The largest remaining lagoon is that known as Silver Lagoon, which is situated in the central part of the Domain. A number of the old gravel pits have now become filled with water to form permanent ponds. They supplement the natural ponds



and provide valuable flora and fauna habitats. Hundreds of years of vegetation cover produced a top layer of black sandy humus which was very fertile. Unfortunately, from the 1880s onwards, most of that top layer was stripped away by wind erosion. With the protection which has been afforded to the Domain since the 1940s, this humus layer is once again becoming evident.

1.5.1.8 Shingle Extraction

For many years, the Domain was a source of shingle and, in the early days of Invercargill, it made a considerable contribution towards the building of the town.

Shingle was used for roading and the manufacture of concrete. Shingle pits were opened up at the southern end of the old storm beaches and shingle was transported by lighters across to Invercargill.

A cutting in the riverbank about 800 metres north of the Te Ara a Kewa Waka Ama Trust marks one of the landings where shingle was loaded onto the lighters. The lighters were either loaded by wheelbarrow or by small tip trucks which were pushed by hand along wooden rails.

The actual shingle workings are marked by a series of depressions and ponds which follow the old storm beaches and extend northwards from the Te Ara a Kewa Waka Ama Trust.



An old lagoon in the bush behind Daffodil Bay in 1924. Drifting sand later caused it to disappear

Unfortunately, shingle extraction has laid waste in quite large areas, although one small benefit has been the ponds that were created. Some of them have become quite good wildlife habitats and, with future sympathetic treatment and plantings, they can be further enhanced. In fact, the area on the northern side of Dunns Road is naturally revegetating the old shingle workings with the original type of plant cover becoming predominant. Shingle extraction no longer occurs at the Domain.



Old gravel pits have been developed into wetland areas with the rising water table

1.5.1.9 Flora

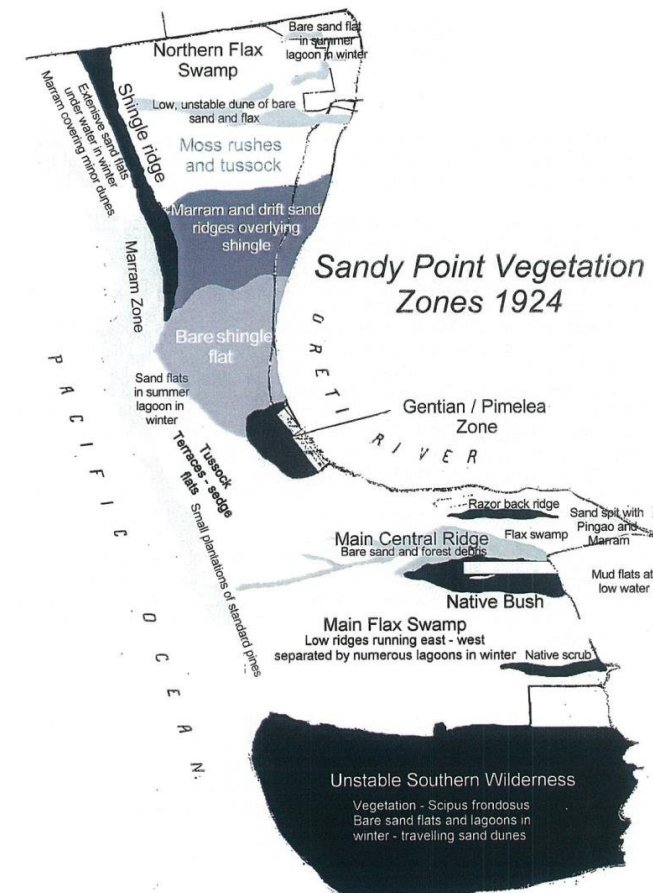
The Domain is rich in indigenous plant species and it also contains an interesting and varied selection of vegetation habitat zones. Although little of its botany was recorded in earlier years, it is fortunate that CM Smith (1924) made the first detailed records of the main vegetation zones existing at that time. These are shown on the map.

The vegetation zones as defined by Smith are as follows:

- (i) Marram Zone.
- (ii) Northern Flax Zone.
- (iii) Sand Fescue and Moss Zone.
- (iv) Sand and River Gravel Zone.
- (v) Shingle Zone.
- (vi) Gentian and Pimelea Zone.
- (vii) Tussock Terraces Zone.
- (viii) Main Central Ridge Zone.
- (ix) Native Bush Zone.
- (x) Flax Swamp and Lagoon Zone.
- (xi) Pīngao Zone.

A careful study of existing forest areas indicates that, formerly, the native forest was particularly luxuriant. In certain favoured sites there is evidence that this luxuriance is now gradually returning.

The increasing number of bryophytes and ferns, the luxuriance of the latter, and the more continually moist conditions in the deeper recesses of the forest are dramatic evidence of what happens when a rather severely degraded piece of native forest is given adequate protection and allowed to naturally regenerate.



Other areas have been greatly modified by burning, erosion, land drainage, sand and shingle extraction, the invasion of alien plants such as lupin, broom and elder, farming operations, the planting of forestry plantations and the conversion of areas for recreational use.

1.5.1.9.1 Marram Zone

The Domain and coastal dune grasses like marram, pingao and spinifex (and other coastal dune species) are vital to moderate sand movement, prevent erosion and support indigenous biodiversity.

1.5.1.9.2 Northern Flax Swamp Zone

The northern flax swamp zone extended from what was in 1924 the northernmost part of the Domain southwards to the northern part of Teretonga. Over the intervening years it has been heavily modified by land clearance for farming and recreational pursuits so that there is now little resemblance of what it formerly was.

1.5.1.9.3 Sand Fescue and Moss Zone

Like the northern flax swamp zone, it has been completely modified and no trace of it remains. The area is occupied by various recreational organisations, including the Southland Sports Car Club, Southern Motorcycle Club and the Invercargill Kart Club.

1.5.1.9.4 Sand and River Gravel Zone

Again, this zone has been completely modified. Gravel extraction and farming have been the prime modifying agents. The area is dominated by recreational organisations and forestry plantations with an isolated pocket of native vegetation remaining along Pit Road. It contains what is probably the last remaining remnant of *Netera balfouriana*, a plant which was formerly abundant in the sand fescue and moss zone.

1.5.1.9.5 Shingle Zone

Like the preceding zones, the shingle zone has been completely modified, principally because of the extensive shingle extraction which took place in the 1960s and 1970s. It is now occupied by forestry plantations and some farming.



Sand and shingle area in 1924

1.5.1.9.6 Gentian and Pimelea Zone

This small zone has also been completely modified and absolutely no trace remains of the two plants after which it was designated. It is partly occupied by forestry plantations, with the balance constituting an esplanade strip along the riverbank. At what used to be the site of an old loading jetty for gravel, some native vegetation has re-established itself in a small area.

1.5.1.9.7 Tussock Terraces Zone

The tussock terraces zone has also been completely modified and is now mainly occupied by forestry plantations with an area on the westerly side under farm lease.

1.5.1.9.8 Main Central Ridge Zone

Forestry plantations occupy a large portion of this zone. On its northern side, the only near original native vegetation is a tract of scrub and flax swamp along the riverbank. As there has been considerable accretion along that section of the riverbank since 1924, it is most unlikely that the original flax swamp (as recorded by Smith) is still in existence as wind-blown sand has probably filled it in.

Running down the middle of the zone, in a west-east direction, is a prominent dune ridge known as the razorback. On its southern side there is a comparatively large area of thickly tangled scrub comprising mainly elder (*Sambucus niger*) and pohuehue (*Muehlenbeckia australis*). This area contains regenerating native vegetation. The actual main central ridge is largely covered with regenerating native forest and is contiguous with the native bush zone.

1.5.1.9.9 Native Bush Zone

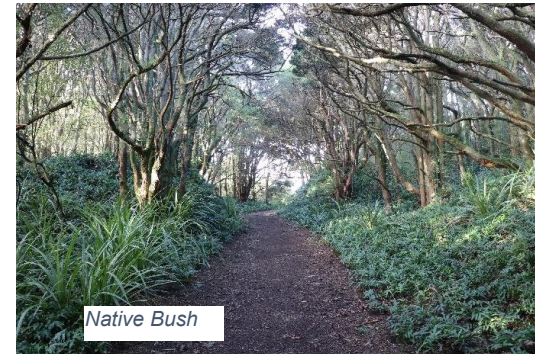
This zone is still primarily clad with its vegetation cover similar to pre-European settlement.

Kilmock Bush is included in this zone. As previously stated, the recovery in the quality of the forest over the past 30 to 40 years has been quite dramatic and, with the protection which it enjoys today, it can be expected that the improvement will be even more rapid.

The regeneration of trees, shrubs and other plants is evident in most areas, while in the heart of the bush there are moist gullies and hollows in which tree ferns flourish along with dense colonies of the crown fern (*Blechnum discolor*). In these moist recesses of the forest, mosses and lichens are starting to become a more prominent part of the vegetation and are indicative of the increasing and more permanent humidity.

As stated in the historical summary, the native forest of the Domain is unusual in that it occurs on sand dunes. It is also greatly influenced by strong, salt-laden winds which modify the exterior of the forest and induce some unusual tree forms. Few examples of this kind of forest now exist in New Zealand and, for that reason, the continuing conservation of the remaining areas in forest in the Domain is important.

The Domain's forest is Podocarp-mixed broadleaf and it contains all of the principal forest Podocarps. The tōtara (*Podocarpus tōtara*) is the principal regenerative tree and in places it forms dense thickets. Matai (*Podocarpus spicatus*) is the next common tree, although it is confined mainly to older specimens and is not showing the same capacity for regeneration.



In the forest behind Daffodil Bay, a few mature Miro (*P. ferruginens*) remain and there are also a number of fine young regenerating Miro.

Rimu (*Dacrydium cuppressinum*) was apparently formerly abundant but was decimated by timber cutting in the late 1800s and in the early 1900s by fishermen stripping the bark from living trees so that they could tan their nets and sails. No mature rimu remain and there are now only a few young trees.

The tōtara trees (*Podocarpus tōtara*) on the Domain suffered a similar fate.

In past years the stripping of tōtara bark became an uncontrolled activity, as traditional customs became forgotten and many trees suffered severe damage. Some thin-bark tōtara (*Podocarpus hallii*) also grows on the Domain but it is not common.

Kahikatea (*P. dacrydiodes*) still exists as a few mature trees escaped axe and fire and, no doubt, as time progresses it will commence regeneration.

1.5.1.9.10 Flax Swamp and Lagoon Zone

Although much of this zone has been severely modified by drift sand, drainage, cultivation and farming, sufficient still remains to give an idea of how the whole area once appeared. Formerly it was the largest flax area in the Domain.

The topography is of low ridges which once separated the numerous scattered lagoons. Now only a few lagoons remain and most of those are very shallow so that under dry conditions they may lose all of their water.

To the south-west of the native bush zone, a fine example of flax/harakeke (*Phormium tenax*) and cabbage tree/kōuka (*Cordyline australis*) swamp still exists where Daffodil Bay Road joins to Sandy Point Road.



The largest lagoon in the Domain is Silver Lagoon, which feeds Cooper's Creek. It is approximately 3 hectares and is one of the most important wetland habitats on the Domain.

There are also significant areas of red tussock (*Chionochloa rubra*)/haumata/flax swamp communities to the north-west of the Domain.

1.5.1.9.11 Pīngao Zone

This zone formerly occupied the whole southern portion of the Domain and its name was derived from the pīngao (*Desmoschoenus spiralis*), a sand binding plant which was the predominant vegetation of that area.

Marram grass, tree lupin and elder have, sadly, all but eliminated the pīngao.

In 1966 a large portion of this zone was leased out to various individuals for private forestry purposes and since then most of the leased areas have been planted with pine trees.

Conclusion

Native vegetation of the Domain is important. It constitutes the richest area within close proximity to Invercargill as more than 220 different native plants have been recorded there. It is also important because of the variety of plant habitats and the nature of the area in which they occur. The proximity of the Domain to Invercargill (no more than 15 to 20 minutes) makes it a valuable educational resource. It is within easy reach for school parties for outdoor education, thus avoiding the necessity to make long journeys for the purposes of studying plant ecology.

Some of the plants which grow on the Domain do not occur elsewhere in the Invercargill district, while others are uncommon. The Domain was the type of habitat for *Gunnera albocarpa* which was discovered by Thomas Waugh in February 1895. This species was not present when inspected on site in 2012.

All native plant areas which have a significant value should be rigidly protected and, where possible, enhanced through the control of alien vegetation and the replanting of suitable species.

See Appendix 6 for a detailed list of plant species present in the Domain.

1.5.1.10 Fauna

With some 80 odd species of birds recorded in the Domain and its environs, the site provides an important habitat.

Although important for all species, the Domain is especially valuable as habitat for wetland species, especially the Australasian bittern and the grey teal.

Where possible, particular habitat areas will be enhanced by the improvement of the vegetation or by the provision of nesting facilities.

The importance of the New River Estuary as a breeding ground and nursery for flounder and sole cannot be stressed enough. However, that resource is very dependent upon the quality of the water.

See Appendix 6 for more detailed information on invertebrates, insects and habitat areas including information obtained by way of previous studies.



A photo of Sandy Point around the 1920's showing the formation of lagoons and sand drift

1.5.1.10.1 Vertebrates

The vertebrate fauna of the Domain has been reasonably well documented, although not so much is known of the introduced vertebrates.

1.5.1.10.2 Fish

Some 14 species of fish have been recorded from the waters on and around the Domain. Most occur in the New River Estuary with only one or two fresh-water species occurring. If the waters off Ōreti Beach are taken into account, the numbers of marine fish would no doubt be extended.

Some of these fish play quite an important part in the recreational activities of the area - however, the effects of pollution in the estuary probably deter quite a number of people from fishing in those waters.

Flounder fishing is reasonably popular in the cleaner waters towards the mouth of the estuary, at the southern end of the Domain and off parts of Ōreti Beach.

Fishing for estuarine and sea-run brown trout occurs in the Ōreti River and, at a bend just north of the Te Ara a Kewa Waka Ama Trust, fishermen can be seen at most times of the year.

During the late spring and early summer months, yellow-eyed mullet swim up the river. A favourite fishing spot for them is in the vicinity of the Dunns Road Bridge.

Whitebait/Īnanga travel into Cooper's Creek and possibly one or two of the side channels which drain the Ōreti River. Eels also exist in Silver Lagoon.

Bradley*¹ recorded that at certain times of the year red cod could be caught in large numbers downstream from the Dunns Road Bridge. He also stated that barracouta are sometimes caught in the same area.

See Appendix 6 for a detailed list of Fish species.

¹ *Southland Catchment Board comments on Management Plan, 31 August 1989.

1.5.1.10.3 Amphibians

Two species of introduced frog occur and they form quite an important part in the ecology of the area.

The golden bell frog (*Littoria raniformis*) is found mainly in the ponds in the northern part of the Domain and, together with its tadpoles, probably provides one of the principal sources of food for the bitterns which frequent the area.

The brown tree frog (*Littoria ewingii*) occurs in practically all parts of the Domain and it is found wherever there is sufficient moisture for the adults to survive. At night and on rainy days, the chirping of the adults is a distinctive feature. The tadpoles of the brown tree frog and, probably to a lesser extent the adults, form part of the bittern's diet.

A skink and two gecko species, including the green tree gecko, are said to occur (L Ryan pers. comm.).

1.5.1.10.4 Birds

Birds which occur on and around the vicinity of the Domain have been well documented; although with the migratory species there is no doubt that continued observation will provide recordings of additional species. There is no doubt that for the nature lover, birds are one of the main attractions of the Domain and its environs.

A good variety of land birds and waterfowl occur at most times of the year, but it is around the shoreline and on the waters of the New River Estuary that the greater number of species may be observed.

The Southland Acclimatisation Society [now Fish and Game New Zealand Southland Region] pointed out the importance of the Domain as a wildlife habitat, particularly as a wetland area, in a submission for the 2001 Sandy Point Management Plan. The submission emphasised the richness and abundance of the waterfowl and other wetland species of birds, and made a strong plea for the retention of the present habitat areas and the restoration of the Silver Lagoon area.

Silver Lagoon was situated on a large area of farm lease and in the late 1960s was largely drained as part of farming operations. Since the Society made its submission, Silver Lagoon has been taken out of the leasehold area and has been restored to its former state.

The Domain's wetlands are an important breeding ground for the shoveler duck (*Anas rhynchos*). The shoveler duck is a selected breeder and quite large numbers inhabit and breed in the Domain.

Grey Ducks breed there occasionally.

The Domain would be one of the few places in New Zealand where bitterns (*Botaurus poiciloptihis*) occur within 15 minutes of a large population centre.

Fernbirds (*Bowdleria punctata*) used to occur in the flax swamp in the vicinity of Silver Lagoon but it is understood that they were exterminated by an accidental fire which commenced on the farm lease in 1964. A study was undertaken in 2024 by a Southern Institute of Technology Student. It was discovered that fernbirds were present at 2 of the 4 sites surveyed in the Domain. These locations were north of the end of Christies Road and near Silver Lagoon. This **flax swamp** **has** **ussockland** **has** made a very good recovery and there are strong indications that **fern bird** exist.

At least 86 different species of bird have been recorded in the Domain itself or on the surrounding waters. Consequently, the importance of the Domain as a wildlife habitat cannot be over-stressed. All existing habitat areas should be retained and, where necessary, enhanced by planting with suitable vegetation.

Particular attention should be paid to the old shingle pit areas where there is a great deal of scope for enhancement so that the wildlife values of those areas are improved.

Where possible, significant wildlife habitats in areas of leasehold land should not only be protected from the damaging effects of grazing animals but also efforts should be made to improve the quality of such habitats.

1.5.1.10.5 Mammals

All of the land mammals which occur on the Domain are introduced and one of the earliest (the rabbit) had a disastrous effect on the area. Today, naturalised land mammals are not particularly conspicuous, although two may be regarded as being relatively serious pests - opossums and cats.

The establishment of a shore whaling station about 1836 probably saw the introduction of rats and mice - however, the rabbit was the first recorded land mammal to be deliberately introduced to the Domain area, apart from domestic animals.

See Appendix 6 for a detailed list of mammals present in the Domain.

1.5.2 Cultural and Historic

1.5.2.1 Ngāi Tahu Association

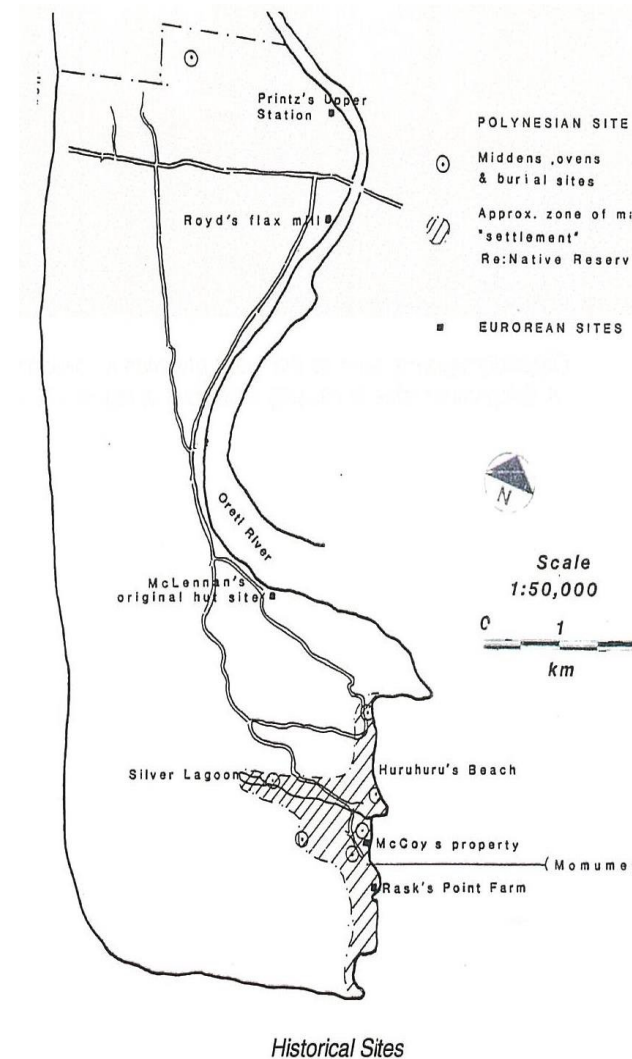
Ngāi Tahu had and continues to have an enduring relationship and connection with Ōue, Sandy Point.

In 1851 Walter Mantell was commissioned to acquire lands for the Crown from Ngāi Tahu. As part of this Mantell had an important hui on 22 December 1851 with 60 Ngāi Tahu (including Patuki, Te Au, Paitu, Horomona Patu and Huruhuru) who had come together at Ōue to discuss their reserve boundaries (Sorrell, 2006; Waitangi Tribunal, 1991a). Here, Mantell attained an agreement for the Murihiku purchase, yet, while the chiefs had agreed to sell, there was not a clear agreement on the land (Waitangi Tribunal, 1991a). He also marked off reserves for Ngāi Tahu at Ōue (Waitangi Tribunal, 1991a) and the Ōue Native Reserve, covering 172 acres, was established in 1853 as part of the Murihiku purchase.

Two Kāika, or villages, formerly existed when the first Europeans visited the area. The larger one was Ōue Kāika, situated in the south-eastern corner of the native reserve.

Up until the 1870s the second Kāika, known as Noki Kāika, had existed on a native reserve in the vicinity of Hatch's Hill and Huruhuru's Beach.

In his 1852 census, Mantell records only twelve Māori living at the village of Ōue. According to an early map, Ōue (the principal Kāika) was in the vicinity of Cooper's Creek near where cribs are currently situated. Huruhuru was once chief of Ōue and his name is commemorated at Huruhuru's Beach.



Evidence of Māori occupation exists in various parts of the Domain and most archaeological sites are within the boundaries of the main area of Environmental Zone. Some archaeological sites occur in other Zones and no doubt others have yet to be found.

Middens are the most common evidence of the Māori occupation of the Domain. Māori burial sites are also recorded in both the historical and archaeological records on Sandy Point. Honekai²'s brother Pukarehu was buried on Sandy Point Peninsula, towards the southern extent of Ōreti Beach in the sandhills (Graham, 1998).

While the abundant supplies of birdlife, fish and shellfish were obviously the main attractions to the Māori inhabitants, there was also another factor which was important to southern Māori. This was the tōtara bark which was used for making kits or pōhā fīfī in which the mutton birds (or fīfī) were stored and transported. The fīfī were packed in inflated kelp bags which were strengthened with splints of tōtara bark tied around the outside.



Middens are the most common evidence of the Māori occupation of Sandy Point.

The taking of tōtara bark was supposed to be carried out with all due regard for the environment. Charles Rask, whose family settled at the Domain in the early 1870s and lived there for almost six decades, said he had seen the Māori build canoes out of tōtara trees and the Māori children also built handsome little canoes out of tōtara bark. He also commented he had seen Māori wrap the bodies of their deceased in tōtara bark for burial.

It is recorded that tōtara trees in the forest were used for the supply of this bark for many years after the two villages were abandoned. From this, it may be deduced that the tōtara was always an abundant tree on the Domain. One or two old mature tōtara still exhibit prominent scars where the bark was stripped in bygone years and because of that they have a historical significance.

Ōreti Beach and the wider Domain area both have important cultural significance for Māori – from being a harvesting ground for toheroa, to a great resource for harakeke (flax), and more. The beach itself was a traditional route for Māori to get around the peninsula to Aparima (Riverton) and beyond. The leg between Ōue and the beach was referred to as

² Honekai was a descendent of Tu-te-ahunga and the son of Te Hau-tapunui-o-Tu, a Ngāi Tahu chief who was established between Ngāi Tahu and Ngāti Māmoe in the south (Beck, Macfie & Esler, 2007). He resided at Ōue in the 1810's and 1820's. Following the death of Honekai many of his people relocated to Ruapuke Island.

Te Ara PakiPaki and the leg from the beach towards Aparima was referred to as Mate a Waewae (Graham 1998). The Ōreti River also made a good travel and trade route as far as Mavora Lakes, providing access inland and providing places for mahinga kai and pounamu.

See Appendix 5 for more information.

1.5.2.2 European History

The European history of the Domain pre-dates that of Invercargill. Europeans very likely visited the area at least as early as 1830.

In 1836 a shore whaling station was established at the Domain by Joss and Williams. This whaling station was said to have been in the vicinity of the Māori Village of Ōue. A second whaling station was established at Omaui in the same year by Brown and Carter.

The try pot on display at McCoy's Beach is often thought to have been one of those used at the Ōue station. It is now believed to have come from Lewis Ackers' property north of the Dunns Road Bridge.

At least one of the hands employed at Ōue - namely, Owen McShane - eventually took up land on the Domain. Henry McCoy is said to have settled at the Māori kāika at Ōue in 1841, while McShane settled in 1836 or thereabouts.

One of the old anchors displayed at McCoy's Beach is popularly supposed to have come from the wreck of the Lynx. However, information from the Maritime Museum in Wellington proves that neither of the two anchors could have come from the Lynx.

In 1913 Cuthbert Royds constructed a flax mill on the banks of the Ōreti River, just a little south of where the old cottage stands. This mill was later shifted south to McLennan's Flat where it operated for a year or so before being shifted back to its original site.



Under various owners, this flax mill continued operating until it closed in 1970. The various owners had flax-cutting rights over the extensive flax swamps of the Domain. Flax less than four feet in length was not allowed to be cut, nor was it permitted to cut flax that was growing on the tops of sandhills.

The lessee was not allowed to cut flax during severe continuous frosts or during the months of June and July.

1.5.2.3 Farming

Farming has played a major part in the Domain's history since 1938 when early whalers took to life ashore to graze sheep and cattle. Initially farming activities were confined to a relatively small area but in 1889 much of the Domain was let to Kenneth McLennan, who appears to be the first official lessee taking up the 'Sandy Point Run'.

Heavy grazing, together with associated activities such as burning off and the introduction of rabbits in no small part were responsible for accelerated erosion, which proved to be so devastating for many years.



Kenneth McLennans cottage on the old flaxmill site in 1987, shortly before it was destroyed by fire

As the land became more impoverished, grazing was virtually confined to sheep. Intensive cattle grazing by lessees have caused considerable degradation of the area and most of the remaining red tussocks (*Chionochloa rubra*) have been browsed almost to extinction. Cattle are also extremely damaging to the New Zealand flax (*Phormium tenax*).

At the commencement of the 1989 Management Plan, 344.98 ha were leased for farming practices but since then farming leases have been relinquished and this area is now back in the control of the Council. Of the original Lawton lease, the drier areas to the north and the south of Silver Lagoon can be used for afforestation, while the wetter area around Silver Lagoon and to the west should be incorporated into a wetland system.

1.5.2.4 Sawmilling

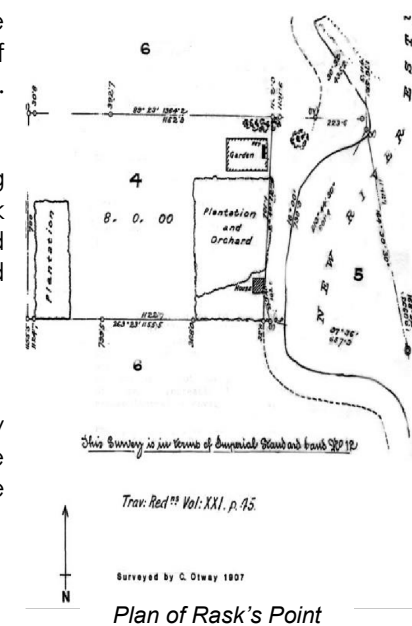
Sometime in the early 1880s the then Land Board gave the best piece of bush to saw millers. This was the bush at Daffodil Bay and, although most of the large trees were removed, sufficient bush still remains to give an indication of what the appearance of the area once was.

Kilmock Bush was also milled.

1.5.3 Recreation

In 1928 the Ōreti Beach Association was formed. It organised carnivals on the beach and the money raised was used for constructing shelter sheds and conveniences.

The Ōreti Beach Association slowly began to assume a wider interest in the area and in 1963 it became the Sandy Point Development Association. Its aims are to act as a unifying body for the various organisations and people who use the area and to maintain a watching brief over the development of the Domain.



The bridge over the Ōreti River was constructed in 1928/1929. The opening of the Ōreti River Bridge, together with the construction of the Stead Street Bridge over the Waihōpai River, opened up the Domain as a playground for Invercargill.

Initially, most attention was focussed on Ōreti Beach and there was virtually no recreational activity on the Domain itself.

In the 1920s and 1930s yachtsmen used to sail across the estuary to Daffodil Bay for picnics but now there is virtually no boating activity on the estuary.

The Domain caters for a number of recreational activities which could not happily or conveniently be accommodated in an urban area and, in this respect, it is particularly well placed. For example, motor sports require a considerable amount of space for their successful operation and they can be particularly noisy.

There has been ample space for the development of these sports and the noise generated by them is quickly dissipated in the wide open spaces. Similarly, the Ōreti River has provided a convenient venue for a number of aquatic-based activities.

The recreational organisations based on the Domain are mainly located in an area immediately south of Dunns Road so that it forms an easily defined Recreation management Zone.

The opening of the Ōreti River Bridge focussed attention on Ōreti Beach and it was natural that the first recreational organisation to become established was the Ōreti Surf Life Saving Club in 1929.

The Southland Motor Cycle Club began using Ōreti Beach for motorcycle racing in the early 1930's and so became the second club to use the Domain.

The next club to use the Domain was the Southland Power Boat Club which commenced activities in 1947 on an area of riverbank south of the Dunns Road Bridge. At that time there was little more than a track heading south from Dunns Road and most of the area was covered with lupins.



BATHING BEAUTY CONTEST AT ŌRETI BEACH CARNIVAL ON SATURDAY—Left: Dr J. A. Pottinger, president of Ōreti Beach Association, places the sash on Miss Mavis Todd, winner of the "Miss Ōreti 1940" contest. Right: The six competitors. From left—Miss Todd, Miss K. Hancock, Miss D. Oag, Miss F. Day (last year's winner), Miss D. Robertson, Miss A. Bricknell.

Swim suit competition at Ōreti beach, 1940

Other organisations soon began to take advantage of the land available at the Domain and there are now over 30 clubs and organisations using the reserve.

See Appendix 2 for a detailed list of clubs based in the Domain.

1.6 Plan Amendment and Review

The Act sets out requirements for the preparation, amendment and review of RMP's.

Any change or amendment, not involving a comprehensive review of the Domain's RMP, shall be made by adopting the procedures specified in Section 41(9) of the Act.

The RMP shall be kept under continuous review as laid down in Section 41(4) of the Act and shall be operative from the date of signing for a period of ten years, at which time it will be completely reviewed.

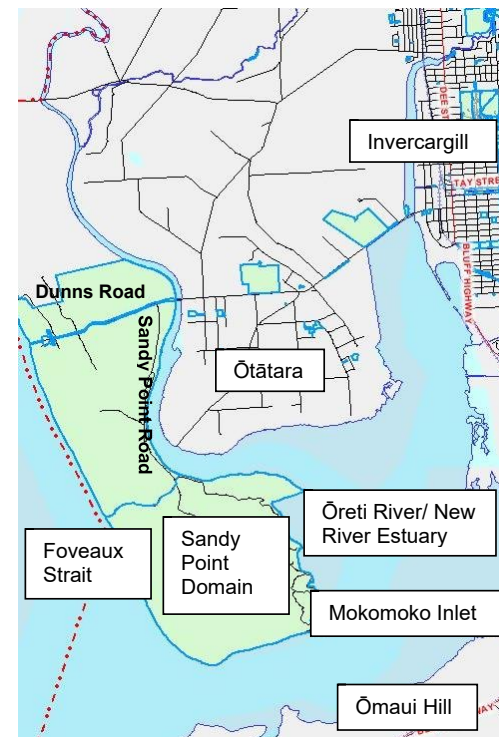
2.0 Te mōhio ki te papa rēhia / Understanding the park

The Domain comprises several land parcels, with a total area of approximately 2,211 hectares. The entire Domain has been classified as Recreation Reserve in accordance with the Act.

The entire Domain is under the control and management of the Invercargill City Council Parks and Recreation Division. The Parks and Recreation Division is responsible for the development, maintenance and general management of the Domain.

2.1 Location

The Domain is a large sand and shingle peninsula formed at the mouth of the Ōreti River in Southland.



On the east, it is bounded by the lower reaches of the Ōreti River and the New River Estuary, and on the west bounded by the waters of Foveaux Strait.

Its southern end lies opposite the volcanic and metamorphic rocks of the Mokomoko headland and Ōmaui Hill, to form the mouth of the estuary.

The Peninsula lies in an approximately northwest/south-easterly direction, and its northern end is bounded by the private property of the Fosbender estate.

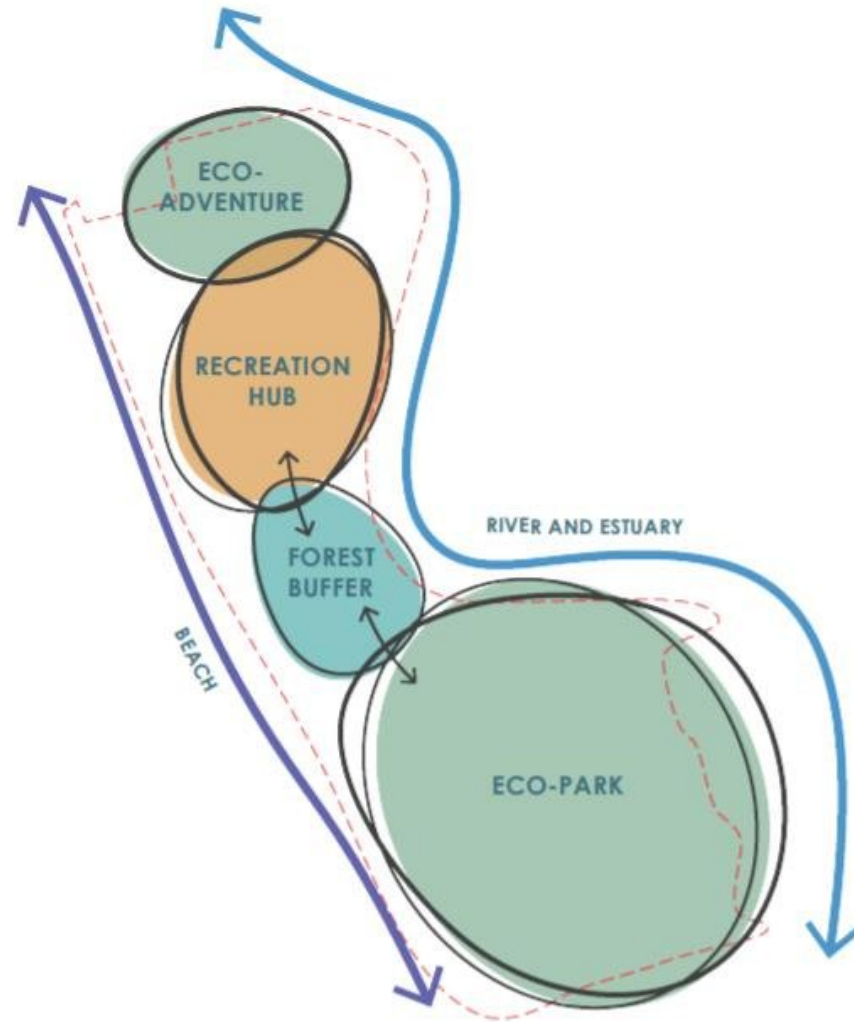
It is entirely within the Invercargill District.

2.2 Access

The Domain is seven kilometres from Invercargill, with the only road access being via Dunns Road. Boat access is possible from the New River Estuary, Ōreti River or Foveaux Strait.

2.3 Adjoining land use

The Domain is bounded on three sides by water. The only adjoining land is on the northern boundary. This was previously known as Fosbender Estate but was sold to various gravel extraction companies for mining.



The sand and gravel companies have been granted formal and legal access through the Domain to the gravel workings in return for maintenance of the access road.

2.4 Management Areas

The Domain is separated into four distinct zones, to which all guiding principles applies (to a greater or lesser extent):

- Enhanced Recreational Offering
- Build Environmental Resilience
- Promote Unique Visitor Experience
- Ensure Adaptive Management.

There are areas of overlay as more of the reserve is developed and utilised for various activities.

The proper management of these zones will allow the Domain to be utilised to its potential, ensuring that conflict between users and use is minimised. The areas occupied by residential cribs are classified as non-conforming within the management policies of the Domain and are therefore treated separately.

Management of the Domain has been divided into the following management zones, with passive recreation being predominant over most of the area:

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



2.5 Sport and Recreation

Ever since road access to Ōreti Beach was first provided, the Domain has increasingly been used as a recreational area and its environs provide visitors with a wide and diverse range of recreational activities and opportunities.

Improved access, upgrading of facilities and the provision of walking tracks has helped to increase visitor use of the Domain.

Activities that damage the environment or disturb the tranquillity of the area, such as four-wheel driving or trail bike riding are not permitted or are confined to specified areas.

Recreation, such as fishing, walking, **dog walking**, bird watching, picnicking, mountain biking and general appreciation of the environment, occur throughout the Domain. These activities are not confined to the specific recreation zone but are possible throughout all zones, except for the private forestry leases at the southern end of the Domain.

The recreation zone, because of its high level of modification, can accommodate changes easily without disturbing its character or amenity. However, it is recommended that buildings are located where they do not impose on the landscape and that they are suitably integrated into the area.

Recreation is an important use of the environmental areas, but any development should be unobtrusive and not affect the ecological value of the area.

Tree plantings in the recreation areas have been predominantly exotic in formal shelter lines with shrub areas of native species such as *Phormium tenax* and *Cordyline australis*.

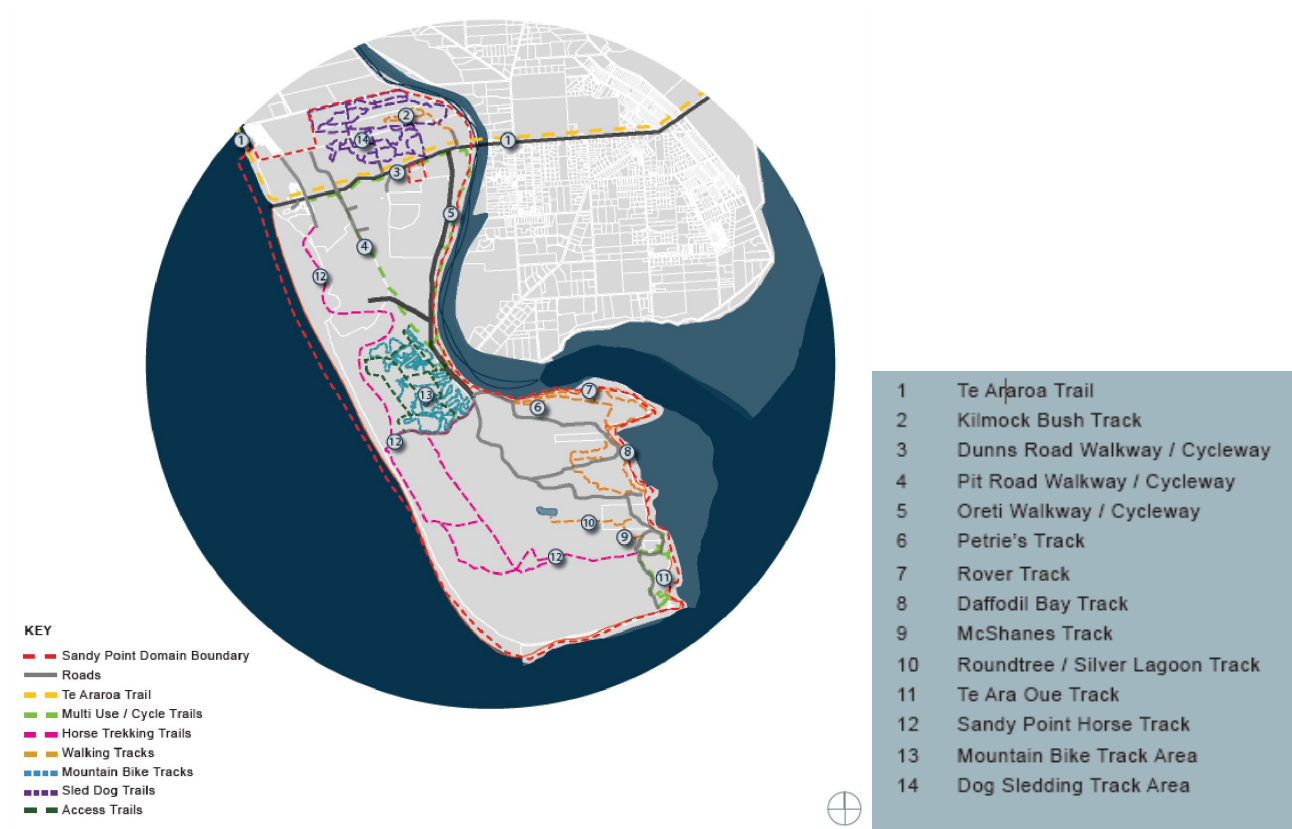


Orienteering



Kilmock Bush Trail, Fosbender Park

Tracks and trails shown below are widely used for informal walking, running, biking, dog sledding and horse riding activities.



2.6 Sports Fields

The Domain hosts rugby and football training, games and tournaments on natural turf. The site offers year-round participation opportunities for these codes and others.

Current winter and summer layouts comprise:

- 4 full size football fields
- 9 full size rugby fields

Les George Oval facilities are managed by Rugby Southland.

Both Football Southland and Rugby Southland have expressed interest in continuing community use, retaining the same number of fields and support shared facilities at the Domain.

The Southland Sports Field Strategy 2023 provides recommendations that will be considered as part of the implementation plan as part of developments at the Domain (e.g. lighting, accessibility, managed retreated at O'Rorke Park in response to climate change, maintenance of trees and vegetation surrounding sports fields).



2.7 Play

The Domain is rich in unstructured formal and informal play opportunities for children and adults (beach, river edge, forest, tracks, flying a kite, riding a bike etc.)

Fosbender Park Playground

The original playground at Fosbender Park was constructed in 1972 by the Invercargill Lions Club as part of an ambitious plan to develop the area. It was replaced years later due to deterioration from the weather. A paddling pool also existed at that time and it was later filled in.

Play equipment at Fosbender Park includes a swing, climbing frame, tyre swing and seesaw. It is owned and managed by the Council and renewal is handled as part of the Council's asset renewal programme.

Playground beside the Waka Ama Trust

A playground and paddling pool were originally constructed by the **former** Water Ski Club **building (now Waka Ama)** in the 1960s and since then had become dated and the playground replaced. The paddling pool was filled in.

In 2007 the play equipment was upgraded by Council. Vegetation was planted and a car park defined to beautify the area.

Due to impacts of erosion, trees needed removed to accommodate another car park in 2024.

Play equipment includes: two swing sets, a play module, balance beam, flying fox, seesaw, slide and roundabout.

Future Action: Play spaces assessments will be undertaken to determine how play can be implemented in areas of the Domain (e.g. educational play, formal and informal play types).



Fosbender Park Playground



Playground beside Waka Ama Trust

2.8 Auxiliary Facilities

Sandy Point Domain Visitor Centre

The Visitor Centre opened on 9 December 1996, after being purchased by Council in 1984 and transferred to the Domain in 1993. Cathy MacFie produced the initial design for the centre and conservationists Lloyd Esler, Paul Gay and Les Ryan played major roles in the development of the centre, freely providing their time and experience.

The Visitor Centre contains a series of displays and interpretive material covering the Domain and the vegetation and wildlife found within the grounds.

This facility is available for individuals and organised groups to gain a better understanding of the uniqueness of the coastal area of the Domain.



3.0 Horopaki ā-ture, ā-kaupapa here hoki / Statutory and policy context

3.1 Tirohanga Whānui / Overview

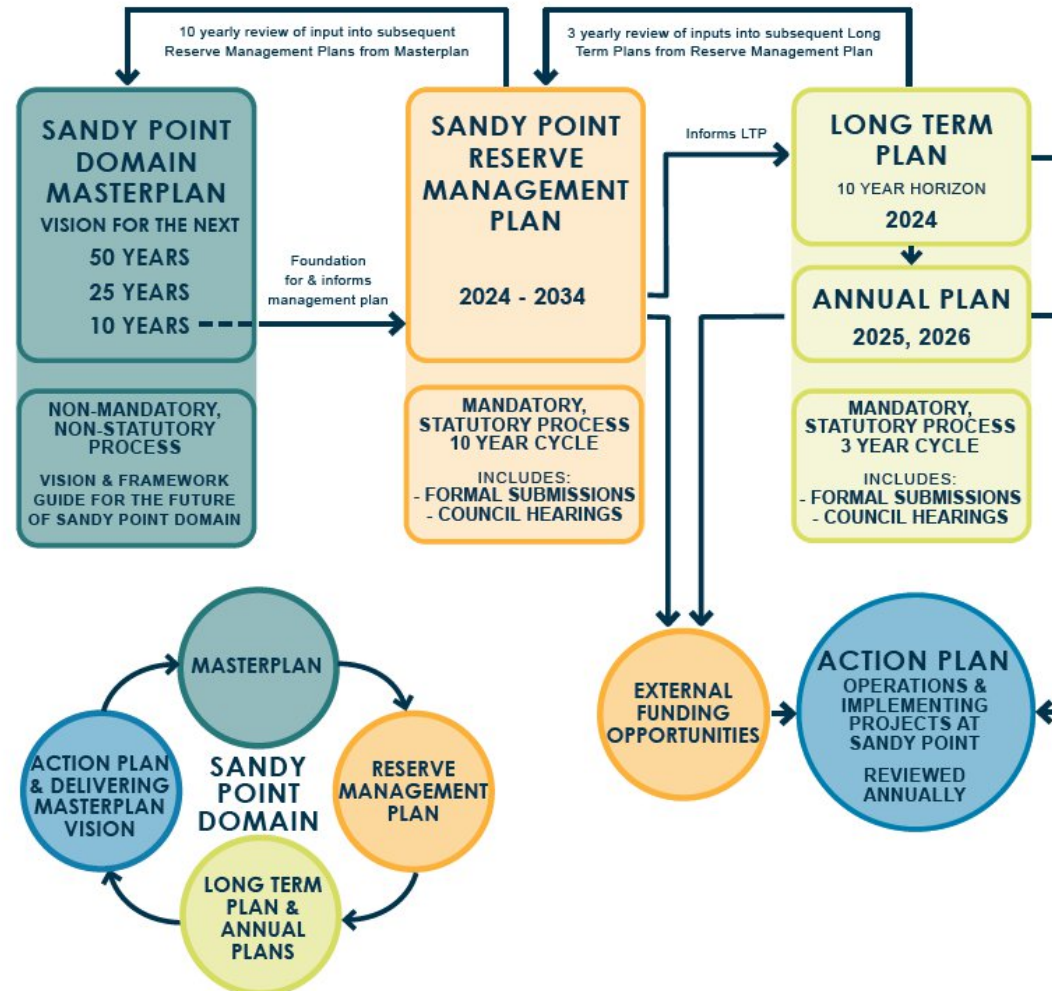
A reserve management plan is a statutory document created under **Section 41** of the Act. It is developed in consultation with iwi and the community and becomes a guiding document for the future management of the reserve.

The RMP sets out objectives and policies that support the recreation reserve classification of the Domain. The RMP deals with:

- Use and enjoyment of the Domain
- maintenance
- protection and preservation
- development

The development and management of the park and the implementation of this plan is also affected by a range of legislation, statutory and non-statutory policies and **Council** plans and strategic documents.

Direction signalled in this plan does not avoid the need for activities and



development on parks to comply with other relevant legislation. Applicants for a proposed activity may require separate regulatory approvals and consents, such as under the Resource Management Act 1991, Building Act 2004 and Heritage New Zealand Pouhere Taonga Act 2014.

The RMP is closely associated with the 2024 Masterplan which guides and informs this RMP and future RMPs for the next 10 - 50 years. The Masterplan is especially relevant to development work.

The RMP and Masterplan contribute to planning for funding through Council's asset/activity management planning, the Long Term Plan and Annual Plan processes, as well as external funding sources.

3.1.1 Te Tiriti o Waitangi / The Treaty of Waitangi

The principles of Te Tiriti o Waitangi are likely to be most relevant in making decisions on the management of parks are:

- Partnership – the mutual duties to act towards each other reasonably and in good faith are the core of the Treaty partnership
- Informed decision making – being well-informed of the mana whenua interests and views. Early consultation leads to more informed decision-making
- Active protection – this involves the active protection of Māori interests retained under Te Tiriti o Waitangi. It includes the promise to protect te tino rangatiratanga (sovereignty and self-determination) and taonga. Mana whenua continue to maintain a presence and relationship with their ancestral sites and landscapes of significance. This relationship also extends to the taonga, and sites where historic events occurred, often within the boundaries of the parks/reserves.

One way to give practical effect to the principles of Te Tiriti o Waitangi is to enable iwi and hapū to participate in planning and decision making and to provide opportunities to reconnect to ancestral lands.

3.1.2 Ture Whenua Rāhui 1977/ Reserves Act 1977

The role of Council under the Act as an administering body is the duty of administering, managing, and controlling the reserves under its control and management in accordance with the appropriate provisions of the Act so as to ensure the use, enjoyment, development, maintenance, protection, and preservation of reserves for the purpose for which they are classified.

The Reserves Act 1977 is one of the Acts in the First Schedule to the Conservation Act 1987. Section 4 of the Conservation Act contains an obligation to give effect to the principles of Te Tiriti o Waitangi.

The Local Government Act 2002 (LGA) also contains obligations to Māori, including to facilitate Māori participation in Council decision making processes.

3.2 Classification and Land Description

3.2.1 Reserve Classification

The Domain is comprised of several parcels which includes approximately 2,211 hectares. The Domain was originally set aside as a Recreation Reserve (temporarily in 1888 and then permanently in 1889) with control vested in the Borough of Invercargill, the Council being the Domain Board. In 1906, the vesting was changed from Recreation Reserve to an endowment for the benefit and improvement of the New River Harbour. In 1921 the vesting was again changed to an endowment for the benefit of the Borough of Invercargill. In 1992, all the land parcels within the area known as Sandy Point Domain were classified as Recreation Reserve under Section 17 of the Reserves Act 1977 and named Sandy Point Domain Reserve.

3.2.2 Area and Land Titles

The Domain covers a total area of 2211.2052 hectares. The land description is as follows:

Certificate of Title	Legal Description	Area (hectares)
6084	Lot 1 DP 301427	3.8983
6087	Lot 2 DP 301427	3.2056
579459666113	Lot 1-2 DP 13010 and Lot 2-3 DP 478851 and Part Lot 1 DP 10682 and Part Lot 1 DP 9130 and Part Section 6 Block XXIII New River Hundred and Section 1-2 Survey Office Plan 439600	1952.9467
1A/345	Part Section 7A, 31 Block XV New River Hundred	29.5952
5D/747	Lot 2 DP 9927	8.9100
5D/746	Lot 1 DP 9927	101.3000
1A/390	Part Section 1 - 2, Block XXIII New River Hundred	4.1184
1A/850	Section 82, Block XXIII New River Hundred	8.0937
1A/849	Section 3, Block XXIII New River Hundred	22.7636

1A/380	Section 4, Block XXIII New River Hundred	3.2374
SL142/9	Lot 1-14 and Lot 16-24 Block I DP 2989 and Lot 1-19 and Lot 21-32 Block II DP 2989	4.6273
SL1A/285	Section 8A Block XV New River Hundred	35.6123
SL6B/781	Lot 1 DP 10490	0.0341
1A/286	Pt Section 7A Block XV New River Hundred	31.9778
82/107 (cancelled)	Lots 15 and 33 Block I and Lots 20 and 33 Block II DP 2989	2.5356
82/96 (cancelled)	Lot 34 Blk I DP 2799, Lot 20 Blk III DP 2799	5.4531
Total		221.7211.30852052

All of the above certificates of title are subject to various encumbrances or agreements which are shown on the various titles.

Parks and reserves are categorised³ according to their dominant characteristics, these assist Council with setting management objectives and assessing funding requirements for each reserve.

The Domain has been assigned to a park management category primarily based on its main purpose: Outdoor Adventure Park. The main functions of Outdoor Adventure Parks include open spaces that cater for activities that require large areas of land and/or separation from residential areas. Although primarily Outdoor Adventure, There are still significant environmental elements that make up the Domain, with the aim of having areas of native ecosystems to ensure ongoing biodiversity and protection of flora and fauna, while educating users.

3.2.3 ***Lease Holders at the Domain***

3.2.3.1 *Sport and Recreation Leases*

Although various recreation activities are carried out over a large portion of the Domain, there is a distinct Recreation Zone between Dunns Road and Christies Track used by clubs and organisations for specific activities.

This area is dominated by large open fields and shelterbelts. Clubrooms and buildings are scattered throughout the area in varying states of repair. The area is highly modified and generally lacks scenic and ecological values.

³ Recreation Aotearoa Parks Categories Framework

Organised recreation activities include turf codes, motor sports, target sports, cycling, running, equestrian, and water sports.

Sport and Recreation Clubs Lease over 176.86 hectares of land combined. **The figure below shows leases and primary use activities in specific locations.**

Refer to Appendix 2 for more information on sports and recreation clubs and organisations using the Domain.

1. Invercargill Pistol Club
2. Southland Clay Target Club
3. Equestrian Centre
4. Ōreti Surf Club
5. Southland Rodeo Association
6. Southland Rugby Football Association
7. Southland Motorcycle Club
8. Southland Kart Club
9. Southland Astronomical Society
10. Georgetown Scouts
11. Southland Rugby League
12. Football Association (soccer) – 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 **TrusyTrust**
20. **Southland** Archery and Bowhunters Club
21. Horse Trekking
22. Airsoft Club
23. Southland Landrover Club
24. Southland Mountain Bike Club – **space not leased**
25. Southland Sled Dog Association – **space not leased**
26. Horse Trekking – space not leased
27. Airsoft Club
28. **Airsoft Club**



Leased and primary use activities

3.2.3.2 Residential Sites

Within the boundaries of the Domain, there are two areas of residential buildings that have been identified as non-conforming in previous RMPs, according to the Recreation Reserve classification and the District Plan. These are located immediately to the south of Dunns Road at Ōreti Beach and at Cooper's Creek on the eastern coast of the Domain.

Generally, the Act does not permit private dwellings on land managed as reserve. There are some exceptions, for example staff housing. The Council has not defined any areas where permanent accommodation is permitted and none have been included in this or previous Reserve Management Plans for the Domain and Section 44 of the Act indicates that personal accommodation at the Domain is an unauthorised use of reserve.

The original intention of permitting cribs in the Domain was that they were to be used as holiday or weekend homes. However, over the years, some buildings have been considerably upgraded past the modest crib and are now used as permanent places of residence.

There are a total of five cribs remaining along Dune Crescent/Pacific Avenue area. The remainder of the cribs are concentrated in the Cooper's Creek area, totalling to 17.

The matter of having small groups of cribs situated **in the heart of within** the Domain has been a longstanding issue and one that the Council has progressed with licence holders to determine how best to satisfy the the future tenure opportunities for licence holders and whether private accommodation in the Domain can be permitted or not. In addition to the Act, Part 4 – Occupation Policies of the Council's General Policies RMP applies.

4.0 ***Te Ao Māori i roto whakahaerenga papa rēhia ā-rohe / Te ao Māori in local park management***

Te Tiriti o Waitangi / Treaty of Waitangi principles require active protection of Māori interests. There are several ways to give practical effect to the Treaty principles including recognising the customary relationship of mana whenua to the **park Domain** and working with them to sustain the mauri (life force) of taonga in the Domain.

Ngāi Tahu ke Murihiku are mana whenua for the rohe containing the Domain.

4.1 Ngā kawenga kaitiaki a ngā mana whenua / Mana whenua's kaitiaki role

From the time of its original inhabitants, Waihopai has become home to many peoples.

Mana whenua are kaitiaki (guardians) of the cultural values associated with **park reserves**, including maunga (mountains), awa (rivers), moana (coastline), tauranga waka (canoe landing sites), pā (fortified villages), papakainga (villages), māra (cultivations), urupā (burial grounds), wāhi tapu (sites that are sacred), biodiversity and other taonga.

As kaitiaki, mana whenua have responsibilities to preserve and nurture the physical and spiritual aspects associated with any land, resource or taonga within their rohe (tribal area). Kaitiakitanga, the responsibility of guardianship of the earth, reflects a belief that we need to work towards a future not just better for our children, but for all things and all time.

The Domain provides opportunities for mana whenua to express their kaitiakitanga.

This ranges from:

- identifying mana whenua values and promoting these and tikanga (custom), kawa (traditions) and mātauranga Māori (traditional Māori knowledge)
- protecting sites of cultural significance
- increasing engagement and joint kaitiaki projects
- naming **park reserve** features with traditional mana whenua names
- mahi toi (art and craft) and planting opportunities (e.g.rongoa)
- undertaking other activities that enable reconnection to ancestral lands, including for economic benefit.

This plan refers to taonga and cultural sites as 'mana whenua values'

4.2 Ngā uara pū o te Māori / Core Māori values

Mana whenua express their values in relation to the Domain to benefit both mana whenua and the wider community.

These values include:

Rangatiratanga

The right to exercise authority and self-determination within one's own iwi / hapū realm.

Kaitiakitanga

Managing and conserving the environment as part of a reciprocal relationship, based on the Māori world view that we as humans are part of the natural world.

Manaakitanga

The ethic of holistic hospitality whereby mana whenua have inherent obligations to be the best hosts they can be.

Wairuatanga

The immutable spiritual connection between people and their environments.

Kotahitanga

Unity, cohesion and collaboration.

Whanaungatanga

A relationship through shared experiences and working together which provides people with a sense of belonging.

Mātauranga Māori / mana whenua knowledge and understanding.

Expression of kaitiakitanga and taonga

Park Reserve spaces contain a variety of taonga (valued tangible and intangible resources) of significance to mana whenua. The mauri (essential life) of these taonga is sacred and provides a link to the source of tribal origins and history. Resources with intact mauri sustain healthy ecosystems and are a source of identity to iwi.

The **council's Council's** management of **parks reserves** enable mana whenua to have practical expression of kaitiaki leading to greater protection and enhancement of **the park reserve** values.

Mana whenua hauora (long term wellbeing)

For mana whenua, the Domain and other local **parks reserves** offer the opportunity to have traditional, historic and cultural relationships to ancestral sites acknowledged and provided for. The ability to reconnect physically and spiritually to these sites is extremely important to iwi.

4.3 **Whakaaetanga ki ngā uara Māori / Recognition of Māori values**

Section 4 of the Conservation Act 1987 requires administrators of land protected under the Act to give effect to the Principles of the Treaty of Waitangi. In the context of this RMP:

- Mana whenua will be included in reserve management planning and decisions so their preferences are recognised and promoted.
- Council will take active steps as needed to protect Māori interests as required.
- Mana whenua, iwi and hapu will be consulted and issues or concern raised will be taken into account by the Council when activities are likely to disturb access, sites, resources and activities that are important to mana whenua.

4.4 **Āpiti Hono Tātai Hono**

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.

In 2021, Ngāi Tahu ki Murihiku released its landscape methodology it named Āpiti Hono Tātai Hono in recognition of the act of ordering whakapapa. The methodology was designed by Ngāi Tahu ki Murihiku to enable a comprehensive understanding of landscape as known to them. The methodology is founded on the interwoven relationships between Ira Atua and Ira tangata and the continuum of time and whakapapa. It acknowledges change, interdependencies ki uta ki tai, duality (e.g. intangible/tangible, tuakana/teina, masculine/feminine) and the philosophies and paradigms of Ngāi Tahu ki Murihiku.

The methodology does not assess significance; it considers what is held within a landscape and what is appropriate at place. A landscape holds and exerts many things in different ways, including whakapapa, mana, kawa, tikanga, mātauranga, identity, connections practices, history and future aspirations.

Āpiti Hono Tātai Hono blends Te Ao Ngāi Tahu philosophical concepts and mātauranga with aspects of heritage and landscape practice. It characterises the landscape into 6 layers based on Ira Atua Ira Tangata with Ira Atua taking primacy as the tuakana.

4.5 Mana Whenua Values

PRINCIPLES AND ASPIRATIONS	
KAUPAPA	WĀWATA / ASPIRATION
Taonga	<ul style="list-style-type: none"> Ability for whānau to access traditional resource of the bush, wetlands and coastal areas Kaupapa Māori Monitoring.
Access	<ul style="list-style-type: none"> Traditional access to site and wāhi tapu Kaupapa Māori monitoring
Dark Skies	<ul style="list-style-type: none"> The area remains a Dark Sky
Nohoanga	<ul style="list-style-type: none"> Enhances the ability for our whānau to interact and to reconnect back to this site
Ngāi Tahu are Visible in the Landscape	<ul style="list-style-type: none"> Cultural Narrative and Design. Increased use of the site for noho and resource gathering Kaupapa Māori Monitoring.
Encouraging Waka Ama	<ul style="list-style-type: none"> Supporting the growth and development of this by working with the club because it is an expression of cultural practices and reconnection
Recreational Activities Currently Operating	<ul style="list-style-type: none"> Whānau have commented that current level of activities are appropriate
Review of Existing Consents	<ul style="list-style-type: none"> Scan of existing resource consents. Analysis of risk of existing consents for example discharge consent of sludge from wastewater treatment plant
Forestry	<ul style="list-style-type: none"> Review of existing activity. Reduction in existing levels and phasing out of forestry in the long term. Promote indigenous forestry.
Pest Plant and Animals	<ul style="list-style-type: none"> 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
Public Use	<ul style="list-style-type: none"> Reclaim the public reserve for public use.
Infrastructure	<ul style="list-style-type: none"> The area is a well-known low lying, flood prone area – prepare infrastructure owners for climate resilience including relocation or alternatives
Community Landcare Group	<ul style="list-style-type: none"> Encourage the development of a community group that supports outcomes in the reserve
Water Quality	<ul style="list-style-type: none"> 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.

WĀHANGA TUARUA – NGĀ TIROHANGA WHĀNUI I ĀRAHI I NGĀ MĀTĀPONO, NGĀ WHĀINGA ME NGĀ KAUPAPA HERE / PART TWO – VISION, GUIDING PRINCIPLES, OBJECTIVES AND POLICIES

5.0 Aronga whānui /Vision

Te Ara⁴Paki Paki⁵ - A connected and well utilised **Sandy Point Domain** that protects and celebrates its environment, culture and society.

6.0 Ngā uara i ngā papa rēhia / Park Values

The values described in this section have come about through feedback as part of the **2022** Masterplan engagement. This work included consultation with mana whenua, key stakeholders and the community to better recognise the qualities and features of the Domain. Domain Values inform the vision and guiding principles set out in sections 5.0 and 7.0.

6.1 Ngā uara pāpori, tākaro hoki / Social and Recreational Values

- Enabling a whanau - centric place.
- Ready access to safe, inviting and attractive spaces.
- Providing spaces for social connections

⁴ meaning pathways/place

⁵ meaning hearing activity happening, vibrancy, play, rest, cycling in useable spaces

- Aligning with social wellbeing through provision of spaces for physical and mental health
- Supporting play and recreation
- Partnerships and Inclusion

6.2 Ngā uara urutapu / Natural values

- Comprehensive detail of the ecological values at the Domain can be found in reports Wildlands (2022)
- Protection of natural heritage, habitats and features through improved native biodiversity and plantings, in addition to pest species management
- Encouraging and adopting sustainable solutions for a sustainable future through environmental practices to mitigate erosion and emissions
- Providing a place people can connect to nature



6.3 Ngā uara ahurea, ā-tukunga iho hoki / Cultural and heritage values

Whānui associations with the Domain lie with the many pūrākau that exist, from creation to when Marokura filled the estuaries with kai and Kahuhura closed the land with ngahere (bush) when tupuna arrived. This was once a great mahinga kai, kai and resources were utilised by tuna. The village of Ōue was a place to rest, any direction able to be selected depending on the season.

The area holds many traditions of creation and moves through time identified by those whose names exist within this area such as Māui, Tamatea and Kiwā.

Sightlines to Waihōpai, Motupōhue, Ōmāui, Te Ara a Kiwa, Tārere ki Whenua Uta, Mokomoko, Ōreti Beach, Kōreti River and Kōreti Estuary are of significance to mana whenua.

The whakapapa for this area is layered and recognises the relationship of atua including Tangaroa, Tāne Mahuta, Papatūānuku, Tāwhirimātea and Ranginui. The recognition of this relationship of these atua to each other and their

descendants notes that one does not exist without the other and each seamless whole could not be divided into parts or only into the designated reserve area only.

The archaeological evidence of Māori occupation is vast and related to all functions of life by tupuna, who were known to say 'take me to the mouth of the Kōreti to be buried' - this is testament to the status of the area. There are burial sites, wāhi tapu, middens artefacts, and ovens as well as carved tī kouka trees.

The Domain has considerable historical and social significance, with multiple layers of historical development and public use illustrating Invercargill's growth and change.

It also has value at a regional level when it was used as a place for home guard training during 1942 (World War II).

Protection and management of archaeological sites are regulated by Heritage New Zealand Pouhere Taonga (HNZPT) under Heritage New Zealand Pouhere Taonga Act 2014. The permission of HNZPT must be sought prior to modification, damage or destruction of any archaeological site, whether the site is unrecorded or has been previously recorded.

6.4 Ngā uara ōhanga / Economic values

The Domain contributes to the surrounding area's economy in a variety of ways. The Domain provides outdoor recreation opportunities and general amenity, contributing to Southland's quality of life. The speedway and sports fields attract visitors to the area and supports employment opportunities. There is potential for the Domain to enhance economic development, increase employment opportunities and enhance land values (e.g. forestry). Regional events help to support local hospitality operators and accommodation.

7.0 Mātāpono ārahi / Guiding Principles

Guiding Principles that will be expressed through the implementation of the Masterplan and this RMP include:

7.1 Enhance Recreational Offering

1. Manage the Domain in perpetuity for the physical wellbeing and appreciation and enjoyment of the public to an extent that it does not compromise its conservation, soil conservation, preservation and historic values.

2. Encourage and facilitate the wise use of land for active and passive recreational pursuits to an extent compatible with sound conservation and preservation objectives.

7.2 Promote Unique Visitor Experience

1. Action or inaction at the Domain has an effect on land and water beyond the boundaries of the site and Council will be cognizant of this as it managed development and ongoing use and operational work.
2. Enhance and encourage public access into and through all public areas of the Domain.
3. Allow (conditional) certain trades or business developments that are compatible with the Recreation Reserve classification, outlined under Section 17 of the Act.
4. Maximise synergies between existing facilities and prioritise flexible and adaptable use of facilities.
5. Design and develop the Domain to be a safe, fun and welcoming place that Southlanders love to use.

7.3 Build Environmental Resilience

1. Give effect to the relationship of mana whenua with their ancestral landscape at the Domain.
2. Conserve and enhance the natural landscape, indigenous flora and fauna, essential ecological processes and encourage improvements in the quality of the surrounding waters, in accordance with sound conservation practices, for the benefit of the public, and of the flora and fauna.
3. Use those areas designated for afforestation in accordance with sound forestry practices so that they will provide an ongoing financial benefit for the Domain and Invercargill's parks and reserves.
4. Promote and fund the control and eradication of pest animal and pests plants from the Domain as far as practicable.
5. Develop green infrastructure to help manage stormwater, improve air and water quality, reduce flood risk and help to mitigate climate change.
6. Protect and celebrate the Domain's distinct cultural landscape and heritage features.

8.0 *Ngā whāinga me ngā kaupapa here / Objectives and policies*

The Objectives and Policies in this RMP are aligned with the Recreation Reserve classification of The Domain in accordance with Section 17 of the Act. The RMP is a management tool and the intention is for the Objectives and Policies to achieve specific actions and to provide a policy position for decision making and management. The 2025 Masterplan

is a key document that support the RMP. Development will occur to the extent possible within the resources available and in line with the Masterplan.

Where the RMP does not specifically provide for an activity then the District Plan will need to be considered, under its rural zoning. Regional plans may be relevant.

Where the policies in this RMP refer to the term "Council" this means the Parks and Recreation Manager and/or the Parks and Recreation Division as the nominated representative of the Invercargill City Council via the Invercargill City Council Delegation Register, unless otherwise stated.

Policies covered in the General Policies RMP will be implemented at the Domain. The following policies apply specifically to the Domain.

8.1 Enhance Recreational Offering

8.1.1 Recreation

8.1.1.1 Te Whāinga / Objectives

1. Encourage and facilitate the wise use of land for active and passive recreational pursuits to an extent compatible with sound conservation and preservation objectives.
2. Manage the Domain in perpetuity for the physical wellbeing and appreciation and enjoyment of the public to an extent that it does not unreasonably compromise its conservation, soil conservation, preservation and historic values.

8.1.1.2 Ngā Kaupapa Here / Policies

1. To manage the Recreation Zone illustrated in the ~~2023~~ Masterplan so that it will contribute to the aesthetics and general amenity of the Domain and thus improve the environment for the carrying out of the various recreational activities.
2. To permit horses and mountain bikes within the Domain on current designated tracks located in all zones, provided they respect environmental values.

3. To permit horse riding and bicycle riding within the Domain on designated tracks, acknowledging that from time to time access and the track network may alter to protect environmental values and to respond to development and changing recreation needs.
4. New or renewed tracks (see Appendix 3) will include prior conversations with disability groups and Herenga ā Nuku Aotearoa Trust.
5. New tracks, new sections of track and track renewal work will comply with the NZ Handbook for Tracks and Visitor Structures SNZ HB 8630:2004 or the documents that supersede it.
6. Recommendations in the **Regional Spaces and Places Strategy and** Southland Sports Fields Strategy will inform decisions about management and development of the Domain.
7. Play development will be encouraged throughout the whole Domain, and further development opportunities targeting play and recreation, including possible commercial activity will be focused within the eco-adventure space.
8. To require all organisations in the Recreation Zone to present areas they occupy to a standard set in the lease by attending to building maintenance, general tidiness of areas around buildings and elsewhere, and in conjunction with Parks and Recreation, amenity plantings of suitable species of trees and shrubs.
9. To upgrade picnic areas to an extent which is compatible with the management objectives for the Domain.
10. Continue to provide soil-based, natural turf, sports fields.
11. Turf and grass areas will be maintained according to the Recreation Aotearoa Standards. Some areas may be maintained via alternative forms of mowing – i.e. grazing, baleage, low mow areas may also be enforced.
12. Sports and recreation clubs and allocation of spaces for these purposes is anticipated and will be guided by the **2023 Sandy Point Domain** Masterplan.
13. Recreational consolidation of like activities and development over the next ten years will focus on equestrian, multi-use spaces, motorsports, sports fields, water based sports and associated infrastructure as required. Target sports (e.g. pistol club, clay target shooting, archery, air soft) shall remain in their locations until there is a need for re-location and Council support is required.
14. Teretonga Park and the visitor centre will be designated as permitted commercial activity spaces, where special permits can be issued to operate commercial activities from. Proposals for commercial activities beyond these sites will require a permit with prior written permission from Council.

ENHANCED RECREATIONAL OFFERING

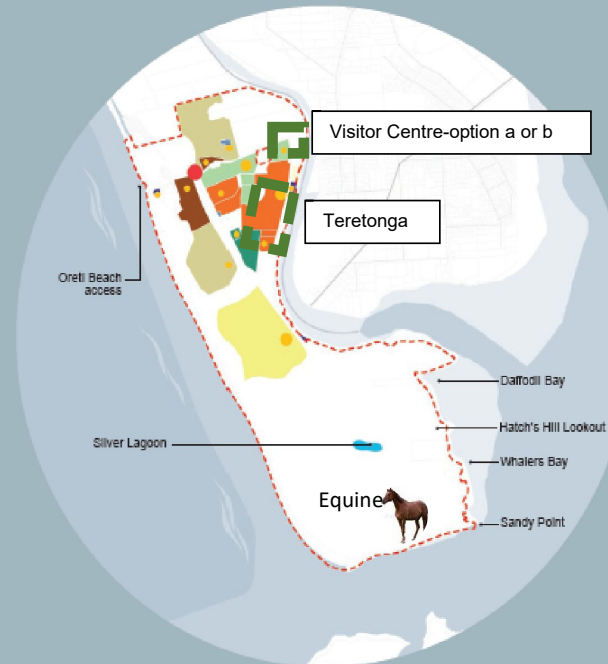
EXISTING

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 | | |

Commercial Designated area



- 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

8.2 Promote Unique Visitor Experience

8.2.1 Accessibility and Circulation around the Domain

8.2.1.1 Te Whāinga / Objectives

1. Enhance and encourage public access into and through all public areas of the Domain.
2. Non-motorised recreation is a priority outside areas allocated to motorsports. Allowing vehicles into some areas of the Domain enables visitors to drive to some spaces and activities to participate in recreation.

8.2.1.2 Ngā Kaupapa Here / Policies

1. To establish and maintain such speed restrictions, as may be necessary, on all internal roads for the public safety and to preserve the tranquillity of the area.
2. As resources permit internal roads may be reduced or improved in order to permit them to stand up to the increasing traffic they have to bear, provided that this work will not compromise the environment.
3. As resources become available, investment on roads will be prioritised by need and minimum provision requirements according to use and fire and emergency service **providers**.
4. Access into and through the Domain will be reviewed in alignment with Herenga ā Nuku Aotearoa Trust and disability groups, as well as mana whenua and the community.
5. Council will improve car parking provision to meet the needs of recreational users.
6. Council's intention is to prioritise non-motorised recreation in the Domain and Masterplan **2023** implementation may reduce or exclude vehicle use of some internal roads.
7. Council will work closely with Environment Southland to ensure activities on the reserve, particularly boating, are managed effectively to protect the surrounding environment and the safety of users. This will include education, monitoring and development.
8. Council supports regional branding of the reserve with appropriate organisations and will collaborate with tangata whenua to market and promote the Domain.

8.2.2 **Park Domain** Amenity

8.2.2.1 Te Whāinga / Objectives

1. To improve ~~Park Domain~~ amenity.
2. Council's general preference is for multi-use and shared facilities as a way to limit proliferation of buildings and the associated burden for the community to fund maintenance and renewals.

8.2.2.2 Ngā Kaupapa Here / Policies

1. Multiuse facilities will be incorporated within detailed design of spaces and places.
2. Lighting is to be compatible with the use of the area and in a style that will not detract from its aesthetic qualities.
3. To limit lighting in areas of high environmental value to ensure the natural character of the Domain is retained.
4. Activities and infrastructure within parts of the Domain (namely Ōreti Links where Southland Astronomical Society is based) will support Dark Skies.

8.2.3 Safety and Design

8.2.3.1 Te Whāinga / Objectives

1. To improve safety and security.
2. Design and develop the Domain to be a safe, fun and welcoming place that Southlanders love to use.

8.2.3.2 Ngā Kaupapa Here / Policies

1. Improve lighting for after - dark use on key circulation routes.
2. Implement Crime Prevention Through Environmental Design principles when implementing detailed design of spaces and services.
- ~~3. Restrict vehicle access from dusk until dawn at the southern end of Sandy Point Road where the legal road ends and gravel roads disperse at the intersection to Christies Track, Sandy Point Road and Daffodil Bay Road.~~
- 4.3. Enable the development of an Eco-Park area at the southern end.
- 5.4. Enable the development of an Eco-Adventure area at the northern end.

8.2.4 Signs, Information and Interpretation

8.2.4.1 Te Whāinga / Objectives

1. To provide signs that support navigation and interpretation functions and comply with the General Policies RMP.

2. Improve educational opportunities and community involvement.
3. That the names of **Sandy Point Domain** features tell the story of the place and reflect the area's natural and cultural heritage (pre and post-colonial settlement).

8.2.4.2 Ngā Kaupapa Here / Policies

1. Storytelling for cultural and heritage features (e.g. archaeological sites, history) and significance etc. via interpretive signs and at hubs/pavilions.
2. Council supports the use of utilising visitor hubs and pavilions as places for schools and groups to visit and learn.
3. Particular historical sites may be interpreted with suitable plaques or similar means of commemoration.
4. Utilise on-site interpretation to:
 - a. contribute to people's understanding and appreciation of the **Sandy Point Domain's** values, history or significant features.
 - b. increase awareness of mana whenua's role as kaitiaki and their connection to the Domain.
 - c. raise awareness of environmental issues.
5. Council supports the location of civil defence, emergency management **emergency services** and public safety signage on the Domain.
6. Inclusion of te reo on signage which has been approved by mana whenua is supported by Council.
7. Civil defence emergency management **emergency services** and public safety signage is allowed on the Domain provided Council staff approve location.
8. All signage on The Domain, including sponsorship or advertising signs must comply with the General Policies RMP. All unapproved signage will be removed by Council.

8.2.5 Tukunga iho onamata, ahurea hoki / Historic and cultural heritage

8.2.5.1 Te Whāinga / Objective

1. To identify and celebrate the Domain's cultural and heritage features to an extent that does not affect the ability of Council to prioritise recreational use and development.

8.2.5.2 Ngā Kaupapa Here / Policies

1. Incorporate design and interpretation elements which reflect a distinct sense of place, tell local history stories and convey the community's ongoing connection with the Domain.
2. Prioritise adaptive re-use of heritage buildings over the construction of new buildings.
3. To ensure that any materials from the stone walls are repurposed elsewhere in the Domain and shall not be removed from the Domain.
4. To protect, in accordance with the requirements of the Heritage New Zealand Pouhere Taonga Act 2014 or any subsequent legislation and the General Policies RMP, all known historical and archaeological sites in the Domain. Archaeological and historical areas noted within the Domain will be given particular attention to ensure that they are not disturbed by any future operations or development.
5. Consider an archaeological assessment to be undertaken as funding and volunteer capacity allows, followed by the development of an archaeological management plan.

8.2.6 Future Development

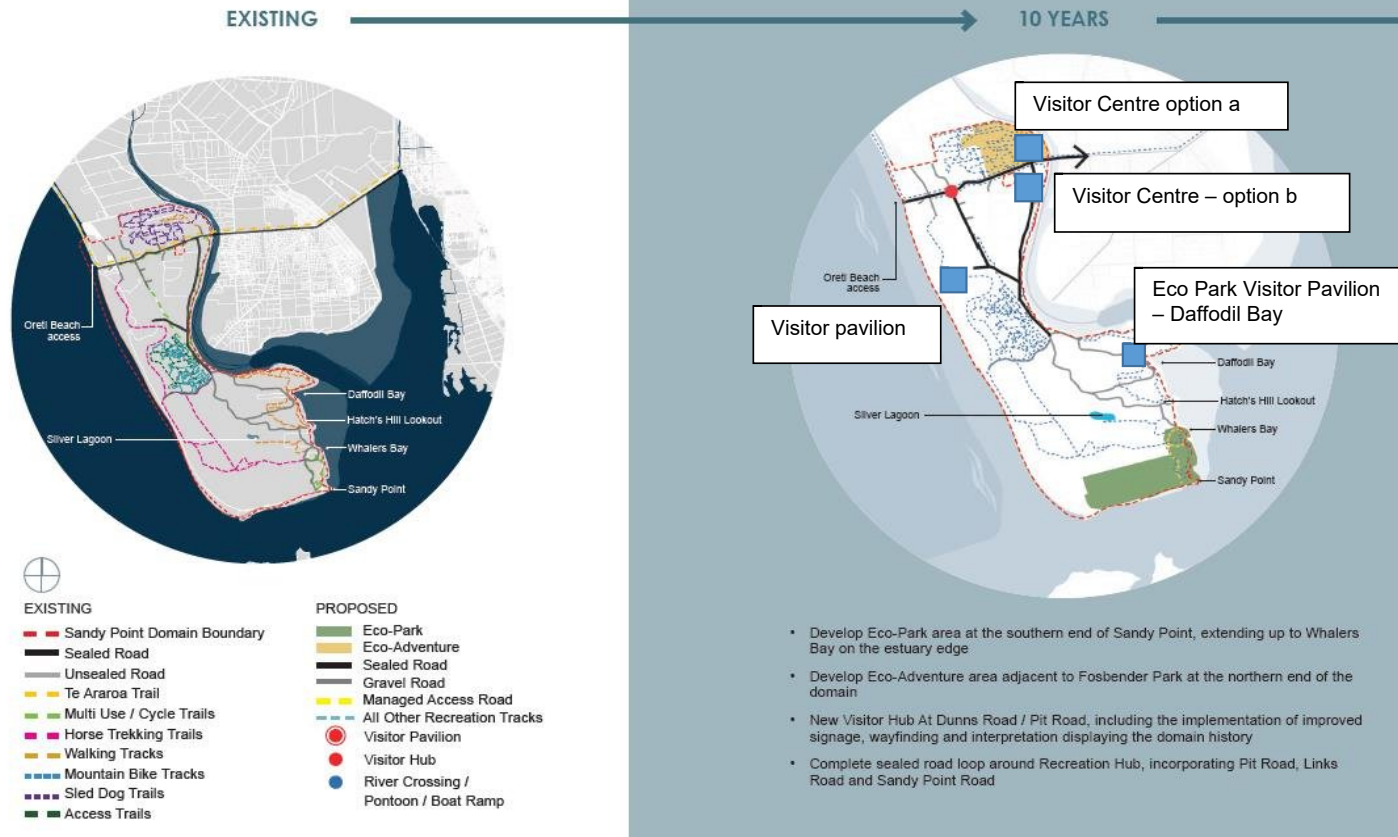
8.2.6.1 Te Whāinga / Objective

1. To deliver the intentions of the ~~2023~~ Masterplan.

8.2.6.2 Ngā Kaupapa Here / Policies

1. Future developments relating to visitor experience will be guided by the ~~2023 Sandy Point Domain~~ Masterplan.
2. Proposals for development that vary in a way that is more than minor compared to the current situation, or change indicated in the Masterplan, require approval from Council. Proposals that vary significantly require approval from Elected Members.
3. The location of the visitor centre is different to the Masterplan and is proposed to be located instead at either:
 - a) the former sea scouts location; or
 - b) the former Rakiura Rides area once that lease has re-located to equestrian hub near the beach.

PROMOTE UNIQUE VISITOR EXPERIENCE



8.3 Build Environmental Resilience**8.3.1 Ngā tupu me ngā kararehe / Plants, water and animals****8.3.1.1 Ngā Whāinga / Objectives**

1. To protect, maintain and enhance the long-term viability and resilience of indigenous terrestrial and aquatic species, habitats and ecosystems on the Domain.
2. To work in collaboration with mana whenua, volunteer groups, adjoining landowners, other stakeholders and the general public to improve biodiversity outcomes for the Domain and the wider natural environment.
3. To inspire and encourage more people to be actively involved in caring for natural values and contributing to the biodiversity of the Domain and its surrounds.
4. Increasing the use of native species is desirable wherever possible to create a unifying character throughout the Domain.

8.3.1.2 Ngā Kaupapa Here / Policies

1. Enable restoration work that improves outcomes for indigenous biodiversity to the extent resourcing allows.
2. Prioritise care for coastal dune vegetation for biodiversity benefits and to stabilise the sand dune landscape.
3. Undertake pest plant and pest animal control with others to improve outcomes for indigenous biodiversity and to reduce the effects of sand movement and erosion.
4. Prevent further decline of indigenous species on the site, with particular focus on rare and endangered species
5. Proceed with work that will improve (or at least not further degrade) water quality on and beyond the Domain.
6. Allow the use of non-threatened materials for cultural use by mana whenua.

8.3.2 Pest Management**8.3.2.1 Ngā Whāinga / Objectives**

1. To control the target invasive species in an efficient method meeting industry best practise standards
2. To implement the animal pest management plan developed by Environment Southland in partnership with Environment Southland and with support by volunteer groups and agencies.

8.3.2.2 Ngā Kaupapa Here / Policies

8.3.2.2.1 Trapping and killing

- a. Undertake pest plant and animal pest control with others to improve outcomes for indigenous biodiversity, forestry, and to reduce the effects of sand movement and erosion.
- b. Trapping and killing methods noted in the pest management plan developed by Environment Southland for Council will be applied across blocks (Northern, Central and Southern) set at the Domain.
- c. A combination of toxin, live capture and kill traps are to be used for possum control. Kill traps are used for mustelid and rat control. These methods will also incidentally interact with mice, feral cats, hedgehogs and rabbits/hares. Shooting will be used to target rabbits and hares, and to respond to reports of ungulates within the domain.
- d. These mechanisms will be applied following a timeline and across blocks as the control programme is rolled out which has been prescribed by Environment Southland.

8.3.2.2.2 Monitoring

- a. A round of each monitoring programme must be undertaken before pest animal control begins to provide a baseline measure for comparison.
 1. Outcome monitoring – 5-minute bird counts, RECCE Plots with photo points
 2. Result Monitoring – wax tag index (possums), tracking tunnels (rodents and mustelids)
- b. All monitoring data should be uploaded into the following open-access platforms. They are supported by apps and desktop programmes for consistent data collection both in the field and the office across a range of users; provide easy reporting tools; and contribute to scientific study at a national and international scale - Trap.nz, eBird, New Zealand National Vegetation Survey Databank.

8.3.3 Amenity Forestry**8.3.3.1 Ngā Whāinga / Objectives**

1. To continue to manage forestry operations as led through the 2025 Masterplan
2. Forestry will be managed through the Forestry Management Plan in alignment with management of commercial forestry under the NES-CF regulations.

8.3.3.2 Ngā Kaupapa Here / Policies

1. Proceed with reducing some areas of forestry according to the 2024 Masterplan.
2. Manage the forest in line with best practice principles and the Forestry Management Plan.
3. Allow harvesting in line with best practice principles, accepting that maximum yield and financial return may be compromised to protect the values of the site, indigenous biodiversity and the recreation opportunities.
4. Controlled burning is not acceptable forestry practice at the Domain.
5. Allow public access to parts of the forest, noting that areas open to the public will be determined by the Council and will alter, based on conditions in the forest and operational activities in the forest - this is generally in line with the General Policies RMP 9.2.
6. Council will apply the revenue generated from forestry in accordance with Sections 78 and 79 of the Act. All revenue after expenses and repayment of loans from logging activities be retained in a special fund for reserves purposes.
7. Forestry Management Plan will investigate opportunities for carbon sequestration and revenue impacts.

8.3.4 Te rerekētanga o te āhuarangi me ētahi atu tūraru ā-taiao / Climate change and other environmental risks**8.3.4.1 Ngā Whāinga / Objectives**

1. To manage the Park Domain in a way that minimises and mitigates the impact of climate change.
2. To improve the resilience of the Park Domain by adapting to the effects of climate change and impacts of coastal hazards.
3. To manage significant risks from natural and manmade hazards to Park Domain users and assets in accordance with national and regional policy.
4. To restore ecological and hydrological systems to promote healthy, thriving ecosystems.

8.3.4.2 Ngā Kaupapa Here / Policies

1. Improve the capacity of Park Domain to mitigate the impacts of climate change by:
 - a. maximising the carbon sink benefits of vegetation through implementing ecological restoration and pest control programmes.
 - b. identifying areas for new plantings.
2. Manage natural hazards on the Park Domain:
 - a. with minimal interference to natural processes, natural resources, and historical and cultural heritage.

- b. include an assessment of the risks to people, ~~Domain park~~ land and ~~park-Domain~~ infrastructure.
3. When a high level of risk to people, ~~park-Domain~~ land or ~~park-Domain~~ infrastructure from a natural hazard on a park has been identified, options to manage risks will be identified by the Council and, where practical and feasible, interested people and organisations should be informed of any proposed actions prior to implementation.
4. When buildings and structures on the park come to the end of their economic life or where events risk the future safety of people, buildings and structures, consider the impacts of coastal hazards in decisions on their replacement and location, or managed withdrawal seeking alternate ways to deliver the service or cease.
5. Decision making in response to the impacts of coastal hazards or land instability on ~~park-Domain~~ and ~~park-Domain~~ infrastructure will be consistent with:
 - a. the outcomes and policies in the New Zealand Coastal Policy Statement and national guides on climate change projections and adaptive planning.
 - b. the Council's Coastal Management Framework, including any relevant coastal management plan and/or coastal asset management plan.
 - c. any future ~~Council~~ coastal erosion and land instability response policy, and
 - d. any site-specific hazard assessment.
6. Improve the management of stormwater and groundwater by:
 - a. investigating sustainable treatment and potential re-use of field irrigation water.
 - b. considering actions to reduce the risk of localised flooding around the ~~park-Domain~~.
 - c. exploring opportunities to sustainably treat irrigation and stormwater runoff.
 - d. considering installing a monitoring device to observe groundwater quality and identify opportunities for reducing the potential for groundwater contamination.
7. Enable green infrastructure or soft engineering solutions to help manage stormwater, improve air and water quality, reduce flood risk and help to mitigate climate change.
8. Enable nature-based solutions as a means to improve the quality of the natural environment (e.g. composting, rainwater hydration systems, recycling, green infrastructure).

8.3.5 Te tūonohono ā-hoa me ngā mahi tūao / Partnering and volunteering

Tuapapa / Background

Partnering with third party groups and organisations and other volunteer programmes plays a unique and invaluable role in the advocacy, planning, development and care of ~~park-reserve~~. Community-led action encourages a sense of ownership and engagement in local settings. Volunteers assist Council to more cost-effectively deliver ~~park-reserve~~

facilities and programmes. As well as the delivery of significant recreation opportunities and community services that are enjoyed by many people.

8.3.5.1 Te Whāinga / Objective

1. To encourage and facilitate partnerships and volunteering activities on the ~~Park Domain~~ that align with and support the outcomes and policies of this plan and provide mutual benefits for the community.

8.3.5.2 Ngā Kaupapa Here / Policies

1. Partnerships on the Domain will be documented in writing to confirm the purpose of the partnership with Council and the nature of each party's commitment.
2. Volunteer activities that involve ground or vegetation disturbance, restoration programmes or ~~Park Domain~~ development should be formalised under a written agreement and assessed against the objectives and authorisation assessment criteria. Volunteer activities must be undertaken in accordance with Council's health and safety standards.

8.3.6 Future Development

8.3.6.1 Te Whāinga / Objective

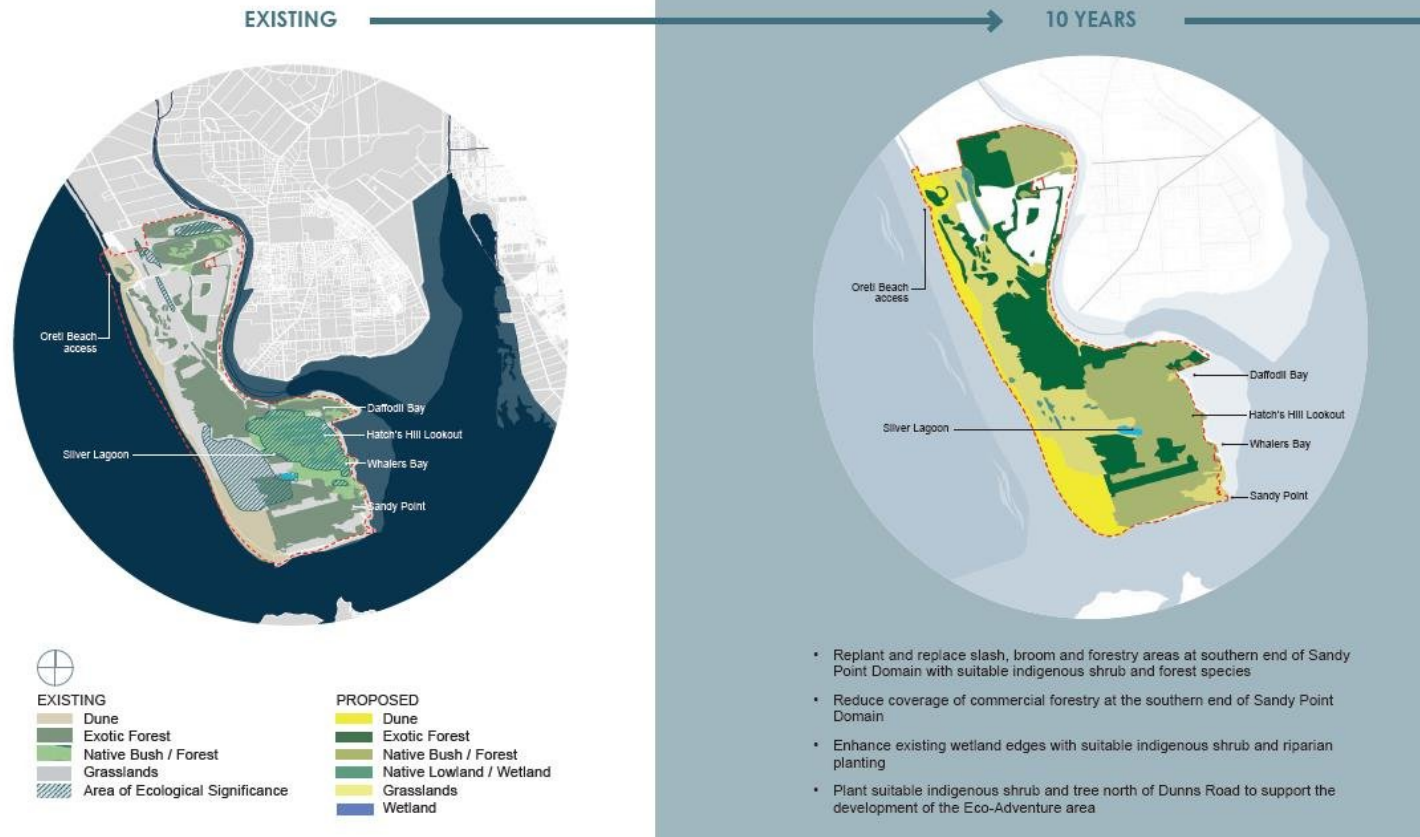
1. To deliver the intentions of the ~~2023~~ Masterplan.

8.3.6.2 Ngā Kaupapa Here / Policies

1. The Masterplan outlines Council's intentions for development at the Domain. Development that is not anticipated in the Masterplan typically requires approval from the Council.
2. Vegetation plantings will be guided by the ~~2023 Sandy Point Domain~~ Masterplan and planting plans as they are developed.
3. The recreation zone will incorporate natives to replace some pines.
4. Landscape plans of key areas within the Domain will be prepared in consultation with stakeholders the local community and in general accordance with the ~~masterplan~~ Masterplan. This will take into account the need to

define activity spaces, accessibility, screening, shelter/shade, habitat and amenity improvement, species selection, designing out crime practices and the protection of view shafts.

BUILD ENVIRONMENTAL RESILIENCE



WĀHANGA TUATORU – NGĀ WHAKAMANATANGA / PART THREE – AUTHORISATIONS

9.0 Ngā mahi e tika ana kia whakamanatia / Activities requiring authorisation

Tuapapa / Background

Some people or groups will want to use **park Domain** space for activities that might have a lasting impact on the **park Domain**, or that might prevent others from also using the **park Domain**. Under these circumstances people will need to apply for a specific permission or 'authorisation' to use the **park Domain**.

The starting point for all land held under the Act is that decisions made about any proposed use of **park Domain** space must comply with the provisions of the Act.

The purpose of the authorisation is to ensure impacts on the **park Domain** and **park Domain** users are considered and managed, and a consistent and balanced approach is taken to assessing proposals to ensure **park Domain** values are protected and the intentions of the Masterplan and this RMP are not compromised.

Activities will need to be authorised if they:

- require exclusive use of the **Domainpark** or an area of the **Domainpark** (which could be in the form of a permit for an event).
- change the physical **Domainpark** environment, e.g. ground disturbance, plant removal or planting.
- require a temporary or permanent building or structure to be built or installed.
- are commercial in nature, in other words are for private gain or financial reward, such as a coffee cart or commercial filming.
- create an interest in land in favour of a third party, such as a lease or licence.

The type of activity – how long it will take, how many people might be involved, what effect it will have on the **park Domain** itself, and whether the **park Domain** will be able to recover easily – will help to determine the likely impact of that activity. Higher-impact activities will need more in-depth assessments. There are various types of authorisations that may also be known as a landowner approval. They may take the form of a booking, permit, easement, licence, bylaw approval, lease or some other formal agreement. Authorisations may include a range of conditions.

The Act requires **Council** to enable mana whenua to provide input into the decision-making process, as outlined in **Section 4.0**.

In some cases, formal public notification will also be required by legislation, either under the Act or under the LGA. Even if the legislation does not require public notification, the local board may choose to speak to key stakeholders or, if it believes it is in the public interest, undertake public consultation to better understand the wider community's views.

9.1 Whakamanatanga matawhānui / General authorisations

9.1.1 Ngā Whāinga / Objectives

1. To ensure the consideration of authorisations complies with the relevant sections of the Act and any relevant bylaws.
2. To ensure a consistent approach is taken to assessing proposals requiring authorisation in accordance with any relevant bylaws.
3. To ensure decision making relating to the development spaces and places considers and implements sustainable practice.

9.1.2 Tikanga whakaaetanga aromatawai / Authorisation assessment approach

1. The assessment of an activity requiring authorisation should consider the relevance of:
 - a. Overall consistency with this RMP and the Masterplan.
 - b. The capacity of the **Park Domain** to accommodate the activity and the ability of Council to provide the right level of oversight.
 - c. Potential impacts on current users of the **Domainpark**, such as any exclusive use of the **Domainpark** or part of the **Domainpark**.
 - d. Statutory Acknowledgements (require consultation/approval with Ngāi Tahu).
 - e. Relevant bylaws.
 - f. Environmental Sustainability Guidelines for Spaces and Places (Sport NZ).
2. The usage of the Domain must be continually monitored and controlled so as to ensure that the resource is widely used and that its development and sustainability is in the best interests of the community, the wider public and the environment.

9.2 Community Leases and Licences**9.2.1 Te Whāinga / Objective**

1. To allow continued operation of speedway.

9.2.2 Ngā Kaupapa Here / Policies

1. Consider the Southland Car Club space to be designed as a motorsport hub which will incorporate other motorsport activities, and to provide for other non-speedway activities like public car parking, overnight caravan parking, and temporary commercial activities, such as food truck events and markets.
2. Allow for the upgrade of the speedway track as required and associated facilities to remain at FIA standard.
3. Where new spectator seating facilities are developed, consider incorporating multi-use facilities that will be available for all **Sandy Point Domain** users as part of the same building.

9.3 Ngā Whare / Buildings**9.3.1 Ngā Whāinga / Objectives**

1. To ensure that the nature and extent of buildings is consistent with the land status and classification and use of the **Sandy Point Domain**.
2. To support the development or redevelopment of buildings on the **Sandy Point Domain** where the need for these has been fully assessed and it is demonstrated that recreation, community and Māori outcomes are better enabled.
3. To encourage shared use and/or clustering buildings where possible to minimise the number of buildings and structures on the **Sandy Point Domain**.
4. Maximise synergies between existing facilities and prioritise flexible and adaptable use of facilities.

9.3.2 Ngā Kaupapa Here / Policies

1. If buildings are to be located on **Sandy Point Domain land**, including replacements, additions and extensions, the following should be considered:
 - a. the guiding principles and **Sandy Point Domain** values
 - b. an assessment of the need for the building and alignment with any service outcomes
 - c. the potential for co-location of the activity within an existing or proposed building on the **Sandy Point Domain**

- d. the opportunity to adaptively reuse historic buildings
 - e. bulk, height and location of the building in relation to the layout and scale of the **Sandy Point Domain**
 - f. materials, colours, façade articulation and landscaping
 - g. the opportunity for multiple uses within the building
 - h. the opportunity to cluster buildings within a similar location in the **Sandy Point Domain** if separate buildings are required
 - i. potential impacts generated by ancillary activities and effects, and the location and access of service areas
 - j. crime prevention through environmental design
 - k. incorporation of universal design
 - l. consistency with the universal design guidance
 - m. the design of any facilities, such as toilets, showers, storage and changing rooms, to be accessible to all **Sandy Point Domain** users.
 - n. options for environmentally sustainable design, including collection of rainwater, minimising energy requirements and considering carbon footprint in the construction and ongoing maintenance
 - o. design options to minimise the impacts of noise from motorsport activities on neighbouring activities. This may include noise insulating materials or the placement of buildings or structures to function as a physical noise barrier between activities.
2. Apart from those areas that have been so heavily modified that all trace of their original character has disappeared, any proposed development and usage must have regard for the conservation of any natural features in the Domain.
 3. Consequently, any necessary installations or developments should be sited so that their impact does not lower the quality of the resource. Development and usage should be controlled and guided so that the area's values are not compromised.
 - a. Where appropriate encourage informal use of sports infrastructure by casual users and non-club affiliated groups and other codes.
 4. Where a building on a **Sandy Point Domain** becomes vacant or is at the end of its economic life, its future service potential or removal should be considered.
 5. As activities disband, or facilities are no longer fit for purpose, Council will work with clubs to re-locate with other like activities so clubs can share facilities and buildings.
 6. Buildings and structures within the Domain will be reviewed in alignment with the Act, NZ Heritage Properties Trust rules, District Plan rules, **Regional Spaces and Places Strategy** and Disability best practice guidelines and requirements.
 7. Dark skies: Any exterior lighting must take into account the following 'Dark Skies Principles':
 - a. minimise the amount of illumination
 - b. minimise the area of illumination

- c. minimise the duration of illumination; and
- d. minimise the amount of “cold” wavelength illumination.
- e. Note: 4000K (colour temperature) LED luminaires is considered to be consistent with the “Dark Skies Principles” referred to above. The *Dark Skies* principles of the *International Dark-Sky Association for outdoor lighting* can be found here: [Five Principles for Responsible Outdoor Lighting - International Dark-Sky Association \(darksky.org\)](https://www.darksky.org/).
- 8. Any new buildings or structures should not be located on skylines, ridgetops or promontories and be finished in tones or colours which do not contrast with the surrounding landscape, with light reflectance values less than 20%.
- 9. Any new earthworks, access tracks or permanent disturbances should be designed and located to retain the appearance of an undisturbed landform or follow existing natural contours as far as practicable, with any cut or fill batters revegetated and screened by appropriate plantings as soon as practical.
- 10. Environmental Sustainability Guidelines for Spaces and Places will help guide decision making when considering inception, design, construction and operation of spaces and places. It will also support decision making for future investment.
- 11. Residential occupants of the Domain with an annual licence to occupy will be granted a 21-year licence to occupy with a right of renewal of seven years plus seven years with the right to transfer to a third party for the remaining period to a maximum of 35 years.

9.3.3 Te Whāinga / Objective

- 1. To allow a multi-use building to be developed on the Domain where it aligns with the overall intentions of the Masterplan and the building, use and location has been approved by Council.

9.3.4 Ngā Kaupapa Here / Policies

- 1. Where a multi-use building is built, this should:
 - a. complement the historic character of the **perkDomain**.
 - b. improve the feeling of safety and surveillance in the **perkDomain**.
 - c. be designed to be adaptive to different sports and community uses.
 - d. Incorporate facilities designed to be available to all **perk-Domain** users.

9.4 Ngā mahi aru moni / Commercial activities Tuapapa / Background

There are a wide variety of commercial activities that currently operate on **parksreserves**. These include temporary commercial activities such as food trucks, markets and fairs, recreational and tourism activities (biking, rafting etc.) sports equipment hire and lessons, filming. Examples of permanent commercial activities include hospitality, retain, officers for ticket sale and tourism operators and would typically require a lease to locate facilities on land managed as reserve.

Commercial trading can happen on the Domain; however, decisions and approvals are made based on the Act classifications for the land in question.

The benefits of commercial trading may include:

- enhancement of the **park-Domain** user's experience by providing additional services to those provided on the **parkDomain**
- enabling a wider range of uses and activities to be undertaken which require specialised equipment, not otherwise available to the general public
- activation of **park-Domain** spaces and enhancement of existing activity in the **park-Domain** e.g. provision of refreshments whilst watching sports games, speedway activities or children playing. The statutory purpose and reserve classification of the **park-Domain** under the Act may place constraints on what commercial activity is permissible. Public notification of a commercial proposal may be necessary.

The District Plan and Council bylaws also regulate commercial activities on **parksreserves**. The requirements of the legislation and bylaws is the basis for authorising appropriate activities for **park-reserve** spaces. Council manages temporary commercial activities through a landowner approval process. On the **park-Domain** there is the opportunity to provide for enterprises which support recreation activities on the **Recreation Reserve** areas that are designated for commercial activity. Fees and charges apply for commercial activities, including bonds.

9.4.1 Te Whāinga / Objectives

1. To ensure the commercial use of the Domain occurs in ways that does not compromise **park-Domain** values, that encourages use of **parks-Domain** where they add to the enjoyment and experience of **park-Domain** users, is consistent with the guiding principles and in accordance with the Act and any relevant bylaws.
2. Allow (conditional) certain trades or business developments that are compatible with servicing the primary needs of the Domain.

9.4.2 Te Kaupapa Here / Policies

1. To the Act and any relevant bylaws, the assessment of an application for a commercial activity should consider:
 - a. the nature of the proposed activity and any effects on existing infrastructure and facilities.
 - b. the relevance of the objectives and authorisation assessment approach in Section 9.0.
 - c. whether the activity has a community benefit component that is compatible with the Recreation Reserve classification, park Domain values and park Domain information in section 6.0.
 - d. how the activity activates the park and/or enhances (or has adverse effects) park users' experience of the park Domain (noise, accessibility).
 - e. environmental impact.
 - f. business capability.

9.4.3 Te Whāinga / Objectives

1. Support commercial opportunities that directly benefit park Domain users and the local community.
2. Council's role is to ensure a balanced approach to temporary commercial activities on reserve land to enhance the visitor experience.
3. Where Council-administered land is used for commercial gain, a fee is applied.

9.4.4 Ngā Kaupapa Here / Policies

1. Consider the inclusion of more cafés within the park Domain.
2. Consider opportunities for social enterprise.
3. Consider opportunities to accommodate youth and community group facilities.
4. Council may tender for certain commercial activities if a need has been identified.

9.5 Wāhi noho mō te pō / Overnight Accommodation

Tuapapa / Background

Overnight accommodation on parks and reserves can be permitted by Council through a combination of the Act, LGA and Freedom Camping Act 2011, and any bylaws made under these Acts. Section 44 of the Act does not permit use of a reserve for personal accommodation, including camping, unless an exception under the Act applies.

Exceptions can apply where consent is granted by the Minister of Conservation (which is delegated to Invercargill City Council). The Public Safety and Nuisance Bylaw 2013, enacted under the LGA, currently prohibits staying in a tent overnight in a park unless prior written approval has been obtained from Council.

Freedom Camping Act 2011

From 2025, The Freedom Camping Act 2011 generally allows people to camp overnight in certified self-contained vehicles on public land, unless it has been restricted or prohibited in a bylaw or other enactment. Council's Freedom Camping Bylaw 2015 currently prohibits overnight accommodation in vehicles except in designated areas, none of which are at the Domain.

9.5.1 Te Whāinga / Objective

1. To manage overnight accommodation on the **Beak Domain** in accordance with Section 44 of the Act, any relevant legislation and Council's General Policies RMP.

9.5.2 Te Kaupapa Here / Policy

1. Camping is not permitted on the reserve except for in such authorised areas as the motor camp (Beach Road Holiday Park) and the scout camp area, or areas that may be dedicated within the reserve management plan, or have a permit issued by Council staff with delegated authority.

9.6 Firearms and Hunting Equipment

9.6.1 Te Whāinga / Objective

1. To only allow firearms where it is provided for in this RMP.

9.6.2 Te Kaupapa Here / Policy

1. To prohibit the carrying and use of all types of firearms and hunting equipment within the Domain and its environs, apart from those areas specifically set aside for organised firearm activities.
2. Permits may be issued, where appropriate, for specific activities such as the control of pests and the General Policies RMP will apply.

9.7 Noise Levels

Tuapapa / Background

Existing recreational users of the reserve, such as the Southland Sports Car Club and other motorised sports clubs, have used the reserve as a base for their activities for a number of years.

The imposition of a night time limit is proposed to meet the standards in the District Plan and resource consent will be required for any activities that will not meet this requirement.

9.7.1 Te Whāinga / Objective

1. To comply with noise level requirements in the District Plan and this RMP.

9.7.2 Te Kaupapa Here / Policies

1. To allow noise levels consistent with those that have been allowed in the past for existing recreation uses except between the hours of 10.00pm and 7.00am where the noise level on the boundary shall not exceed 40dBA L10.
2. Noise output of existing recreational users of the reserve, such as the Southland Sports Car Club and other motorised sports clubs, will be managed as per the Noise Management Plan (Appendix 7).
3. Recreational activities new to the reserve will meet the following noise level standards (measured at the neighbouring boundary):
 - a. 55 dBA L10 between the hours and 7.00am and 10.00pm.
 - b. 40 dBA L10 between the hours of 10.00pm and 7.00am.
4. Resource consents will be required if these standards cannot be met.

9.8 Waste Management

Tuapapa / Background

Council Three Waters currently has a resource consent with Environment Southland to apply bio solids to very sandy soil in the Christies Track area of the Domain. Bio solids application will improve soil condition and provide an improved environment for the planting programme.

Land use is approximately 42 ha in area. It is located between Christies Track and the Ōreti Links area, approximately 200 m from Ōreti Beach. There have been up to three bio solids applications over the area over a ten year period. Each application takes two to three weeks, involving the transport of bio solids by truck from the Clifton Wastewater Treatment Plant, and spreading using agricultural machinery. Bio solids applications are being undertaken at intervals of one to three years, depending on the volumes transported and are covered with each application.

9.8.1 Te Whāinga / Objectives

1. Provide effective and efficient waste minimisation and management services supported by the right funding mechanism.
2. Avoid or mitigate any adverse effects on public health or the environment.
3. Provide and support opportunities to minimise waste through reduction, reuse, recycling and recovery (in priority order).

9.8.2 Te Kaupapa Here / Policies

1. Allow bio solid dispersal in the Eco Park area in accordance with consent conditions.
2. Council may choose to limit the quantity, area and timing of biosolid dispersal below what is consented in order to prioritise recreational values, ecological values and iwi preferences.
3. Council may seek to be compensated by the biosolid applicant for areas perceived to be lost as recreation areas.
4. Application of biosolids must not unreasonably interfere with the Recreation Reserve purpose of the Domain.

9.9 Limitations

9.9.1 Te Kaupapa Here / Policies

Where the RMP does not specifically provide for an activity, the following considerations need to be undertaken:

- a. Any limitation set out in the General Policies RMP and other Council documents
- b. Any other activities managed by the District Wide matters set out in the operative or proposed District Plan (excluding signage directly linked to an activity specifically provided for in the reserve and Appendix 4: Noise management Plan);
- c. Any provisions within the relevant regional plan(s); and
- d. Any national environmental standards or national policy statements.

- When a proposal for use and development at the Domain has not been anticipated in this RMP, it may be necessary to seek approval from the Mayor and Councillors.

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10.2 APPENDIX 2 – SPORTS AND RECREATION CLUBS

Motor Sports

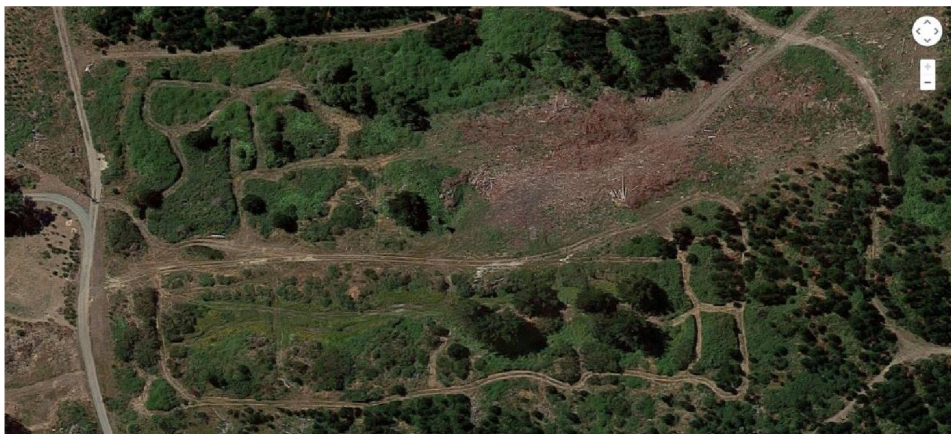
Lurkers Club

Leases space adjoining the Invercargill Kart Club.

Southland Landrover Club

This Club started leasing an area at the Domain from 1998.

In 2003 the leased area was transferred from an area west of Teretonga to the area east of the Mauritangi Scout Camp, Fosbender Park.



Southland Motor Cycle Club

In the early 1930's, the Southland Motor Cycle Club commenced having annual races on Ōreti Beach, the wide flat sands of which are ideal for speed trials.

In 1948, the Club took up an area of land, south of Dunns Road and along what is now known as Pit Road, for the purposes of forming a scramble track.

During 1966, a 500 metre speedway track was formed.

In 1977 Council resolved that the disused gravel pits north of Dunns Road near Ōreti Beach be approved for trail riding.

A new building was erected in 1980 to adjoin the existing building at the time.

The track was restored in 1998.

Southland Sports Car Club

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The Southland Sports Car Club has been involved in the Sandy Point area since 1949, when land for a circuit was granted to them by the Invercargill City Council.

Progress at first was slow, and it was not until 8 November 1953 when the first working bee by Club members was held to prepare for a motor racing circuit. At that time, Domain Road did not exist and there was a very rough track to gain access to the venue from Dunns Highway past the flax mill at the time.



Originally it was proposed to build a circuit one mile in length. The success of the Southland Centennial Road Race at Ryal Bush in 1956 persuaded the Club to amend and accelerate plans to build a circuit 1.6 miles in length, so that it would qualify for international competition. Money was raised by way of gifts and debentures to build the sealed circuit and this was opened for its first race on 17 November 1957.

The first "international" race was held on 6 February, 1958. The early meetings were not as profitable as had been hoped and by 1959, the Club owed \$32,000 with \$18,000 being required within four years. The initial seal was far from satisfactory and most cars spent more time off circuit than on it because of the smooth river gravel stones that had been used.

A Board of Control was formed and further capital was raised. A tragic accident at the 1966 event killed two spectators and a driver. This led to a change in track design that eliminated the accident venue and extended the circuit to its present length and configuration.

In 1980 international races were abandoned and they did not resume in a slightly different form until 1990. Since that time they have been held on at least an annual basis and have diversified their interest.

Today the circuit is not only used for motor racing (car, motorcycle and drags) but other events such as driver training, cycling and triathlons are also held at Teretonga Park. Its use has increased greatly over the years and it is in some form of use most weekends.

Since 1991 continuous improvement has been made to the circuit, facilities and grounds and, currently, is the southernmost FIA licenced circuit in the world and is internationally licensed to International Grade 3 and National Grade 1, which covers all current Motorsport New Zealand recognised vehicle categories.

At the present time the circuit is highly regarded in both Australia and New Zealand for its layout and safety features, which have resulted in the second highest lap speed record of any permanent motor racing circuit in both countries.

Areas of Teretonga Park have been subleased by the Club for grazing in previous years.

The NZ Grand Prix was first held in Teretonga in January 2001.

The control tower was replaced in 2010.



Southland Stock Car Drivers Association Inc.

Stock car racing commenced in 1963. At that time the Association used the track operated by the Southland Motor Cycle Club.

From a safety point of view, that proved to be unsatisfactory and in 1976, the Southland Stock Car Drivers Association was granted the use of 7.25 ha immediately to the south of Teretonga. There, the Association has constructed its own racing track and clubrooms.



The area is known as Riverside Speedway.

Invercargill Kart Club Incorporated

Go-kart racing at the Domain commenced about or just prior to 1960 when the Club took up 5.47 ha of land along Pit Road. In 1962, the 500 meter racing track was sealed and the Club became well established. Over the years, the track and facilities have since been upgraded and the track lengthened.

Events such as the Southern Series and the South Island Champs have been held there.

Aquatic Sports and Activities

Invercargill Rowing Club (IRC)

This Club originally established on the New River Estuary in 1875 and has a long history. Like the Yacht Club, they transferred their clubrooms to the

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Ōreti River at Sandy Point in 1958, following the wrecking of their clubrooms by a disastrous storm in 1957.

Its clubrooms are based a little further south from the Power Boat Club at 89 Sandy Point Road.

The club expanded its facilities in 1983 when the first women members joined the club. An additional boat storage shed was constructed in 2005 to accommodate an increase in competition and training skiffs. This shed is also shared with the Awarua Boating Club to store some of their rowing skiffs. A major upgrade and extensions to the clubrooms took place in 2010, along with significant site development work to create a combined rowing present with the Waihopai Rowing Club to improve safety and host regional regatta events.

The club facilities also include secure storage for 12 kayaks that are rented to the Southland Multi Sport Club who also train on the Ōreti River.

The Te Ara a Kōwe Waka Ama Trust groups store their waka on the IRC leased land and use the boat launching beach, until they relocate to their own facilities further down the river.



The Southland Rowing Association had its base alongside that of the Invercargill Rowing Club, until their shed reached the end of its economic life and was demolished in 2005. The association now uses the Invercargill Rowing Club facilities for their meetings.

Ōreti Surf Life Saving Club Incorporated

This was the first recreational organisation to become established on the Domain. It was formed in 1929 and, except for a two-year recess during World War II, this Club has actively patrolled Ōreti Beach ever since.

Records show from 1984-1992, members of the Ōreti Surf Life Saving Club were named as Honorary Beach Wardens.

Southland Power Boat Club Incorporated

This Club has its headquarters on the banks of the Ōreti River, approximately 1km south of the Dunns Road Bridge. Along with the Rowing and the Water Ski areas, this Club has a set section of river allocated for its use.

Waihopai Rowing Club

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Originally the Invercargill Railway Rowing Club, this Club was formed in 1887. At first, membership was confined to railways employees, but it soon had to open its membership to all comers.

The Club eventually transferred to the Domain in 1967, where a clubhouse was built, and is situated immediately south of the Invercargill Rowing Club.

In 1985 changing rooms were built to accommodate an increasing number of women members. As Club membership increased, the need for more space for storage and Club facilities arose, resulting with an extension to the existing building in 1995 for that purpose.

Te Ara a Kewa Waka Ama Trust

Lease the building and land formerly occupied by the Waterski and Runabout Club, located near the mouth of the Ōreti River.

The clubrooms are actually situated somewhere in the vicinity of where McLennan's cottage stood.

Land Based Activities

Disc Golf South

Disc Golf South is considering the possibility of putting a disc golf course in the Ōreti Sands area, specifically looking into utilizing the old Ōreti Sands Links course. This is an exciting prospect, as repurposing existing golf courses for disc golf could be a game changer giving people a complex different course to play.

Georgetown Scouts

In 1968, Georgetown Scouts was first granted a lease at Fosbender Park. At Mauritangi Campsite there have been many group camps and functions.

Native plantings have been implemented by the **Parks and Recreation** Division and the Scout Group over the years.

Horse Trekkers

Various Clubs including Birchwood Hunt Club, Mount Linton Endurance Riding Club and Southland Trail and Pleasure Horsemen use specific areas of the Domain for horse trekking. The commercial business of Rakiura Rides has leased land along Sandy Point Road from 2006.

Rugby Southland Incorporated

Frequent closures of City fields caused the Southland Rugby Football Union to look at the possibility of establishing some all-weather fields at the Domain.

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In 1966, the Southland Rugby Football Union obtained a lease of 16.6 ha of land immediately south of Dunns Road and just beyond the Motor Camp. The land is known as Ōreti Park.

They have developed a number of rugby fields and the erection of a semi-covered stand, capable of seating 600 visitors. Lighting was installed at Les George Oval. Lights and poles were relocated from Maitara Rugby Club.

Since becoming established, these fields have been a tremendous boom to rugby players.

Southland Astronomical Society (SAS)

The closure of the observatory at the Southland Museum left them homeless for a few months. Negotiations with the ICC enabled SAS to move into the vacated Ōreti Sands Golf Links rooms. A yearly lease was agreed upon for the use of the rooms to store gear and hold public events.

The venue sees the Club away from most of the city light pollution, and for the first time in forty years, full facilities for meetings, observing and public events. A small permanent observatory has been placed on site to supplement the portable gear they regularly use.



The rooms are open every Saturday night during the winter season for public viewing. Follow SAS on Facebook for details.

Southland Equestrian Centre

Initially known as the Southland Pony Club and the Southland Area New Zealand Horse Society, this organisation was formed in 1969.

They have 11.41 ha along the eastern side of the southern portion of Pacific Avenue where gymkhanas, training schools and other equestrian activities are carried out.

Over the years buildings have been placed on the site and soil and ground conditions have been upgraded.

Southland Football Association

The Association started leasing the grounds from 1970. In 1999 the old hockey grounds were developed into four new fields of 90 x 55. These fields have been used for various tournaments and competitions over the years.

Southland Rodeo Association

In 1978 a move was made to the Domain, where a complete new complex was developed and the Club has since become well established. The New Zealand Nationals were held there in 1984.

Southland Rugby League

The Southland District Rugby League Association currently use the Domain sports grounds on a seasonal basis.

Southland Mountain Bike Club

The Mountain Bike Club was established in the late 1980's and has consistently grown in membership since. Mountain bike trails have been historically built and rebuilt following logging by volunteers and are maintained by the Southland Mountain Bike Club. These trails are mostly used by large number of the general public and used for mountain bike an orienteering events that the Club organises.



Southland Orienteering Club Inc.

Orienteering maps have been created for many areas of Sand Point Domain and these are the most frequently used maps that the club has. The first map was created for the area around Mauritangi Campsite in 1980.

The Southland Orienteering Club provides competitive and training events for club members and non-members in both running and mountain-biking styles. It also holds an annual Southland Schools Orienteering Championships.

The club has a semi-permanent course at the Ōreti Links area which can be walked / run at any time.



Southland Sled Dog Association

SSDA was established in 1997 and originally used Petries Track and the public roads around Whalers Bay etc. The club then relocated to Fosbender park area following safety concerns in 2001. The SSDA has developed the area into a vast network of walking/racing trails surrounding the Kilmock Bush Reserve.

SSDA holds two nationally recognised events over the winter racing season and has also held international events at the site. For its members, the club also holds regular training events and as far as the club is aware the Sled

dog training trails at Fosbender is the only purpose-built Sled Dog facility in the southern hemisphere.

Target Activities

Invercargill Pistol Club

The Invercargill Pistol Club was established in 1962 and, after using the Invercargill Smallbore Rifle Range in Turnbull Thomson Park for some years, the Club in 1970 then leased an area of land near the old gravel pits in the northern portion of the Domain.

It has 50 meter and 25 meter ranges and the area is also used by both the Police and Army for small arms practice.

Southern Ghost Airsoft Group.

Shares a leased area of 4.29ha with Southland Airsoft Club where Southland Paintball Club used to be near Pit Road.

Southern Wolves Airsoft Group

Southern Wolves Airsoft Group is a non-profit sports club based in Invercargill that hosts for all kinds of airsoft gaming. The club occupies 2.3 ha on the north western edge of the Sled Dog Area.

Southland Airsoft Club

Southland Airsoft Club is a non-profit sports club based in Invercargill that hosts for all kinds of airsoft gaming. The Club shares a leased area of 4.29ha with Southern Ghost Airsoft Group where Southland Paintball Club used to be near Pit Road.

Southland Archery and Bowhunters Club Inc

The Invercargill Archery Club was previously located at Turnbull Thomson Park. In 1991 the name of the Club was changed to Southland Archery and Bowhunters Club Inc.

In 1997 the lease for Turnbull Thomson Park was cancelled and a lease for a site at the Domain was issued.

Southland Clay Target Club (SCTC)

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This Club was formed in 1952 and moved to the Domain in 1965. It occupies an area of 14.76 ha at the southern end of Pacific Avenue.

The SCTC has excellent facilities which the club takes pride in. There are four Skeet fields and six Down the Line (DTL) fields allowing them to host provincial, district and South Island level events. The club has some sporting traps but currently no formal sporting or Compak events in our calendar of events.



The SCTC achieved range certification in December 2023.

The club has a strong membership with a diverse range of shooters of all ages and abilities from beginners to international level.

10.3 APPENDIX 3 – PROPOSED EXTENSION OF TRACK NETWORK



The image shows trails that are proposed to be installed or connected with existing trails in order to create one big loop

Key

Blue - tracks built to the required standard,

Orange – existing tracks but require upgrading

Red - sections are new builds.

Green - sections are proposed waking trails.

Broken Orange line - proposed shared used use with walkers, horses and bikes (just walkers for the first phase).

10.4 APPENDIX 4 - PLACE NAMES

The Domain is not rich in place names and only a few original names can be authenticated. Other place names, although having an air of being quite old, appear to have been bestowed in more recent times.

With the growing popularity of the Domain over the past 20 years or so, it became necessary to bestow further place names in order to facilitate the public's use of the area.

Early Place Names

Ōue - variously spelt as Owi, Oui or Ōue - this appears to be the earliest recorded name for the area. Early maps show Owi (Ōue) Village and Owi (Ōue) Point. The name is derived from the Māori kāika which formerly existed on the eastern shore of the Domain.

Honekai (a principal chief of Murihiku) was resident at this settlement in the 1820s. Honekai and many of his people moved to Ruapuke where he died - introduced diseases (e.g. measles) caused many deaths and devastated the populations of Māori in the south

Ōue is said to have been named after Maui decided to leave a man in the area to look after his interests while he continued his journey of discovery and to wait there for his return.

Cooper's Creek - this small creek which drains the central portion of the Domain is named after Owen McShane, the ex-ship's cooper, who probably settled there in 1838 after the whaling station was closed down. This name was recorded at least as early as 1870.

Rasks' Point - situated on the northern side of what is now known as Whalers' Bay. It was named after Carl Rask who settled there in the 1870s. The whole bay was originally known as the Rasks' Point Farm. The name appears to have come into use towards the end of the last century.

Sandy Point - following the abandonment of the Māori kāika of *Ōue* in the 1870s, Sandy Point came into use as an embracing term for the whole area. At the same time, the name of "*Ōue*" fell into disuse. It should be noted that Point *Ōue* appears on one of W J W Hamilton's sketch maps named as Sandy Point as early as 1850.

Daffodil Bay - Daffodil Bay was one of the most popular parts of Sandy Point and yet few people are aware that it was originally called West's Flat. It received its name from Mr and Mrs W J N West who used to live there. Originally they ran an accommodation house in partnership with J G Hughes at the Mokomoko Inlet.

Travellers journeying from Bluff to Riverton or inland Southland used to cross the estuary by boat from the Mokomoko Inlet, travel across Sandy Point and then along the beach to Riverton. Thus, the accommodation house was,

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of one or another of the settlers on Sandy Point, popular (or sometimes necessary) as an overnight stopping place.

The Wests eventually retired to Sandy Point and it was Mrs Christina West who planted the daffodils amongst the flax bushes which gave this delightful area its current name - Daffodil Bay.

Kilmock Bush - known to Kenneth McLennan as Top Bush in the 1890s. The name "Kilmock Bush" appears on a cadastral plan as early as the 1920s. It has not been possible to ascertain the origin of the name.

Castle Stand Hill - this name was given to a prominent sand hill by Captain John L Stokes in 1850. It was noted as being in the vicinity of Henry McCoy's station but W J W Hamilton's sketch map is so vague that its exact location can only be surmised. As a name, it probably never gained currency.

Christie's Track - a name used by Thomas Waugh in the 1890s. It was named after a carter, Mr Christie, who took several successive loads of marram seed etc inland from the beach, thus forming a rough track. Thomas Waugh then sowed marram seed in the wheel tracks which proved to be a very successful method of establishing the marram. The exact position of the original Christie's Track is not known but the road now so named is in the general vicinity of where Christie's Track would have been.

Ōreti Beach - just when the western coastline of Sandy Point came to be known as Ōreti Beach is not known with certainty. On an early map drawn by Chief Tuhawaiki in 1943, the beach is named Mateaweawe, although that name has not been observed on any later maps.

In Thomas Waugh's various accounts (1890-1895) of the area, he refers to it simply as the "Ocean Beach". It would appear that the name Ōreti Beach did not arise until perhaps the early part of this century or maybe even a little later.

Later Place Names

The following place names appear in "Sandy Point Domain" (Petrie, 1970):

- West's Point.
- Printz's Point.
- Huruhuru's Beach.
- Noki Kāika.
- Whalers' Bay.
- McCoy's Beach.

Not one of these appears on any earlier map or in any publication and so it can only be assumed that these names have been given in more recent times and therefore have no historical foundation. However, they do help to commemorate some early residents and activities.

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With the growing popularity of Sandy Point Domain as a recreational area and its increasing development, it was found that a lack of place names was a hindrance. Accordingly, in 1982 a number of localities and features were given what were considered appropriate names.

McShane's Track - named after Owen McShane the cooper who resided somewhere in the vicinity.

Hatch's Hill - tradition has it that J Hatch used to climb this prominent sandhill in the early days in order to see whether any ships were crossing the bar to enter the estuary. Apart from hearsay, there is no evidence that J Hatch ever resided at Sandy Point.



McLennan's Flat - the name commemorates Kenneth McLennan who erected his dwelling on the bank of the Ōreti River in the vicinity in 1889.

Silver Lagoon - this largest remaining area of water in the Domain has also been known as the White Lagoon, although its current name appears to have been more generally used. It would appear that the name originated with some of the early lessees of the area.

Various forestry tracks and roads have also been given names as a means of identification. Those names commemorate some of the people who have been associated with the area in past years.

10.5 APPENDIX 5 – NGĀI TAHU ASSOCIATIONS

Schedule 104 Statutory Acknowledgement for Rakiua/Te Ara a Kiwa (Rakiura/Foveaux Strait Coastal Marine Area)

Generally the formation of the coastline of Te Wai Pounamu relates to the tradition of Te Waka o Aoraki, which foundered on a submerged reef, leaving its occupants, Aoraki and his brother to turn to stone. They are manifested now in the highest peaks of the Kā Tītiri o Te Moana (the Southern Alps). The bays, inlets, estuaries and fiords which stud the coast are all the creations of Tū Te Rakiwhānoa, who took on the job of making the island suitable for human habitation.

The naming of various features along the coastline reflects the succession of explorers and iwi (tribes) who travelled around the coastline at various times. The first of these was Māui. Māui is said to have adjourned at Ōmaui (at the mouth of the New River Estuary) for a year, during which time he claimed the South Island for himself.

The great explorer Rakaihautu travelled overland along the coast, identifying the key places and resources.

The waka Takitimu, captained by the northern rangatira (chief) Tamatea, travelled around much of Te Wai Pounamu coast. While sailing past the cliffs at Ōmaui it is said that Tamatea felt a desire to go ashore and inspect the inland, and so he turned to the helmsman and gave the order "Tārere ki whenua uta" ("swing towards the mainland").

For Ngāi Tahu, traditions such as these represent the links between the cosmological world of the gods and present generations. These histories reinforce tribal identity and solidarity and continuity between generations and document the events which shaped the environment of Te Wai Pounamu and Ngāi Tahu as an iwi.

Ōue at the mouth of the Ōreti River (New River Estuary), opposite Ōmaui, was one of the principal settlements in Murihiku. Honekai who was a principal chief of Murihiku in his time was resident at this settlement in the early 1820s, at the time of sealers. In 1850 there were said to be 40 people living at the kaik at Ōmaui under the chief Mauhe.

Ōue is said to have got its name from a man Māui left to look after his interests there until his return. It was also here that the coastal track to Riverton began. From Ōue to the beach the track was called Te Ara Pakipaki, then, when it reached the beach, it was called Mā Te Aweawe, finally at the Riverton end, it was known as Mate a Waewae.

After the death of Honekai and as a consequence of inter-hapū and inter-tribal hostilities in the Canterbury region, many inhabitants of Ōue and other coastal villages on Foveaux Strait relocated to Ruapuke Island, which became the Ngāi Tahu stronghold in the south.

Te Ara a Kiwa, the estuaries, beaches and reefs off the mainland and islands all offered a bounty of mahinga kai, with Rakiura and the fīfī islands being renowned for their rich resources of bird life, shellfish and wet fish.

Estuarine areas provided freshwater fisheries, including tuna (eels), inaka (whitebait), waikōura (freshwater crawfish), Kōkopu and kanakana (lamprey). Marine mammals were harvested for whale meat and seal pups.

A range of bird life in the coastal area also contributed to the diversity of mahinga kai resources available, including fīfī, seabirds such as shags and gulls, sea bird eggs, waterfowl and forest birds such as kiwi, kākā, kākāpō, weka, kukupa and tieke. A variety of plant resources were also taken in the coastal area, including raupo, fern root, tī kōūka (cabbage tree), tutu juice and korari juice. Harakeke (flax) was an important resource, required for the everyday tasks of carrying and cooking kai. Tōtara bark was important for wrapping pōhā in, to allow safe transport of the fīfī harvest. Pōhā were made from bull kelp gathered around the rocky coast.

The New River Estuary contains wāhi tapu, as do many of the coastal dune and estuarine complexes for the length of the Foveaux Strait.

Excerpt from the Deed of Settlement, Section 2, 1997

With the arrival of the Europeans to New Zealand the British Government sought to establish sovereignty for New Zealand in the late 1830s and drafted Te Tiriti o Waitangi (the Treaty of Waitangi) and in 1840 Ngāi Tahu signed the treaty. This was followed by the Murihiku purchase in 1853, which saw the Crown acquire over 7 million acres.

10.6 APPENDIX 6 – EVERYTHING PROPOSED TO BE INCLUDED IN LINKS

VEGETATION LIST

This list incorporates those studies made by earlier workers in the field, as well as that by L J Metcalf, made from 1979 onwards. The first person to record a list of some of the plants growing in Sandy Point Domain was C M Smith in 1924.

Smith was a forester working for the New Zealand Forest Service and, in his report on Sandy Point Domain Afforestation Scheme; he mentioned some of the principal or more noteworthy species to be found in the area.

He was followed by J E Holloway in about 1926 and an amateur botanist, F S Lokan, who botanised the area from the 1930s to the 1950s, compiling a comprehensive list of the indigenous plants growing in Sandy Point Domain.

In 1973 Diane J Lucas undertook a landscape appraisal of Sandy Point Domain, in which she listed several previously hitherto unrecorded species. More recently (in 1976), C G Robertson compiled a supplementary list which extended the number of species observed there.

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During the course of numerous visits to the area over the past ten years, L J Metcalf has further extended the number of species recorded for the area.

This list differs from all previous lists in that the adventive flora and some of the lower orders for plants have also been recorded. So far the fungi, lichens and mosses have been only superficially recorded.

S	Denotes species recorded by C M Smith, 1924
H	Denotes species recorded by J E Holloway Ca. 1926
+	Denotes species recorded by F W Lokan
L	Denotes species recorded by D J Lucas
R	Denotes species recorded by C G Robertson
!	Denotes species recorded by L J Metcalf
*	Denotes species recorded by Lokan and which are of uncertain status

Fungi

!	Aseroe rubra
!	Clathrus cibarius
!	Gastrum sp
!	Paurocotylis pila
!	Weraroa rubra

Lichens

!	Ramalina linearis
!	Stereocaulon ramulosum
!	Sticta latifrons
!	Teloschistes sp

Musci

!	Cyathophorum bulbosum
!	Hypopterygium navae-seelandiae
!	Ptychomnion aciculare
!	Thuidopsis furfosa

Psilopsida**Psilotaceae**

!	Tmesipteris sp
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Lycopsidea**Lycopodiaceae**

+	Lycopodium billardiera
+	Lycopodium scariosum
!	Lycopodium volubile

Filicales**Ophioglossaceae**

!	Botrychium australe var. millefolium
+!	Ophioglossum coriaceum

Hymenophyllaceae

+	Hymenophyllum bivalve
!	Hymenophyllum multifidum
!	Hymenophyllum sanguinolentum

Dicksoniaceae

!	Dicksonia fibrosa	Wheki ponga
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!	Dicksonia squarrosa	Wheki
Polypodiaceae		
+!	Phymatodes diversifolium	
!	Pyrrosia serpens	
Grammitidaceae		
+!	Ctenopteris heterophylla	
Dennstaediaceae		
+*	Hypolepis distans	
+!	Hypolepis millefolium	
Pteridaceae		
+!	Histiopteris incisa	Cut leaf bracket
+!	Pteridium aquilinum var. esculentum	Bracket
Aspleniaceae		
+!	Asplenium bulbiferum	Hen and Chicken fern
+!	Asplenium flabellifolium	
+!	Asplenium flaccidum	
!	Asplenium flaccidum x scleroprium	
+!	Asplenium hookerianum	
!	Asplenium lyallii	
+!	Asplenium oblongifolium	
R!	Asplenium scleroprium	
Blechnaceae		
+!	Blechnum capense	
+*	Blechnum capense var.	
+!	Blechnum discolor	Crown fern or pio pio
+!	Blechnum fluviatile	
+!	Blechnum minus	
+!	Blechnum penna-marina	Alpine hard fern
+	Blechnum vulcanicum	
Dryopteridaceae		
!	Dryopteris felix-mas	Male fern
+!	Polystichum vesitum	
+!	Polystichum richardii	
!	Rumohra aiantiformis	
Adiantaceae		
!	Pellaea rotundifolia	
Spermatophyta		
Gymnospermae		
Podocarpaceae		
S+!	Dacrydium cupressinum	Rimu
+!	Podocarpus dacrydiodes	Kahikatea
S!	Podocarpus ferrugineus	Miro
S+!	Podocarpus hallii	Hall's totara
S+!	Podocarpus spicatus	Totara
S+!	Podocarpus totara	Totara
Angiospermae		
Monocotyledonae		
Juncaginaceae		
L!	Zostera muelleri	
Hydrocharitaceae		
!	Lagarosiphon major	

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Potamogetonaceae

! Potamogeton cheesemanii

Gramineae

S! Ammophila arenaria

! Agropyron repens

! Anthozanthum odoratum

! Bromus sp

S+! Cortaderia richardii Toe toe

S+! Chionochloa rubra Red tussock

! Dactylis glomerata

! Echinopogon ovatus

! Festuca arundinacea

S L Festuca littoralis

! Festuca novae-zelandiae

+! Hierochloe redolens

! Holcus lanatus

! Hordeum murinum

+! Poa cita Silver tussock

! Puccinellia novae-zelandiae

! Puccinellia stricta

! Spartina anglica

L Spartina townsendii

Liliaceae

+! Astelia fragrans Bush lily

Agavaceae

S+! Cordyline australis Cabbage tree

S+! Phormium tenax New Zealand flax

Lemnaceae

! Lemna minor

Juncaceae

+! Juncus bufonius

+! Juncus pallidus

+* Luzula campestris

! Luzula picta var. picta

Restoniaceae

R! Leptocarpus similis

Iridaceae

! Crocosmia x crocosmiiflora

+! Libertia ixioides New Zealand iris

R! Libertia peregrinans

Orchidaceae

+* Caladenia minor

+! Chilodactylis cornuta

+! Corybas macranthus

+! Corybas trilobus

+! Drymoanthus adversus

+! Earina autumnalis Raupeka

+! Earina mucronata

+! Gastrodina sp aff sesamoides

+ Microtis unifolia

! Prasophyllum colensoi

+ Pterostylis banksii Greenhood orchid

+H Pterostylis mutica

! Pterostylis sp

+ Thelmitra longifolia

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Cyperaceae

+!	Carex comans	
!	Carex demissa	
+	Carex dipsacea	
+!	Carex geminata	
+*	Carex leporina	
+	Carex pumila	
L!	Carex secta	Niggerhead
R!	Carex sinclairii	
R	Carex trifida	
S+	Desmochoenus spiralis	Pingao
!	Eleocharis acuta	
+!	Scirpus cernuus	
H	Scirpus nodosus	
+!	Scirpus pungens	Three-square rush
!	Uncinia rubra	
!	Uncinia sp	
!	Uncinia uncinata	

Dicotyledoneae**Winteraceae**

+!	Pseudowintera colorata	Horopito
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Ranunculaceae

S+!	Clematis foetida	
S+!	Clematis paniculata	Puwananga
!	Clematis vitalba	Traveller's joy
+!	Ranunculus acaulis	
!	Ranunculus drouetii	
!	Ranunculus flammula	
!	Ranunculus hirus	
!	Ranunculus repens	

Papaveraceae

!	Papaver dubium	
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Cruciferae

!	Brassica nana	
!	Cakile edentula	
!	Capsella bura-pastoris	Shepherd's purse
!	Cardamine sp	
!	Diploaxis muralis	
!	Lepidium desvauxii	Bushy peppercress
!	Matricaria matricarioides	
!	Nasturtium microphyllum	
!	Sisymbrium officinale	

Violaceae

+!	Melicytus lanceolatus	
R!	Viola vunninghamii	

Crassulaceae

!	Sedum acre	
+!	Tillaea moschata	

Droseraceae

+	Drosera pygmaea	
+	Drosera spatulata	Sundew

Aizoaceae

!	Disphyma clavellatum	
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R!	Tetragonia trigyna	New Zealand Spinach
Caryophyllaceae		
!	Cerastium sp	
!	Montia perfoliata	
!	Sagina procumbens	Pearl wort
R	Scleranthus uniflorus	
!	Stellaria gracilentia	
!	Stellaria media	Chickweed
Polygonaceae		
R	Muehlenbeckia axillaris	
S+!	Muehlenbeckia australis	Pohuehue
S	Muehlenbeckia complexa	
!	Polygonum aviculare	
!	Rumex acetosella	Sorrel
!	Rumex crispus	Curled dock
!	Rumex obtusifolius	Broad-leaved dock
Chenopodiaceae		
!	Atriplex buechananii	
!	Atriplex triangulare	
L!	Salicornia australis	
Geraniaceae		
!	Geranium microphyllum	
R	Geranium sessiliflorum	
Haloragaceae		
+!	Gunnera albocarpa	
+	Gunnera arenaria	
+	Gunnera prorepens	
!	Haloragis depressa	
!	Myriophyllum elatinoides	
<i>Note: Lucas records Gunnera hamiltonii but there is no record of it ever having been found on Sandy Point. The type locality is on the opposite side of the Ōreti River, from Sandy Point, and she obviously made the record in error.</i>		
Onagraceae		
!	Epilobium erectus	
!	Epilobium nummularifolium	
!	Epilobium pallidiflorum	
S+!	Fuchsia colensoi	
S+!	Fuchsia excorticata	Kotukutuku
!	Fuchsia perscandens	
Callitrichaceae		
+!	Callitriche stagnalis	
Thymelaeaceae		
+	Pimelea arenaria	
S	Pimelea lyallii	
R		
Coriariaceae		
S!	Coriaria sarmentosa	Tutu
Tropaeolaceae		
!	Tropaeolum speciosus	Flame creeper
Pittosporaceae		
!	Pittosporum tenuifolium ssp colensoi	Kohuhu
Myrtaceae		
S+!	Leptospermum scoparium	Manuka

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+	Myrtus obcordata	
S+!	Myrtus pedunculata	Rohutu
Hypericaceae		
!	Hypericum androsaemum	St John's wort
Elaeocarpaceae		
S+!	Elaeocarpus hookerianus	Pokaka
S+!	Aristotelia serrata	Wineberry
Malvaceae		
!	Plagianthus divaricatus	Shore ribbon wood
	Plagianthus regius	Ribbon wood
Cunoniaceae		
S!	Winmannia racemosa	Kamaha
Escalloniaceae		
S+!	Carpodetus serratus	Putaputaweta
Rosaceae		
H	Acaena microphylla	
+	Acaena sanguisorbae	Biddy biddy
!	Acaena viridior	Biddy biddy
+!	Potentilla anserionoides	
+*	Rubus australis	Bush lawyer
!	Rubus cissoids	Bush lawyer
S!	Rubus fruticosus	Blackberry
S+!	Rubus schmidelioides	
Leguminosae		
S	Carmichaelia sp	
S!	Cytisus scoparius	Broom
!	Lotus pedunculatus	
!	Lupinus arboreus	Tree lupin
S	Sophora microphylla	Kowhai
!	Trifolium medium	
!	Trifolium repens	White clover
S!	Ulex europaeus	Gorse
!	Vicia cracca	Vetch
Moraceae		
!	Paratrophis microphylla	Turepo
Urticaceae		
!	Australina pusilla	
!	Urtica incisa	Singing nettle
Icacinaceae		
!	Pennantia corymbosa	Kaikomako
Loranthaceae		
+!	Loranthus micranthus	Mistletoe
R	Tupeia antarctica	
Rhamnaceae		
+!	Discaria toumatou	Wild Irishman
Rutaceae		
!	Melicope simplex	
Araliaceae		
+!	Pseudopanax colensoi	
S+!	Pseudopanax crassifolius	Lancewood
!	Pseudopanax edgerleyi	
!	Pseudopanax simplex	
+!	Schefflera digitata	Pate
Cornaceae		
!	Corokia cotoneaster	

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S+!	Griselinia littoralis	
Salicaceae		
!	Salix alba var vitellina	Golden Willow
!	Salix caprea	Goat Willow
Umbelliferae		
+	Anistome aromatica	
+!	Apium australe	New Zealand celery
!	Centella uniflora	
!	Conium maculatum	Hemlock
H	Hydocotyle heteromeria	
!	Hydocotyle moschata	
!	Hydocotyle novae-zelandiae	
	Hydocotyle novae variety	
L!	Lilaeopsis novae-zelandiae	
!	Scandix pecten-veneris	
!	Schizeilema trifoliolatum	
Resedaceae		
!	Reseda luteola	
Epacridaceae		
S+!	Cyathodes fraseri	
+!	Cyathodes juniperina var oxycedrus	
+	Dracophyllum longifolium	
Myrsinaceae		
S+!	Myrsine australis	Mapou
Apocynaceae		
S+!	Parsonia heterophylla	Kaihua
Caprifoliaceae		
L!	Sambucus nigra	Elder
Rubiaceae		
+	Coprosma acerosa	
!	Coprosma areolata	
+	Coprosma foetidissima	
S+!	Coprosma lucida	Karangu
S+!	Coprosma parviflora	
!	Coprosma propinqua	
!	Coprosma rhamnoides	
+	Coprosma rotundifolia	
+	Coprosma rubra	
!	Galium aparine	Cleavers
!	Galium sp possibly tenuicaule	G
R!	Nertera balfouriana	
!	Nertera dichondrifolia	
!	Nertera setilosa	
+	Nertera sp	
Compositae		
!	Achillea millefolium	Yarrow
!	Bellis perennis	Lawn daisy
S+	Cassinia fulvida	Golden tauhinu
!	Cassinia vauvilliersii	Cottonwood
+!	Celmisia gracilentia	
!	Chrysanthemum leucanthemum	Oxeye daisy

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!	Cirsium arvense	Californian thistle
!	Cirsium vulgare	Scotch thistle
R!	Cotula coronopifolia	
H	Cotula perpusilla	
+	Cotula squalida	
!	Cotula traillii ssp pulchella	
!	Cotula sp	
!	Crepis capillaris	Hawksbeard
!	Gnaphalium collinum	
+!	Gnaphalium luteo-album	
+*	Gnaphalium uliginosum	
+!	Helichrysum bellidioides	
!	Helichrysum filicaule	
!	Hypochaeris radicata	Catsear
!	Lactuca sp	
!	Lagenifera strangulata	
!	Matricaria inodora	Scentless chamomile
+	Raoulia glabra	
+!	Raoulia hookeri	
H	Raoulia hookeri var apice-nigra	
+	Raoulia tenuicaulis	
!	Senecio biserratus	
!	Senecio elegans	
!	Senecio glomeratus	
!	Senecio jacobaea	Ragwort
+!	Senecio minimus	
!	Sonchus asper	Rauriki
!	Sonchus olearaceus	Sow thistle
Gentianaceae		
!	Erythraea centaurium	
S+	Gentiana saxosa	Shore gentian
Primulaceae		
+!	Samolus repens	
Plantaginaceae		
!	Plantago coronopus	
!	Plantago mahor	Broadleaved plaintain
!	Plantago species	
	Plantago triandra	
Campanulaceae		
+!	Wahlenbergia gracilis	
Goodeniaceae		
L!	Selliera radicans	
!	Reseda luteola	
Lobeliaceae		
+!	Pratia angulata	
Boraginaceae		
!	Myosotis laxa	Water forget-me-not
Solanaceae		
!	Solanum dulcamara	Bittersweet
!	Solanum laciniatum	Poro poro
!	Solanum tuberosum	Potato

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Convolvulaceae

!	Calystegia sepium	Convolvulus
R	Calystegia laciniatum	Shore convolvulus
+	Dichondra repens	Mercury Bay weed

Scrophulariaceae

!	Digitalis purpurea	Foxglove
+	Euphrasia repens	
!	Gratiola sexdentata	
R	Hebe elliptica	Kokomuka
S+!	Hebe salicifolia	Kotomiko
+	Mazus pumilio	
+!	Mazus radicans	
R!	Mimulus repens	
!	Parentucellia viscosa	Tar weed
!	Verbascum virgatum	Moth mullein

Lentibulariaceae

H	Utricularia monanthos	
!	Prunella vulgaris	Self heal

Trees and shrubs still surviving on the site on Rask's Point farm are:

<i>Pinus radiata</i>	Monterey pine
<i>Cupressus macrocarpa</i>	Monterey cypress
<i>Eucalyptus globulus</i>	Blue gum
<i>Taxus baccata</i>	Yew
<i>Crataegus monogyna</i>	Hawthorn
<i>Fuchsia magnellanica</i> var	
<i>macrostemma</i>	
<i>Pyrus communis</i>	Pear
<i>Buddleia globosa</i>	

INVERTEBRATES**Mollusca**

Not a great deal is known about the shellfish found in the waters around Sandy Point, apart from the fact that the number of species is relatively limited.

Certain species do however abound and the commonest by far is the mud snail (*Amphibola crenata*) which is found on most of the mud flat areas of the New River Estuary.

It is extremely important in the ecology of the New River Estuary as, along with the cockle (*Chione stutchburyi*), it is the principal food for some of the wading birds which inhabit the estuary. The pied oyster-catcher is known to consume enormous quantities each day.

The large wedge shell (*Macromona liliana*) also occurs in reasonable quantities. It lives buried in the sand at depths of up to 15cm.

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Other species of mollusc may occur in the estuary but none have been commonly observed around the Sandy Point shore.

The pipe (*Paphies australis*) was once widespread in the estuary but its numbers have been drastically reduced by sedimentation and pollution.

Crustacea

Two species of mud crab have been observed, the commonest being *Helice crassa*. It occurs mainly near the shoreline in the mid-littoral to upper-littoral zone, particularly where there is sheltering vegetation such as the rush *Scripus pungens*. Mud crabs probably form part of the diet of the white-faced herons which may be seen feeding on the mudflats at various times.

Annelida

One little known component of the estuarine fauna is the polychaete worms. There are at least two species in the estuary but there has been no detailed investigation to find out just how many species do occur. The polychaete worms occur in the sand which underlies the top layer of mud slurry.

Nicon aestuariensis appears to be the most common species. It is about the size of an earth worm and is recognised by its pale pink colour, with a red blood line running the length of its body.

The other species is *Glycera Americana* which is a pale colour and is more pointed at the head.

Polychaete worms form an important part of the diet of birds such as the pied oyster-catcher, pied stilt and bar-tailed godwit.

Insects

While no comprehensive survey of the insect fauna of Sandy Point has been done, it is obvious from the little bit of work that has been carried out that the area is probably quite rich in species.

During the summer months various species of butterfly may have been observed. The red admiral (*Bassarid gonerilla*) and the yellow admiral (*Bassarid itea*) are the two most conspicuous and they may be seen from early spring until late autumn.

The former, in particular, is probably limited in number by the small quantities of its food plant, stinging nettle, which occur in the Domain.

The copper butterfly (*Lycaena sp*) occurs mainly in grasslands and around areas where the *Muehlenbeckia* vine grows. It is not as common as might be expected, although no doubt it is greatly influenced by the seasons.

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In certain open country locations the southern blue (*Zizania otis oxleyi*) can be seen flying close to the ground on sunny days. Its presence probably depends upon the existence of suitable food plants such as the clovers and lotus.

The tussock butterfly (*Argyrophenga antipodum*) is not uncommon in open country grassland situations where it may be seen drifting lazily and somewhat erratically over the grasses. This species and the copper butterfly are two ancient butterflies which support the theory of New Zealand's long separation from other land masses. Sufficient open country should be left in order to ensure their continuing presence in Sandy Point Domain.

A migrant species which, not infrequently, is observed at Sandy Point is the Australian painted lady (*Cynthia kershawi*). Numbers of this butterfly regularly cross the Tasman Sea and, in some years, they come across in hundreds. So far there is no positive evidence of their having bred in this country.

The conspicuous, diurnal, magpie moth (*Nyctemera annulata*) is a common sight over the summer months and its larvae, the woolly-bear caterpillars, may be seen feeding on native species of *Senecio* which are common in a variety of situations.

Of the other insects, even less is known. Numerous areas of water and swamp provide ideal homes for aquatic insects with both the scarlet damsel fly (*Xanthocnemis zealandica*) and the blue damsel fly (*Austrolestes colenisonis*) being common around the lagoons and ponds.

Two of the larger dragon flies (*Procordulia*) may also be seen at times.

The Silver Lagoon and the swampy area surrounding it is probably the most important single aquatic habitat.

Stick insects are known to occur in the bush, the huhu beetle (*Prionoplus reticularis*) is common, particularly in the pine plantations, and at least one species of native mealy bug (*Coelostomidia* sp) has been observed.

One insect which makes its presence particularly noticeable over the summer months is the cicada. On any reasonably warm summer's day, the noise of the cicada's song fills the air in any of the bush areas. Many visitors mistakenly refer to cicadas as crickets.

At least one species of cave weta is common in forested areas.

A wide variety of insect habitats exist in Sandy Point Domain. They range from forest and shrub land to aquatic, swamp land, grassland and littoral. Fortunately, good representations of these habitats occur in the Environment Zone and, consequently, are quite well protected. However, individual habitat areas occur in other Zones and, where they are deemed to be significant, every effort should be made to retain them.

Habitat Areas

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The diversity of Sandy Point Domain and its environs provides a wide range of habitats, ranging from estuarine mudflats to sand dunes, wetlands and forest. The results of the survey carried out by Peter Hamill during the summer of 1987/88 are summarised below:

Mudflats of the New River Estuary

The mudflats of the New River Estuary host a variety of invertebrate fauna. The most commonly seen species is that of the mud snail (*Amphibola crenata*). However, when a shovel of mud is turned over, it is seen that two species of polychaete worms (*Nicon austurariensis* and *Glycera Americana*) are also very numerous. The whelk (*Cominella glandiformis*) is also found. It feeds mainly on the common cockle (*Chione stutchburyi*) and is also known to feed on the wedge shell (*Macromona liliana*) which is also present in the mudflats.

Many small tunnels are scattered over the mudflats in a random pattern. They are the home of the mud crab (*Helice crassa*). Further down the mud flats, another species of crab (*Macrophthalmus hirtipes*) is also found living in tunnels.

As the incoming tide moves up the mudflats, a species of marine Isopod (*Isocladus armalus*) may be seen moving around rapidly in search of food. Marine Amphipods, which are similar to the sand hoppers, can also be found moving with the encroaching tide.

Sandy Areas of the New River Estuary and Ōreti Beach

The size and extent of Ōreti Beach makes it a very important habitat for a variety of sand dwelling creatures. There is a very large tidal range over the beach, which results in a wide variety of animals occupying the area. When the tide is fully out, small holes which have slightly raised edges can be seen.

These holes are home to the ghost shrimp (*Callinassa filholi*) which is an orange and white crayfish-like animal.

Higher up the beach, the siphon holes of the toheroa (*Paphies ventricosa*) and the pipi (*Paphies australis*) may be seen.

At the upper limit of the tidal zone, in small burrows under logs of drift wood, the common sandhopper (*Talorchestia quoyani*) is found jumping in its very distinctive manner. The common swimming crab (*Ovalipes catharus*) occurs in the surf, just off the beach.

The sandy areas of the New River Estuary are located mainly near the junction of the Estuary and the open sea near Point One.

Living at the lower limit of the tidal zone, cockles (*Chione stutchburyi*) and mussels (*Mytilus plantatus*) are found. Cockles live in the substrate while the mussels are attached individually to small stones, which are used as anchors.

The green anemone (*Isactinia olivacea*) also attaches itself to small stones below the low tide level.

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Deep in the sand of the mid tidal level, the formidable looking mantis shrimp (*Heterosquilla tricarinata*) lives in relatively large holes which extend to just above the normal surface of the beach, thus creating a small mound around the hole. The mantis shrimp lurks just below the mouth of the tube, waiting in ambush to seize any small animal which may move past. They are mainly nocturnal, very shy and therefore are rarely seen.

The lungworm (*Abarenicola affinis*) and the ribbon worm (*Glycera americanis*) are polychaetes which are found living in the sandy beaches of the New River Estuary.

The common cat's eye snail (*Turbo smaragdus*) and the snails (*Diloma subrostrata subrostrata* and *Melarchapa cinctra*) are also found feeding on seaweed in this area.

The modest barnacle (*Elmimius modestus*) is also present in the estuary.

Sand Dunes

The commonest species found in the sand dunes is the common sand hopper (*Talorchestia quoyoni*) which is found living under and feeding on seaweed, driftwood and the roots of marram grass.

Early in summer, March flies (*Dilophns nigro stigma*) are very numerous around the flowering lupins.

The bumble bee (*Bombus terrestris*) and the attractive orange, purple and yellow beetle (*Zorian minutum*) can also be seen feeding on the lupin flowers.

Ants (*Prolasius advena* and *Monomorium antarcticus*) are found living under the lupins along with the common slater (*Porcellio scaber*), the large black beetle (*Cilibe sp*) and the ground beetle (*Mecodema sp*).

Three species of centipede and two species of millipedes were found living in the sand dunes.

Eight species of spider (*Lycosa sp*, *Lycosa hiliaris*, *Diea sp*, *Allotrochosa shavinslandi*, *Sidymella sp*, *Araneus subcompta* and *Araaneujs sp*) were found in the sand dunes.

Living amongst the flax bushes is the jumping spider (*Trite planiceps*).

Many more species are also likely to be present, including possibly the katipo spider.

The gorse-seed weevil (*Apion ulicis*), elephant weevil (*Rhynchodes ursus*) and weevil (*Etnalis spinicollis*) occur in the undergrowth.

During the summer months the almost deafening song of the cicada (*Melamipsalta cincta*) is also heard around the dunes.

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Butterflies and moths found in the sand dunes include the tussock butterfly (*Argyrophenga antipodum*), cabbage white butterfly (*Pieris rapae*), common copper butterfly (*Lycaena salustis*), magpie moth (*Nyctemera annulata*), common grass moth (*Crambus flexuosellus*) and the porina moth (*Porina umbraculata*).

Two species of beetle live under the driftwood on the beach. They are the rove beetle (*Creophilus* sp) and the sand beetle (*Thelyphassa limbata*).

Other species present are:

Shore earwig	<i>Anisodabis littorea</i>
Gad fly	
Gad fly hunter	<i>Rhopalum carbonarium</i>
European wasp	<i>Vespula germanica</i>
Ichneumon fly	<i>Lissopimpla excelsa</i>
Ranger dragonfly	<i>Procordulia smithi</i>
Hoverfly	<i>Syrphus novaezealandiae</i>
Sand fly	<i>Austroimulium australense</i>
Tachinid parasite	<i>Hexamera alcis</i>

Daffodil Bay Area

This area has one of the most diverse habitats to be found in Sandy Point Domain. The habitats in this area include coastal scrub, ponds, swamp, open land, lupin covered sand dunes, pine forest and native forest.

The most interesting find in this area was that of a new species of spider. The spider, a member of the Agenidae family, was found living in a totara tree.

Other interesting finds include the Cicada (*Amphipsalta zealandica*) which is the largest and noisiest of the New Zealand Cicadas. It usually lives in areas of dense bush at higher altitudes than Sandy Point, where it occurs at sea level in relatively open *pinus* and totara bush.

In the *Pinus* plantations, the steel blue horn-tailed Borer (*Sirex noctilio*), a pest in pine plantations, is not uncommon. The larvae bore holes inside the trunk but fortunately mainly attack unthrifty trees. A parasite of the horn-tailed borer's larvae, the ichneumon fly (*Rhyssa persuasoria*) also occurs in the area.

Spiders found in the area include the following species: *Lycosa* sp, *Mynoglenes subola*, *Mynoglenes* sp, *Aranea atrihostuta*, *Tekella absidata*, *Neoramia* sp, *Episinus* sp, *Eriophora pustolosia*, *Clubiona huttoni*, *Photomma* sp, *Laperousia blattifera*, *Dyarcysops orepukiensis*, *Pakaha insignita* and previously unidentified species from the families Salticidae, Tetragnathidae and Malkaraidae.

Species of moths and butterflies which occur include the tussock butterfly (*Argyrophenga antipodum*), the cabbage white butterfly (*Pieris rapae*), the common butterfly (*Lycaena salustius*), the red admiral (*Bassaris gonerilla*), the yellow admiral (*Bassaris itea*), the southern blue (*Zizania otis oxleyi*), the magpie moth (*Nyctemera annulata*), the Porina moth (*Porina* sp, *Melanchra* sp), the common grass moth (*Crambus flexuosellus*), the flax notcher (*Persectania*

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steropastis), the case moth (*Oeceticus omnivorus*) and the forest looper (*Tatsoma timora*).

Around the ponds and swampland, the red damsel-fly (*Xanthocnemis zealandica*) and the blue damsel-fly (*Austrolestes colenisonis*) are common.

The yellow spotted dragonfly (*Procordulia grayi*) may be seen skimming over the surface of the water and the ranger dragonfly (*Procordulia smithii*) may be seen soaring high above the swamps on the sheltered sides of the trees.

Six species of weevil (*Pleosporius bullatus*, *Sharpus imitarius*, *Cacephatus inrertus*, the gorse seed weevil (*Apion ulicis*) and the elephant weevil (*Rhynchodes ursus*)) are also found in this area.

Other species are:

Grass grub beetle	<i>Costelytra zealandica</i>
Black cricket	<i>Nenobius sp</i>
Grasshopper	<i>Paprides nitdus</i>
Shield bug	<i>Peocilometic gravis</i>
Borer beetle	<i>Andoium punctatum</i>
Ichneumon flies	<i>Lissopimpla excelsa</i> and <i>Netrelia producti</i>
Stink bug	<i>Oncaontias vittatus</i>
March fly	<i>Dilophns nigrostigma</i>
Diving beetle	<i>Rhantus pulverosus</i>
Water boatman	<i>Sigara arguta</i>
Back swimmer	<i>Anisops wakefieldi</i>
Hoverflies	<i>Melanostana fasciatus</i> , <i>Syrphus novaezealandiae</i> and <i>Tubitera tenar</i>
Crane fly	<i>Zelandotipula novarae</i>
Cicada	<i>Cicadetta scutellaris</i>
Honey bee	<i>Apis mellifera</i>
Bumble bee	<i>Bombus terrestris</i>
Sand hopper	<i>Talorchestia sp</i>
Slater	<i>Porcellio scaber</i>
Drone fly	<i>Eristalis tenax</i>
Fly	<i>Protoystricia alcis</i>
White fly	<i>Aleurodes papillifera</i>
Striped flesh fly	<i>Parasarcophagus milleri</i>
House fly	<i>Musa domestica</i>
Native blue bottle	<i>Calliphora quadrimaculata</i>
Mosquito	<i>Ochilerotatus subalbirostris</i>
Spittle bug	<i>Philaenus trimaculatus</i>
Manuka beetle	<i>Pyronota festiva</i>
Ground beetle	<i>Mecodema sp</i>
Huhu beetle	<i>Prionoplus reticularis</i>
Bush centipede	<i>Hanseniella sp</i>

Earwig
A species of
rove beetle

Forficula auricularia

Silver Lagoon

The Silver Lagoon area is a very important and diverse habitat. Living on the stems of water weeds growing in the lagoon, four species of molluscs have been recorded. They include a fresh water bivalve, the pea mussel (*Pisidium* sp), gastropods (*Gyraulus* sp, *Potamopyrgus* sp) and *Physastia* sp.

Two species of damsel-fly can be seen darting about the surface of the lagoon and its neighbouring areas, the common redcoat damsel-fly (*Xanthocnemis zealandica*) being the most common. The other is the blue damsel-fly (*Austrolestes colenisonis*), the largest damsel-fly in New Zealand.

The larger yellow spotted dragonfly (*Procordulia grayi*) commonly darts over the surface of the lagoon, while the ranger dragonfly (*Procordulia smithi*) may be seen soaring in the breeze during the summer.

On the flax, the distinctive notches along the leaf margins indicate the presence of the flax notcher moth (*Persectania steropastis*).

On the leaves of the cabbage tree, a species of jumping spider (*Trite planiceps*) occurs.

Another species of spider (*Lycosa* sp) can be found floating on the surface of water.

In the water the large red water mite (*Eylais waikawae*) can be observed swimming between the stems of plants.

The diving beetle (*Rhantus pulverosus*), waterboatman (*Sigara arguta*) and the backswimmer (*Anisops wakefieldi*) are very common.

An uncommon form of Daphnia (*Daphnia carinata*), a variety of *cephalata*, which has not yet been fully described, is found living at the bases of the stems of water plants. This species has a large extension of the carapace above its head which is a response to the large numbers of boatmen and backswimmers found in the lagoon.

The tussock butterfly (*Argyrophenga antipodum*) and the grass moth (*Crambus fleuxuosellus*) are common in the surrounding areas.

Kilmock Bush

Kilmock Bush is essentially a stand of totara trees with an underlying carpet of bush lily and kowaowao which provides a rich habitat for many species of invertebrates.

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The bush environment houses numerous flies. The bush fly (*Scaptia adren*) is one of the most often seen. The tachinid fly (*Prothysticia alcis*), drone fly (*Eristalis tenax*), striped flesh-fly (*Parasarcophagus milleri*), house fly (*Musa domestica*) and the native blue bottle (*Calliphora quadrimaculata*) are also present.

A species of ant (*Huberia striata*) lives in the undergrowth.

Spiders found in Kilmock Bush are *Diea ambara*, *Goyenia sp*, *Neoramia sp*, *Mamoea rota* and two undescribed species from the families Lycosidae and Theridiidae.

Several species of beetle were also recorded. They include the ground beetle (*Mecodema sp*), large black beetle (*Cilibe deyoensis*, *Philoneis sp*), brown beetle (*Costelytra zealandica*), the weevil (*Cacephatus incertus*), gorse seed weevil (*Apion ulicis*), borer beetle (*Anobium punctatum*) and the eleven-spotted ladybird (*Coccinella punctata*).

The small native black field cricket (*Nenobius sp*) is very numerous around the margin of the bush during the summer months.

A species of grass hopper is also found in this area.

The spittle bug (*Philaenus trimaculatus*) and the shield bug (*Poecilometic gravis*) are found on the grass surrounding the bush.

Other species present in Kilmock Bush:

Common earwig	<i>Forficula auricularia</i>
Bush centipede	<i>Hanseniella sp</i>
Isopod	<i>Styloniscus sp</i>
Red damselfly	<i>Xanthocnemis zealandica</i>
Ranger dragonfly	<i>Procordulia smithii</i>
Grass moth	<i>Crambus flexuosellus</i>
Porina moth	<i>Porina umbraculata</i>
Pale selidosema moth	<i>Selidosema panagrata</i>
Forest looper	<i>Tatosoma timora</i>
Stink bug	<i>Oncacantias vittatus</i>
March fly	<i>Dilophns nigrostimga</i>
Hover fly	<i>Melonostoma fasciatum</i> and <i>Syrphus novaeaealandiae</i>
Crane fly	<i>Zealandotipula novarae</i>
Cicada	<i>Cicadetta sp</i>

List of the Invertebrates of Sandy Point Domain

Mollusca

Mudsnail	<i>Amphibola crenata</i>	Estuary
Mudsnail	<i>Diloma subrostra</i>	Estuary
Common whelk	<i>Cominella glandiformis</i>	Estuary
Marine snail	<i>Melarhapa cincta</i>	Estuary

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Freshwater snail	<i>Gyraulus sp</i>	Lagoon
Freshwater snail	<i>Potamopyrgus sp</i>	Lagoon
Freshwater snail	<i>Physa sp</i>	Lagoon
Freshwater snail	<i>Pisidium sp</i>	Lagoon
Pipi	<i>Pahies australis</i>	Estuary
Cockle	<i>Chione stutchburyi</i>	Estuary
Mussel	<i>Mytilus plantatus</i>	Estuary
Wedge shell	<i>Marcomona liliانا</i>	Ōreti Beach/ Estuary
Toheroa	<i>Paphies ventricosa</i>	Ōreti Beach
Crustaceans		
Mud crab	<i>Helice crassa</i>	Mudflats
Stalk-eyed crab	<i>Macrophthalmus</i> <i>Hirtipes</i>	Mudflats
Sandhopper	<i>Talorchestia quoyani</i>	Sand hills
Daphnia	<i>Daphnia carinata</i> <i>variety caphalata</i>	Lagoon
Isopod	<i>Styloniscus sp</i>	Bush
Ghost shrimp	<i>Gallianasca filholi</i>	Ōreti Beach
Mantis shrimp	<i>Heterosquilla</i> <i>tricarinate</i>	Estuary/Sandy
Slater or wood louse	<i>Porcillia scaber</i>	Bush
Red water mite	<i>Eylais waikawae</i>	Lagoon
Modest barnacle	<i>Eliminius modestus</i>	Estuary
Insects		
<u>Order: Odonata</u>		
Red damselfly	<i>Xanthocnemis</i> <i>zealandica</i>	Lagoon/Swamp
Blue damselfly	<i>Austrolestes</i> <i>colenonis</i>	Lagoon/Swamp
Yellow spotted dragonfly	<i>Procordulia grayi</i>	Lagoon
Ranger dragonfly	<i>Procordulia smithi</i>	Lagoon
<u>Family: formicidae</u>		
Ant	<i>Prolasius advena</i>	Sand dunes
Ant	<i>Monomorium</i> <i>antarcticus</i>	Sand dunes
Ant	<i>Huberia striata</i>	Bush
<u>Order: lepidoptera</u>		
Tussock butterfly	<i>Argyophenga</i> <i>antipodum</i>	Open areas
Common copper butterfly	<i>Lycaena salustius</i>	Throughout area
Southern blue butterfly	<i>Zizinia otis oxley</i>	Throughout area
Cabbage white butterfly	<i>Pieris rapae</i>	Throughout area
Red admiral butterfly	<i>Bassarid gonerilla</i>	Throughout area
Yellow admiral butterfly	<i>Bassarid itea</i>	Throughout area
Magpie moth	<i>Nyctemera annulata</i>	Throughout area

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Porina moth	<i>Porina umbraculata</i>	Throughout area
Common grass moth	<i>Crambus flexuosellus</i>	Throughout area
Pale selidosema	<i>Selidosema panagrata</i>	Bush
Common forest-looper	<i>Tatosoma timora</i>	Bush
Case moth	<i>Oeceticus omnivorous</i>	Bush
Flax notcher	<i>Persectania steropostis</i>	Lagoon

Brian Patrick, formerly of Invercargill, supplied the following list of rare moths which he has observed at Sandy Point:

- *Maoricrambus ancobolus*
- *Asaphodes sp nova*
- *Asaphodes araria*
- *Asaphodes stephanotis*
- *Eurythecta uana*
- *Circia metastica*
- *Protithana potmiras*
- *Meophyas paralosa*
- *Orocrambus lewisi*
- *Orthenchus polita*
- *Declana herniane*
- *Metacrias strategica*
- *Tatosoma topia*

Order: Diptera and Hymenoptera

Bumble Bee	<i>Bombus terrestris</i>	Throughout area
Ichneumon fly	<i>Lissopimpla excelsa</i>	Throughout area
Ichneumon fly	<i>Netelia producti</i>	Throughout area
Ichneumon fly	<i>Rhyssa persuasoria</i>	Plantations
Steel blue horntail borer	<i>Sirex noctilio</i>	Plantations
Honey Bee	<i>Apis mellifera</i>	Throughout area
European wasp	<i>Vespula germanica</i>	Throughout area
Gad fly		Throughout area
Gad fly hunter	<i>Rhopalum carbonarium</i>	Sand dunes
Hover fly	<i>Syrphus novaezealandiae</i>	Edge of bush
Hover fly	<i>Melanostoma fasciatus</i>	Edge of bush
Hover fly	<i>Tubifera tenax</i>	Edge of bush
Drone fly	<i>Eristalis tenax</i>	Bush
Tachnid	<i>Protohystricia akis</i>	Bush
Bush fly	<i>Scaptia adrel</i>	Bush
Striped flesh fly	<i>Parasarcophagus milleri</i>	Bush
Common house fly	<i>Musa domestica</i>	Everywhere
Native blue bottle	<i>Calliphora quadrimaculata</i>	Bush
White fly	<i>Aleurodes papillifera</i>	Bush
Crane fly	<i>Zelandotipula novarae</i>	Bush
March fly	<i>Dilophus nigrostigma</i>	Everywhere
Mosquito	<i>Ochilevatotus subalbirostris</i>	Everywhere
Sand fly	<i>Austrosimulium australense</i>	Everywhere

Order: Hemiptera

Waterboatman	<i>Sigara arguta</i>	Lagoon
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Backswimmer	<i>Anisops wakefieldi</i>	Lagoon
Cicada	<i>Amphipsalta zealandica</i>	Bush
Cicada	<i>Melampsalta cincta</i>	Sand dunes
Cicada	<i>Cicadetta scutellaris</i>	Everywhere
Vegetable bug (shield bug)	<i>Poecilometic gravis</i>	Edge of bush
Shield bug	<i>Oncacantias vittatus</i>	Grass/bush
Spittle bug	<i>Philaenus trimaculatus</i>	Grass/edge of bush
<u>Order: Coleoptera</u>		
Diving beetle	<i>Rhantus pulverosus</i>	Lagoon
Weevil	<i>Pleosporius bullatus</i>	Bush
Weevil	<i>Sharpus imitarius</i>	Bush
Weevil	<i>Cacephatus incertus</i>	Bush
Weevil	<i>Etnalis spinicollis</i>	Sand dunes
Elephant weevil	<i>Rhynchodes ursus</i>	Bush
Gorse seed weevil	<i>Apion ulicis</i>	Gorse
Grass grub beetle	<i>Costelytra zealandica</i>	Grassland
Borer beetle	<i>Anabium punctatum</i>	Bush
Manuka beetle	<i>Pryonota festiva</i>	Bush
Ground beetle	<i>Mecodema sp</i>	Bush
Earwig	<i>Forficula aricuclaria</i>	Bush
Shore earwig	<i>Anisolabis littorea</i>	Sand dunes
Beetle	<i>Zorion minutum</i>	Flowering plants
Large black beetle	<i>Cilibe otagoensis</i>	Bush
Sand beetle	<i>Thelyphassa limbata</i>	Sand dunes
Rove beetle	<i>Creophilus sp</i>	Bush
Eleven spotted ladybird	<i>Coccinella 11-punctata</i>	Throughout area
Black beetle	<i>Philoneis sp</i>	Bush
Huhu beetle	<i>Prionoplus reticularis</i>	Plantations
	<i>Orthenchus polita</i>	
	<i>Declana herniane</i>	
	<i>Metacrias strategica</i>	
	<i>Tatosoma topia</i>	
<u>Miscellaneous Orders</u>		
Bush centipede	<i>Hanseniella sp</i>	Bush
Ribbon worm	<i>Nicon aesturariensis</i>	Estuary
Ribbon worm	<i>Glycera Americana</i>	Estuary
Ribbon worm	<i>Abavenicola affins</i>	Estuary/Sand
Green anemone	<i>Isactinia olivacec</i>	Estuary
Marine isopod	<i>Isocladus armalus</i>	Estuary
<u>Order: Araneae</u>		
	<i>Lycosa sp</i>	Scrub
	<i>Lycosa sp</i>	Lagoon
	<i>Lycos hilaris</i>	Sand dunes
	<i>Mynoglenes</i>	Coastal scrub
Jumping spider	<i>Trite planiceps</i>	Flax
Orb web	<i>Araneus atriastula</i>	Bush
	<i>Tekella absidata</i>	Bush-Totara
	<i>Undefined species</i>	Bush
	<i>Undefined species</i>	Bush dwelling
Harvestman	<i>Pantopsalis sp</i>	
	<i>Neoramia sp (immature)</i>	Bush
	<i>Diaea sp</i>	Sand dunes
	<i>Episinus sp</i>	Coastal scrub
	<i>Allotrochosa schauinslandi</i>	Sand dunes
Orb web	<i>Eriophora pustulosia</i>	

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	<i>Clubiona huttoni</i>	Bush
	<i>Sidymella sp</i>	Sand dunes
New species	<i>Agelenidae</i>	Bush - Totara
	<i>Mynoglenes subdola</i>	Bush
	<i>Pholcomma sp</i>	Bush
	<i>Laperousia blattifera</i>	Bush
Common bush litter	<i>Teridiidae sp</i>	
	<i>Clubiona convoluta</i>	Otatara
Undefined species, New Zealand and Chile		Bush
	<i>Dyarcyops orepukiensis</i>	bush
Harvestman	<i>Pakeha insignita</i>	
	<i>Phalangium opilio</i>	
<u>Order: Arachnida</u>		
	<i>Lycosa sp undefined</i>	Kilmock bush
	<i>Araneus subcompta</i>	Sand dunes
	<i>Diea ambara</i>	Kilmock bush
	<i>Lycosa sp</i>	Cabbage tree
	<i>Trite planiceps</i>	Flax bush
	<i>Cobweb spiders</i>	Kilmock bush
	<i>Goyenia sp</i>	Kilmock bush
	<i>Aranaeus sp</i>	Sand dunes
	<i>Neoramia sp</i>	Cabbage tree

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LIST OF BIRD SPECIES RECORDED IN SANDY POINT DOMAIN AND ADJACENT WATERS**Family Spheniscidae – Penguins**

Yellow-eyed penguin	<i>Medadryptes antipodes</i>	An occasional visitor usually when in moult; breeds in Southland coasts.
Southern blue penguin	<i>Eudyptula minor minor</i>	An occasional visitor; usually in moult; breeds along the coast.

Family Procellariidae – Petrels, Shearwaters and Fulmars

Antarctic Petrel	<i>Thalassoica antarctica</i>	Rare visitor
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Family Phalacrocoracidae – Shags

Black Shag	<i>Phalacrocorax carbo</i>	In moderate numbers throughout the year, feeding and resting; nearest breeding ground is Awarua Swamp.
Pied Shag	<i>P varius varius</i>	Small numbers, feeding and resting.
Little Shag	<i>P melanoleucos brevirostris</i>	Abundant throughout the year; breeds in Awarua Swamp.
Stewart Island Shag	<i>Leucocarbo carunculatus chalcocnotus</i>	Good numbers of both bronze and pied phases feed in the estuary throughout the year; nearest known breeding place is at entrance to Bluff Harbour.
Spotted Shag	<i>Stictocarbo punctatus</i>	Up to 50 birds at most times of the year.

Family Ardeidae – Herons, Egrets and Bitterns

White-faced Heron	<i>Ardea novaehollandiae</i>	Resident and breeding on tall trees; up to 220 birds throughout the year; regular mudflat feeders as well as in the ponds and lagoons.
White Heron	<i>Garzetta alba</i>	An occasional visitor.
Little Egret	<i>E garzetta</i>	An occasional visitor.
Cattle Egret	<i>Bulbulcus ibis</i>	A regular visitor to adjacent paddocks.
Australasian bittern	<i>Botaurus poiciloptilus</i>	Seen occasionally in swampy areas, lagoons and ponds; breeding; now very rare in Southland due to decreased wetland habitat.

Family Threskiornithidae – Ibises and Spoonbills

Glossy ibis	<i>Plegadis falcinullus</i>	Small flocks straggling from Australia sometimes use the estuary and environs, remaining for some weeks.
Royal spoonbill	<i>Platalea regia</i>	An occasional visitor.

Family Anatidea – Swans, Geese and Ducks

Black swan	<i>Cygnus atratus</i>	Resident and now breeding; moult on estuary; apparently not as common as formerly. Waituna Lagoon, Awarua Bay and Invercargill Estuary are the three principal feeding areas for this species in Southland.	2025
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Canada goose	<i>Branta Canadensis</i>	Small numbers appearing again regularly after absence of many years, as waterfowl management encourages re-establishment of this species in Southland; breeding.	
Paradise shelduck	<i>Tadorna variegata</i>	Resident and breeding; the predominant waterfowl species in the area; common in large numbers through all parts of the estuary.	
Mallard	<i>Anas platyrhincos</i>	Resident in small numbers. This nomadic species is regularly seen among other waterfowl.	
Grey duck	<i>A superciliosa</i>	Recorded; extremely rare.	
Grey teal	<i>A gibberifrons</i>	Silver lagoon – rare but apparently increasing.	
Brown teal	<i>A chlorotis</i>	Resident and breeding, moderate numbers.	
New Zealand scaup	<i>Aythya novaeseelandiae</i>		
New Zealand shoveler	<i>A rhynchotis</i>		
Family Accipitridae – Harriers			
Australasian harrier	<i>Circus approximans</i>	Resident, breeding and roosting in swamplands.	
Family Phasianidae – Pheasants and Quails			
California Quail	<i>Lophortyx californicus</i>	Recorded as resident and breeding but it is quite likely that feral cats have caused the disappearance of this species.	
Ring-necked pheasant	<i>Phasianus colchicus</i>	Not now known to exist and was probably never established on Sandy Point.	
Family Rallidae – Rails			
Marsh crake	<i>Porzana pusilla</i>	Resident and breeding in marginal vegetation; wetland habitat essential for survival of this diminishing species is decreasing as land drainage occurs.	

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Pukeko

*Porphyrio
melanotus*

Resident and breeding in
moderate numbers,
apparently increasing.

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Family Haematopodidae – Oystercatchers

South Island
 pied
 oystercatcher

*Haematopus
 finschii*

Resident; breeds on adjacent farmland; generally abundant. Seasonal movement of species results in autumn and winter flocks of up to 5,000 birds, feeding in the estuary and environs, which thus play an important part in the population dynamics of this species.

Variable
 oystercatcher

*Porphyrio
 melanotus*

Resident and breeding in small numbers, in the black phase of this polymorphic species.

Family Columbidae – Pigeons

New Zealand
 pigeon

*Hemiphaga
 novaeseelandiae*

Present throughout the year and breeding in the bush; particularly noticeable during the latter part of the winter and early spring.

Shining
 cuckoo

Chalcites lucidus

Generally arrives in late September/early October and may be heard in both bush and pine plantations; breeding.

Long-tailed
 cuckoo

*Eudynamis
 taitensis*

Recorded by D Lucas, but it would appear to be a rather unlikely recording.

Family Strigidae – Owls

Morepork

*Ninox
 novaeseelandiae*

Resident and breeding in bush areas; generally an unobtrusive bird but may be heard and occasionally seen in the evenings.

Little owl

Athene noctua

Resident and breeding in a variety of habitats.

Family Charadriidae – Plovers

Spur-winged
 plover

*Lobibyx
 novaehollandiae*

Resident and breeding on adjacent wetland and shingle; uses estuary as feeding ground regularly throughout the year.

Pacific
 golden plover

Pluvialis fulva

Trans-equatorial migrant from its breeding grounds in Siberia and Alaska; summer resident, up to 100 birds using estuary and adjacent wet paddocks.

New Zealand
 dotterel

*Charadrius
 obscurus*

Regular visitor outside breeding season, in small numbers; breeds on Stewart Island.

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Banded dotterel	<i>C bincinctus</i>	Resident and breeding in moderate numbers through the breeding season; in late summer there is a significant increase in numbers as the estuary serves as a staging area for the species prior to its annual migration to northern New Zealand and Australia.
Wrybill	<i>Anarhynchus frontalis</i>	An occasional visitor from its breeding grounds on Canterbury riverbeds.

Family Scolopacidae – Curlews, Snipes etc.

All species listed in this section are trans-equatorial migrants, breeding in central and eastern Siberia and/or Arctic or sub-Arctic North America. A few birds of some species (notably bar-tailed godwit and turnstone) winter in the estuary, but most of the birds arrive in the last week of September and depart in late March for their breeding grounds. The Pacific Golden Plover, already mentioned, also falls within this category.

Long-billed curlew	<i>Numenius madagascariensis</i>	Regular summer resident in small numbers; a few birds over winter.
Asiatic whimbrel	<i>Numenius phaeopus variegatus</i>	A rare New Zealand visitor, recorded in small numbers occasionally.
American whimbrel	<i>N P hudsonicus</i>	A rare summer visitor, recorded occasionally.
Asoatoc black-tailed godwit	<i>Limosa melanuroides</i>	Rare visitor, recorded occasionally.
American black-tailed godwit	<i>L haemastica</i>	Rare visitor, recorded occasionally; this species is rare by world standards.
Eastern bar-tailed godwit	<i>L lapponica</i>	Regular summer visitor in numbers of up to 3,500; up to 300 birds over winter.
Greenshank	<i>Tringa nebularia</i>	Rare summer visitor.
Siberian tattler	<i>Tringa beeivipes</i>	Rare summer visitor.
Turnstone	<i>Arenaria interpres</i>	Up to 1,000 birds are regular summer visitors, some over winter.
Knot	<i>Calidris canutus</i>	Up to 90 birds are regular summer visitors.
Sharp-tailed sandpiper	<i>C acuminata</i>	Regular summer visitor.
Pectoral sandpiper	<i>C melanotos</i>	Occasional summer visitor in small numbers.
Curlew sandpiper	<i>C ferruginea</i>	Regular summer visitor in small numbers.
Red-necked stint	<i>C ruficollis</i>	Regular summer visitor, up to 50 in numbers.
Sanderling	<i>C alba</i>	Rare summer visitor – one or two seen most years.

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Family Irecurvirostridae – Stilts

Pied stilt *Himantopus leucocephalus*

Resident and breeding in small numbers in estuary environs; numbers increase in late summer as post-breeding seasonal movement takes place.

Family Laridae – Gulls

Southern black-backed gull *Larus dominicanus*

Red-billed gull *L scopulinus*

Black-billed gull *L bulleri*

Resident and breeding on nearby peat swamps; large numbers scavenge at city refuse tip throughout a year. Resident in moderate numbers throughout the year; scavenger at city tip. Resident in large numbers throughout the year, with post-breeding increasing in late-summer; scavenger at city tip.

Family Sternidae – Terns

Black-fronted tern *Chidonias albostratus*

Gull-billed tern *Gelochelidon nilotica*

Caspian tern *Hydroprogne caspia*

Present throughout the year in two's and three's, with post-breeding increase to 20-30 birds in autumn; nearest breeding area is Ōreti River above Oporo.

Rare New Zealand visitor from South East Asia; recorded only six times in New Zealand, two of these in New River Estuary and environs.

A breeding colony of 70-80 pairs (one of the five New Zealand colonies) has been present on the estuary, probably for many years. Since 1964 the colony has been studied, recorded and chicks branded. Nesting site was always a shellbank in the Woodend arm of the estuary until 1973, by which time this shellbank was overgrown with noxious weeds, and the surrounding mudflats (previously used as loafing areas by the Caspian terns and many other species) overgrown with *Spartina* grass. A new low shellbank appeared south of the old nesting site about this time, and in 1974 the Caspian terns nested successfully on this new shellbank on their second attempt, the first nests having been washed out by tides. In 1975 three separate

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Arctic tern	<i>Sterna macrura</i>	attempts were made, but all were unsuccessful due to tides flooding the shellbank, which appeared to be lower than in 1974. 1975 was the first year since recording started in 1964 that no chicks were raised. After breeding, Caspian terns disperse from the estuary to rivers throughout New Zealand, with only two or three remaining on the estuary and environs until August, when the numbers build up again preparatory to breeding.
Easter little tern and White fronted tern	<i>Sterna striata</i>	Rare visitor to New Zealand; of the eight records, one is from New River Estuary. Former resident and breeding on the estuary in a colony of up to 300 pairs. Last bred in January 1969 when there were 504 birds; no attempt at breeding since that date. The greatest recorded number since 1969 is 18 on 11 January 1975.
Family Alcedinidae – Kingfishers		
New Zealand Kingfisher	<i>Halcyon sancta</i>	Resident and probably breeding in small numbers along certain parts of estuary verge; feeds largely on crabs.
Family Alaudidae – Larks		
Skylark	<i>Alauda arvensis</i>	Resident and breeding.
Family Hirundinidae – Swallows		
Welcome swallow	<i>Hirundo neoxena</i>	Seasonal visitor in increasing numbers in autumn and winter; nearest known breeding occurs in Canterbury and Westland; attempted to breed in estuary environs (under bridge on Bluff Road) in 1974; hawks for insects over ponds and lagoons.
Family Muscicapidae – Flycatchers		
Fantail	<i>Rhipidura filiginosa</i>	Resident and breeding occurs in most parts of the Domain wherever there are trees or tall shrubs; both pied and black phases occur.
South Island Tomtit	<i>Petroica macrocephala</i>	Not common, but resident and breeding; with the consolidation of native bush areas, it is hoped that this species will increase.

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Family Sylviidae – Warblers

South Island fernbird	<i>Bowdleria punctata</i>
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Resident and breeding in small numbers in scrub at estuary verge. A species truly associated with and dependent upon wetland. There are scattered pockets of fernbirds in various parts of Southland, Awarua Swamp and the nearby estuary areas form the last real stronghold of this species in the district. Land development and burning have greatly reduced the fernbird population; probably extinct in the Domain itself.

Brown creeper	<i>Finschia novaeseelandiae</i>
Grey warbler	<i>Gerygone igata</i>

Resident and breeding but not uncommon.

Resident and breeding in bush and plantation areas.

Family Turdidae – Thrushes

Song thrush	<i>Turdus philomelos</i>
Blackbird	<i>T. merula</i>

Resident and breeding in bush and scrub.

Resident and breeding in bush and scrub.

Family Prunellidae – Accentors

Hedge sparrow	<i>Prunella modularis</i>
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Resident and breeding in shrubland areas.

Family Motacillidae – Wagtails and Pipits

New Zealand Pipit	<i>Anthus novaeseelandiae</i>
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Resident and breeding in open country.

Family Meliphagidae – Honeyeaters

Bellbird	<i>Anthornis melanura</i>
Tui	<i>Prosthemadera novaeseelandiae</i>

Common in bush areas; resident and breeding.

Common in bush areas; resident and breeding.

Family Zosteropidae – Silvereyes

Silvereye	<i>Zosterops lateralis</i>
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Resident and breeding; not uncommon over most parts of the Domain, although sightings tend to be seasonal.

Family Fringillidae – Finches

Chaffinch	<i>Fringilla coelebs</i>
Greenfinch	<i>Chloris chloris</i>
Goldfinch	<i>Carduelis carduelis</i>
Redpoll	<i>C. flammea</i>

Resident and breeding in shrubland.

Resident and breeding in shrubland and open country.

Resident and breeding in shrubland and open country.

Resident and breeding in shrubland and open country.

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Yellow hammer	<i>Emberiza citronella</i>	Resident and breeding in shrubland and open country.
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Family Ploceidae – Sparrows

House sparrow	<i>Passer domesticus</i>	Resident and breeding
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Family Sturnidae – Starlings

Starling	<i>Sturnus vulgaris</i>	Resident and breeding, mainly in open country.
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Family Cracticidae – Australian Bell Magpies

White- back magpie	<i>Gymnorhina hypoleuca</i>	The first observation of this bird on Sandy Point was made in 1983; increasing.
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VERTEBRATES

The following is a list of those fish which have so far been recorded:

Sand flounder	<i>Rhombosolea plebia</i>
Yellow-bellied flounder	<i>Rhombosolea leporina</i>
Green-backed flounder	<i>Rhombosolea taperina</i>
Black flounder	<i>Rhombosolea novaezelandiae</i>
Sole	<i>Peltorhamphus novaezelandiae</i>
Long-finned eel	<i>Anguila dieffenbachia</i>
Short finned eel	<i>Anguila australis schmidtii</i>
Lamprey	<i>Geotria australis</i>
Yellow-eyed mullet	<i>Aldrichetta fosteri</i>
Smelt	<i>Retropinna retropinna</i>
Whitebait	<i>Galaxis maculatus</i> and probably several other <i>G fasciatus</i> make up the bulk of the whitebait species.
Brown trout	<i>Salmo trutta</i>
Stargazer	<i>Leptoscopus macopygus huttoni</i>
Globefish	<i>Sphiroedes richiei</i>
Red cod or hoka	<i>Physiculus bachus</i>

MAMMALS

Rabbit (Oryctolagus cuniculus)

The first introduction of rabbits into Southland is sometimes erroneously attributed to Sandy Point Domain in 1863. There were, however, earlier introductions in other parts of the province. Be that as it may, the rabbits very quickly made themselves at home in the warm sandy terrain of Sandy Point. Their efforts, combined with that of burning and over-stocking with farm animals, soon reduced much of the area to a waste of moving sand.

The effects of depredations of rabbits continued in gradually lessening degrees right up until about 1940. Since then most of the scars have been revegetated and there is little obvious evidence of past damage.

Today, rabbits are not a significant problem in the Domain.

Hare (Lepus europaeus)

Hares are present in Sandy Point Domain, but in quite small numbers. The effect they have appears to be insignificant, although at times they cause damage to newly-planted pine trees.

Stoat (Putorius erminea)

This mustelid is present, but nothing is known of its numbers or what effects it has on the wildlife of the area. That could only be ascertained after some study and detailed observation. It is very likely they have some effect on the birds of the Domain, but how much is not known.

Ferret (Putorius foetidus)

Sightings of ferrets have been recorded by possum trappers but the evidence would indicate that they are not common. As with the stoat, they probably have some effect on ground dwelling birds. It is probable that both stoats and ferrets also maintain some control on rabbits and hares.

Hedgehog (Erinaceus europaeus)

Hedgehogs are present in the Domain, but as with the former mammals, absolutely nothing is known of their abundance or likely effects on the plant and animal life of the area.

Feral cat (Felis catus)

These are the worst predators in the Domain. Their significance in numbers is evidenced by the fact that forty were trapped and destroyed in one year. No doubt ground-feeding birds of all kinds form a significant part of their prey, although on the credit side they probably exert some control over rabbits, hares and rats.

The main problem with feral cats is the fact that their numbers are continually reinforced because of people dumping pet cats at holiday times. However, there appear to be fewer than previously.

Brush-tailed possum (*Trichosurus vulpecula*)

Along with feral cats, the possum is the most serious pest in Sandy Point Domain.

They are mainly restricted to the forested areas and trapping records indicate that they are present in reasonably high numbers.

Their numbers have a distinct effect on the relative abundance of palatable species such as *Pseudopanax colensoi* and, once a species declines, the browsing effects of a few possums will keep it down.

Over the past years, systematic trapping of the main native forest areas has helped with the regeneration of tree and shrub seedlings.

Ship rat (*Rattus rattus*)

Occurs in bush areas, but its incidence and effect on the other fauna is not known. It is possibly more common than is generally realised as one opossum trapper reported trapping 51 in the winter of 1986.

Dolphin*

Large schools of dolphin (up to hundreds) have been recorded as sometimes entering the estuary. It is presumed that they are either the Dusky dolphin or Hector's dolphin, but no positive identification has been made. The latter would appear to be more likely.

Fur seal* (*Arctocephalus forsteri*)

Individual New Zealand Fur Seals occasionally enter the estuary and have been recorded as swimming up either the Waihopai or Ōreti Rivers.

**Bradley in Southland Catchment Board's comments on the Management Plan 31 August 1989.*

10.7 APPENDIX 7 – NOISE MANAGEMENT PLAN – TERETONGA PARK

Noise Management Plan Teretonga Park

1.0 Introduction

This document sets out a plan to manage noise emissions from Teretonga Park, a motor vehicle race track that is widely used for motorsport and other related activities throughout the year. This plan has been prepared in consultation with an acoustic consultant. The plan contains a set of objectives, a description of the maximum permitted noise levels, the means by which these limits will be complied with, monitoring procedures, complaint procedures, public notification of events and review provisions. The underlying theme is the general duty to avoid unreasonable noise, as provided by section 16 of the Resource Management Act 1991.

2.0 Objectives

This Management Plan has the Following objectives:

To manage the facilities in a manner consistent with the resource consent granted on (date) and any other relevant legislation or conditions imposed by consent authorities. All events on the site are subject to the provision of the Noise Management Plan.

To establish priorities for the reductions in off-site emissions of noise through improved design and use of noise-mitigating structures and facilities and by the enforcement of in-house MotorSport New Zealand rules regarding maximum permissible vehicle noise levels.

To maintain an effective and relevant Noise Management Plan by periodical review and consultation so that the contents of the Plan remain appropriate for all parties.

3.0 The Site and Activities

The Teretonga Park Motor Race Circuit is situated on land on the Sandy Point Recreational Reserve and fronts onto Sandy Point Road. The site is used for motor sports, driver training, product testing and as a sporting and special events facility.

Noise from the site has been assessed on a number of occasions over a period of 18 months. The principal existing noise sources and those likely in the foreseeable future are identified as,

Motor Racing
Driver Training
Vehicle Testing
Public Address System

Apart from the public address system, all other noise sources are related to vehicles using the Teretonga Park circuit.

4.0 Noise Limits

The noise conditions imposed when the consent was granted on (date) (as modified on appeal) are:

Noise from activities at Teretonga Park shall, at all times, be managed so that the following noise limits are not exceeded:

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Category	L10	Lmax	No of days
Category A	75 dB(A)	90 dB(A)	20 days
Category B	65 dB(A)	80 dB(A)	80 days
Category C	55 dB(A)	75 dB(A)	Unlimited

- (i) The number of days allocated to each category is not to be exceeded at the notional monitoring sites.
- (ii) The sound levels for each category set out above are not to be exceeded (during the hours set out below) at or within the boundary of any existing site zoned residential, or at or within the notional boundary (20 metres from dwelling) of any rural dwelling. In the case land zoned industrial or commercial the foregoing provision shall apply except that the use shall be conducted so that the maximum sound levels for each category of day are not exceeded within the notional boundary (20metres from existing buildings excluding the Teretonga Park Clubrooms) of existing buildings.

(a) Category A Days

There shall be no more than 20 Category A days in any twelve month period of which no more than 10 days shall be a Sunday or Public Holiday

Between the hours of 9.00am and 9.00pm, the following sound levels shall not be exceeded:

75 dB(A) L10
90 dB(A) Lmax

At all other times sound levels shall not exceed 45dB(A) L10 and 65 dB(A) Lmax

(b) Category B Days

There shall be no more than 80 Category B Days in any twelve-month period of which no more than 20 days shall be Sunday or Public Holiday.

Between the hours of 9:00am and 7:00pm (provided that on two days per year an endurance event may continue until 10:00pm), the following sound levels shall not be exceeded:

65dB(A) L10
80dB(A) Lmax

At all other time's sound levels shall not exceed 45 dB(A) L10 and 65 dB(A) Lmax

(c) Category C Days

There are no restrictions on the number of Category C Days. The following sound levels shall not be exceeded;

(i) 9:00am to 10:00pm Monday to Saturday; 55 dB(A) L10 and 75 dB(A) Lmax

(ii) At all other times; 45 dB(A) L10 and 65 dB(A) Lmax

The public address system shall comply with noise levels for Category B

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(d) **Exception**

On not more than six days in any twelve month period the sound levels may exceed (between the hours of 10:00am and 4:00pm) the maxima specified for a Category A Day, provided that those sound levels are not exceeded for a period of not more than one hour on any one day.

5.0 Noise Management

Noise is an acoustic phenomenon and when generated at source with sufficient energy has the ability to propagate widely into the surrounding area. The principle of noise control is **noise control at source**, which implies the need to adopt practical solutions identified above, the prime requirements is for all track users to use an effective exhaust silencer to limit noise emissions. Further treatment of air inlets and engine attachments may be required in some cases to reduce noise. It is the policy of the track management to require all users to fit and maintain noise suppression equipment so that maximum noise emission limits imposed by MotorSport New Zealand are adhered to.

In order to conform with the general duty to avoid unreasonable noise, track management and race officials shall enforce trackside noise limits for all motorsport activities that are consistent with the New Zealand Manual of Motorsport issued by MotorSport NZ. For races, a L_{max} of 95dB(A) is specified for a point 30 metres and at right angle from the edge of the track where the vehicle is at maximum power. For all other events, an effective exhaust muffler is required to reduce noise emissions to an environmentally acceptable level. This provision will not, however, apply to the exception referred to under item 4(d) above, which is for promotional purposes and will be infrequent and of short duration.

A further means of limiting noise in the surrounding area is the effective use of barriers and screens to deflect acoustic energy. The use of advertising signs as acoustic barriers has considerable potential to assist in limiting noise emissions from the site.

Southland Sports Car Club and Teretonga Park management will ensure noise performance standards for the existing situation are met through a combination of enforced vehicle noise limits and judicious placement of advertising signs/hoardings and other structures deemed necessary. As part of the review of the noise management plan (item 8.0 below), the best practical option for further reducing noise limits will be examined in the future and further reductions of noise emissions will be sought based on any new on vehicle technological developments and opportunities for further noise suppression structures around the track perimeter. In particular, options for further reducing vehicles exhaust noise emissions and further investment in noise-reducing barriers will be examined, and decisions made based upon the best practical option for the control of noise.

The design and placement of barriers to deflect sound away from sensitive locations will be finalised in the engineering design and layout of the proposed track expansion. By way of an example, a 3.5 metre high barrier with a superficial mass of 18 kg/m², placed at 10 metres from the source (ie. The track centre line) will provide for a reduction (potential barrier correction) at 60 meters from source of 15.2 dB for a point source, and about 12 dB for a line source. It is natural that the acoustic barrier effect reduce with distance and for the above example re-calculated for a reception point at 160 metres, a potential barrier reduction of 14dB is estimated. During the development of the engineering plan for track construction, barrier placement criteria will be developed based on distances to nearest residential and industrial/commercial boundaries, and on the resource constraints which will determine size and materials used in barrier construction.

Further noise management is to be achieved through the judicious placement and control of the public address loudspeakers. Sound levels from this source are not to exceed Category C noise limits and careful placement and control of the speakers will limit noise from this source at the relevant off-site boundaries.

The day-to-day responsibility for noise management shall rest with the **Clerk of Course** during race meetings and the **Track Manager** at all other times. In setting priorities for track-side improvements, the Track Management shall have to regard to the need to examine the acoustical effects of advertising signs and other structures, and shall make the best practical use of existing and proposed new signage to reduce noise emissions from the site.

At six monthly intervals the track management shall publicly notify in a local newspaper its programme of events for the following 12 months. The programme shall set out the type of events, their duration, and the dates which will be nominated as Category A, Category B, and Category C days. The programme shall also specify the dates (if any) on which events will be held to which the exemption from noise limits will be held. A list of scheduled events for the next 12 months is attached to this plan.

6.0 Noise Monitoring

Periodic monitoring of noise from activities at Teretonga Park is required to demonstrate compliance with the relevant noise limits. In order that there is consistency in the monitoring the following **Noise Monitoring Programme** shall be adhered to:

Noise Monitoring Programme

Monitoring of L_{MAX} and L_{10} noise levels shall take place twice annually for each of the category A, B, or C type events. Condition 2(b) of the resource consent requires results of noise monitoring to be provided to the Council every three months as well as upon being requested by the Environmental Manager of Invercargill City Council. At the conclusion of three monthly periods during which there has been no monitoring, it shall be sufficient compliance with condition 2(b) of the resource consent for the consent holder to notify Council accordingly (but this shall not relieve the consent holder of the obligation to carry out monitoring twice annually for each category of event, as specified above).

Days on which monitoring takes place shall be selected at random unless monitoring of certain events is specified by the Environmental Manager of Invercargill City Council (or his/her nominee). Monitoring shall be in accordance with NZS6801:1991 "Measurement of Sound" and shall take place in accordance with the conditions of consent at, or within, the boundary of any existing site zoned residential or at or within the 20 metre notional boundary of any rural dwelling or industrial building on sites zoned for industrial use, excluding the Southland Sports Car Club clubrooms. Subject to the express provisions of the resource consent, noise levels are to be assessed in accordance with NZS6802:1991 "Assessment of Environmental Sound", excepting the application of paragraphs 4.2.1 and 4.2.2 "Limits of Acceptability" of that Standard.

Without prejudice towards the identification of more suitable sites, the currently proposed noise monitoring sites are:

- (1) At the eastern end of the Dunns Road bridge over the Oreti River.
- (2) Southland Power Boat Club boat ramp.
- (3) Entrance to rugby fields on the western side of Teretonga Park.

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On any scheduled monitoring day, the monitoring shall be conducted for a period of not less than 15 minutes, and shall include monitoring of a representative range of individual events held on that day.

It is intended that monitoring be conducted in consultation with an acoustic consultant. In the initial stages elementary training by a suitably qualified person will be given in the monitoring of sound levels in the local environment, the provisions of the relevant New Zealand Standards, and in the recording of results. In any event, monitoring must be undertaken in accordance with relevant Standards.

7.0 Complaint Procedures

Within the framework of the provisions of the Resource Management Act 1991, a suitable procedure exists for the general public to seek action if they are of the opinion that noise from the site exceeds a reasonable level. Without limiting the rights of any individual, a "reasonable level" is taken here as meaning the noise levels, taken at the appropriate time and location, not exceeding the maximum noise levels specified above.

Without limiting the rights of any person or any Consent Authority, any person who is of the opinion that noise levels emitted from the site exceed a reasonable level, may register a complaint with the Environmental Manager (or his/her nominee) of the Invercargill City Council. The City Invercargill Council shall record the time of the complaint, the address of the complainant, and a description of the type of noise. On receiving such a complaint the City Council may notify as soon as practical the Clerk of Course or Track Manager as to the complaint time and description. The Clerk of the Course and/or the Track Manager shall investigate the complaint and ascertain the cause. Within 72 hours of receiving such a complaint the Clerk of the Course or the Track Manager shall respond in writing explaining to the Environmental Manager, as far as can be ascertained, the likely cause of the noise and action taken, if any, to prevent a recurrence.

8.0 Review of Noise Management Plan

Of key importance in the successful operation of this Management Plan is the need for its provisions to remain practical and reasonable. For this reason the Consent Holder and the Council are to reassess the Noise Management Plan every two years.

Every two years the Consent Holder and the Council shall reassess the Noise Management Plan and consider the results obtained from representative monitoring with a view to ensuring that the best practical options are being pursued to avoid, mitigate, or remedy and adverse effect arising from noise emissions at Teretonga Park. The opportunity to reassess the effectiveness of the noise monitoring programme also exists.

Condition 4 of the Resource Consent includes noise performance standards which will apply from (and including) the *(date)* unless the consent holder is successful in an application to change any of those levels pursuant to section 127, Resource Management Act 1991. Such application is to be lodged no later than *(date)* provided however that the club will not be entitled to seek a change that would permit noise levels above those applying up to *(date)*, as set out in condition 2 of the Consent. In the event of an application being lodged as provided for above, the noise performance standards applying up to *(date)* shall continue to apply until the application is finally determined.

Signed.....
for Consent Holder

Date.....

A5566205

SANDY POINT DOMAIN ACTION/IMPLEMENTATION PLAN

Objective Number	Objectives	Actions	Timeframe	Lead Agency	Support Agencies
Recreation					
8.1.1.1.1	Encourage and facilitate the wise use of land for active and passive recreational pursuits to an extent compatible with sound conservation and preservation objectives.	<ul style="list-style-type: none"> • Work with clubs and user groups to understand spatial requirements for designated areas and understand facilities that are common. • Prepare re-location/options analysis for infrastructure owners. • Work with clubs to understand maintenance requirements and end of life for buildings/leases. • Bring together Ōreti Links user hub – Disc Golf, MTB, Astronomical Society, orienteering and dog walkers to establish a name and goals for the area. • Undertake assessment for developing an accessible trail around Fosbender Park. • Provide input to the ICC Dog Bylaw and Policy when it is up for review. • Investigate alternative revenue streams to support desirable outcomes within Sandy Point Domain. 	Years 1-3 TBC Years 1-3	ICC	Active Southland
8.1.1.1.2	Manage the Domain in perpetuity for the physical wellbeing and appreciation and enjoyment of the public to an extent that it does not compromise its conservation, soil conservation, preservation and historic values.	<ul style="list-style-type: none"> • Review existing trail network (Appendix 3) and look at where connections can be implemented. Include access points. • Consider an assessment of the need for a multi-use building and alignment with community, sport and recreation service outcomes. Undertake a needs assessment for Ōreti links building as potential visitor pavilion. • Seek Expressions of Interest to form a Governance Group framework. • Look at developing a family friendly area at Fosbender Park. 	Years 1-3	ICC	Active Southland
Unique Visitor Experience					
8.2.1.1.1	Enhance and encourage public access into and through all public areas of the Domain.	<ul style="list-style-type: none"> • Fencing assessment. • Accessibility assessment for spaces and places at the Domain. 	Years 1-3 Years 1-3	ICC	Contractors Disabled Groups

		<p>The sealed loop road development as part of re-designating the main thoroughfare south off Dunns Road, will be reassessed in collaboration with Council's Infrastructure Team and the Police to understand feasibility, safety measures, timeline and costs.</p> <ul style="list-style-type: none"> To consider a needs assessment of recreational river users and associated infrastructure, facilities and accessibility (e.g. parking, boat ramps) requirements. 	<p>Years 3-5</p> <p>Years 1-5</p>		Council's Infrastructure Team and the Police
8.2.1.1.2	Non-motorised recreation is a priority outside areas allocated to motorsports. Allowing vehicles into some areas of the Domain enables visitors to drive to some spaces and activities to participate in recreation.	<ul style="list-style-type: none"> 			
8.2.2.1.1	To improve park amenity.	<ul style="list-style-type: none"> Seek expressions of interest for outdoor adventure opportunities (canopy walk, zipline adventure etc.). Play spaces assessment. Undertake needs assessment for toilets - Consider an upgrade to existing public toilets and new toilets, including accessible toilet provision. Needs assessment to be undertaken for furniture i.e. seats, picnic tables, drinking fountains. 	Years 2-4	ICC	Te Ao Mārama/ Waihopai Rūnaka Great South
8.2.2.1.2	Council's general preference is for multi-use and shared facilities as a way to limit proliferation of buildings and the associated burden for the community to fund maintenance and renewals.	<ul style="list-style-type: none"> 			
8.2.3.1.1	To improve safety and security.	<ul style="list-style-type: none"> Undertake needs assessment for current and future visitor centre - investigate location options and identify a preferred location. Investigate CCTV opportunities as per Council's CCTV Policy. Encourage clubs and organisations to inform police, appropriate emergency services and organisations and Council on concerns. 	<p>Years 2-4</p> <p>Years 1-3</p>	<p>Great South</p> <p>Great South</p> <p>ICC</p>	<p>ICC, Active Southland</p> <p>ICC, Te Ao Mārama</p> <p>FENZ, Police</p>

		<ul style="list-style-type: none"> • Continue collaboration with ongoing police and ranger monitoring patrols. • Continue to collaborate with Crown Infrastructure Partners Limited on the future of funding for cellphone coverage when it becomes available. • Review naming signs and rapid numbers for lease holders and key areas of interest. 			
8.2.3.1.2	Design and develop the Domain to be a safe, fun and welcoming place that Southlanders love to use	<ul style="list-style-type: none"> • Seek funding avenues for visitor centre • Seek regional branding and promotion/marketing to support. • Implement regular and frequent data gathering to understand trends and value with visitor use. • Understand infrastructure needs and requirements, along with values to determine future sustainability • Identify locations for improved drinking water to enable visitors to wash and drink. • Co-locate drinking water amenities near new or existing public toilet and changing facilities to avoid duplication of new infrastructure. • Consider additional rubbish and recycling bin provision, avoiding duplication of infrastructure where appropriate. 	Years 1-3	ICC	Great South, Active Southland
8.2.4.1.1	To provide signs that support navigation and interpretation functions and comply with the General Policies RMP.	<ul style="list-style-type: none"> • 			
8.2.4.1.2	Improve educational opportunities and community involvement.	<ul style="list-style-type: none"> • Undertake needs assessment for visitor pavilion(s) and shelters e.g. Ōreti Links, Daffodil Bay where users can have toilets, a place for meetings, hold events and picnics. • Explore opportunities for education of use and regulations through signage in collaboration with partners and stakeholders. 	Years 1-3	ICC	Active Southland
8.2.4.1.3	That the names of park features tell the story of the place and reflect the area's natural and cultural heritage (pre and post – colonial settlement).	<ul style="list-style-type: none"> • Signage plan development • Work with NZHPT and Te Ao Mārama/Rūnaka to explore features, stories and names of interest. 	Years 1-3	ICC	Te Ao Mārama

8.2.5.1.1	To identify and celebrate the park's cultural and heritage features to an extent that does not affect the ability of Council to prioritise recreational use and development.	<ul style="list-style-type: none"> • Ensure archaeological sites and areas of historic and cultural significance across the Domain are recorded and plans in place to understand level of protection. • Undertake an Archaeological Assessment and develop Archaeological Management Plan. • Consultation with mana whenua on early Māori sites and the protection of such will be ongoing. 	Years 3-5	Consultant Archaeologist	ICC HNZPT Te Ao Mārama
8.2.6.1.1	To deliver the intentions of the 2023 Masterplan.	•			
Build Environmental Resilience					
8.3.1.1.1	To protect, maintain and enhance the long-term viability and resilience of indigenous terrestrial and aquatic species, habitats and ecosystems on the Domain.	<ul style="list-style-type: none"> • Work with volunteers to monitor and plant areas of priority. • Consider priorities to support dark skies. • To collect and grow indigenous native plant seed from the Domain to replant back into this reserve. 	Years 1-3	ICC	<ul style="list-style-type: none"> • Department of Corrections • Te Tapu o Tāne
8.3.1.1.2	To work in collaboration with mana whenua, volunteer groups, adjoining landowners, other stakeholders and the general public to deliver improve biodiversity outcomes for the park Domain and the wider natural environment.	<ul style="list-style-type: none"> • Work with volunteers to monitor and plant areas of priority. • Parks and Recreation and Environment Southland to work alongside these groups to encourage 'best practices' regarding planting and pest control. • Investigate ecological enhancement and pest management work with volunteers in support to transition away from commercial forestry to indigenous vegetation within areas identified in the RMP. 	Years 1-3	ICC ES	<ul style="list-style-type: none"> • Department of Corrections • Te Tapu o Tāne • Volunteer groups
8.3.1.1.3	To inspire and encourage more people to be actively involved in caring for natural values and contributing to the biodiversity of the park Domain and its surrounds	<ul style="list-style-type: none"> • Work with volunteers to monitor and plant areas of priority. • Parks and Recreation, Environment Southland and Department of Conservation - Get out in the community, school, hold workshops, short films screening to encourage more public involvement. 	Years 1-3	ICC	<ul style="list-style-type: none"> • Environment Southland • DOC • Schools
8.3.1.1.4	Increasing the use of native species is desirable wherever possible to create a unifying character throughout the Domain.				

8.3.2.1	<p>Pest management objectives</p> <ol style="list-style-type: none"> 1. To control the target invasive species in an efficient method meeting industry best practise standards. 2. To implement the animal pest management plan developed by Environment Southland in partnership with Environment Southland and with support by volunteer groups and agencies. 	Complete pest animal strategy with Environment Southland to implement with other groups.	Years 1-3	ICC	ES
8.3.3.1	<ol style="list-style-type: none"> 1. To continue to manage forestry operations as led through the 2023 Masterplan 2. Forestry will be managed through the Forestry Management Plan in alignment with management of commercial forestry under the NES-CF regulations. 	<ul style="list-style-type: none"> • Forestry management plan will be reviewed to illustrate transition with natural regeneration to support. • Undertake a recreation assessment of the biosolid application area to identify whether the application of biosolids is having any effect on recreation and identify issues, propose solutions. 	Year 1	J Turkington Ltd. and ICC	ICC
8.3.4.1.1	To manage the park in a way that minimises and mitigates the impact of climate change.	<ul style="list-style-type: none"> • Less mowing in specific areas where there is low use to save emissions. • Investigate development of a climate adaptation plan which seeks to implement green infrastructure and managed retreat as preferred options 	Ongoing	ICC	
8.3.4.1.2	To improve the resilience of the park Domain by adapting to the effects of climate change and impacts of coastal hazards.	<ul style="list-style-type: none"> • Utilising electric plant and equipment. 	Ongoing	ICC	
8.3.4.1.3	To manage significant risks from natural and manmade hazards to park users and assets in accordance with national and regional policy.	<ul style="list-style-type: none"> • Native planting and smarter forestry operations • Establish long term management plan to contain and remediate hazardous activities within the Domain. 	Ongoing	ICC	ES
8.3.4.1.4	To restore ecological and hydrological systems to promote healthy, thriving ecosystems.	Work with ICC Three Waters Department, Environment Southland and Te Ao Mārama to determine areas of ecological restoration.	Years 1-3	ICC	ES, Te Ao Mārama

	To encourage and facilitate partnerships and volunteering activities on the park Domain that align with and support the outcomes and policies of this plan and provide mutual benefits for the community.	Develop documented agreements and work with volunteer organisations to determine best practice outcomes on activities undertaken.	Years 1-3, ongoing	ICC	Active Southland
Activities Requiring Authorisation					
9.1.1.1	To ensure the consideration of authorisations complies with the relevant sections of the Act and any relevant bylaws.	-			
9.1.1.2	To ensure a consistent approach is taken to assessing proposals requiring authorisation in accordance with any relevant bylaws.	-			
9.1.1.3	To ensure decision making relating to the development of spaces and places considers and implements sustainable practice.	-			
9.2.1.1	To allow continued operation of speedway.	Review noise management plan and consider if need new one.	Years 1-3	ICC	
9.3.1.1	To ensure that the nature and extent of buildings is consistent with the land status and classification and use of the Domain.	Evaluate applications for use of buildings, in alignment with the management plan.	Years 1-3, ongoing	ICC	
9.3.1.2	To support the development or redevelopment of buildings on the park Domain where the need for these has been fully assessed and it is demonstrated that recreation, community and Māori outcomes are better enabled.	-			
9.3.1.3	To encourage shared use and/or clustering buildings where possible to minimise the number of buildings and structures on the park.	Work with clubs to ensure there is clear understanding of hub spaces and consolidation of like activities.	Years 1-5	ICC	

9.3.1.4	Maximise synergies between existing facilities and prioritise flexible and adaptable use of facilities.	-			
9.3.3.1	To allow a multi-use building to be developed on the Domain where it aligns with the overall intentions of the Masterplan and the building, use and location has been approved by Council. To consider allowing a multi-use building	Investigate opportunities for location of a new (or renovating existing) multi-use building for public use.	Years 1-3	ICC	
9.4.1.1	To ensure the commercial use of the Domain occurs in ways that does not compromise park values, that encourages use of parks where they add to the enjoyment and experience of park users, is consistent with the guiding principles and in accordance with the Act and any relevant bylaws.	<ul style="list-style-type: none"> Designate commercial activity spaces at the Teretonga raceway and visitor centre. Investigate lease opportunities further with the Southland Sports Car Club if needed. 	Years 1-5	ICC	
9.4.1.2	Allow (conditional) certain trades or business developments that are compatible with servicing the primary needs of the Domain.	This will be shown via a permit or documented agreement.	Ongoing	ICC	
9.4.3.1	Support commercial opportunities that directly benefit park users and the local community.	This will be shown via a permit or documented agreement.	Ongoing	ICC	
9.4.3.2	Council's role is to ensure a balanced approach to temporary commercial activities on reserve land to enhance the visitor experience.	This will be shown via a permit or documented agreement.	Ongoing	ICC	
9.4.3.3	Where Council-administered land is used for commercial gain, a fee is applied.	This will be shown via a permit or documented agreement.	Ongoing	ICC	
9.5.1.1	To manage overnight accommodation on the park Domain in accordance with Section 44 of the Act and any relevant legislation.	Consider future areas for freedom camping.	Years 1-3	ICC	
9.6.1.1	To only allow firearms where it is provided for in this RMP.				

9.7.1.1	To comply with noise level requirements in the District Plan and this RMP.				
9.8.1.1	Provide effective and efficient waste minimisation and management services supported by the right funding mechanism.	Use broad criteria to evaluate the impacts and options for future biosolid waste disposal practices within the Domain.			
9.8.1.2	Avoid or mitigate any adverse effects on public health or the environment.				
9.8.1.3	Provide and support opportunities to minimise waste through reduction, reuse, recycling and recovery (in priority order).				

DRAFT

MOKOMOKO RESERVE REVOCATION PROCESS UPDATE

To:	Community Wellbeing and Regulatory Committee
Meeting Date:	Tuesday 6 May 2025
From:	Chris Bowen – Strategic Advisor Open Spaces and Recreation
Approved:	Rex Capil - Group Manager - Community Spaces and Places
Approved Date:	Wednesday 30 April 2025
Open Agenda:	Yes
Public Excluded Agenda:	No

Purpose and Summary

The purpose of this paper is to update the Committee on the details of Mokokoko Reserve revocation process following public consultation and information analysis. This work has informed the following recommendations on whether to proceed with the revocation process.

Recommendations

That the Community Wellbeing and Regulatory Committee:

1. Receives the report "Mokokoko Reserve Revocation Process Update".
2. Receives the submissions provided during public consultation (Appendix 1).
3. Acknowledges those who spoke at the public forum at the start of 6 May 2025 Community Wellbeing and Regulatory Committee.
4. Notes if Council chooses to decline the objections to the proposed reserve revocation it would be for the following reasons;
 - a. land is not required for a specific identified recreation purpose;
 - b. That there is potential community benefit in disposing of land for sale or transfer of ownership.

Recommend that Council:

5. Approves (one of the following);
 - a. Cease the revocation process and continue the current management of grazing, through a lease arrangement, (recommended).

OR

- b. Continue the revocation process with three options for disposal once reserve status is revoked, being (1) selling through the open market, (2) direct sale with neighbouring property or (3) offering to mana whenua, resolving:
 - i. Lot 7 4660 is subject to the provisions of Section 40 of the Public Works Act 1981.
 - ii. Lot 7 4660 be exempted from offering back to the former owner pursuant to section 40(2)(a) of the Public Works Act 1981, on the grounds that the requirement to offer the land back to the former owner is unreasonable in this circumstance.
 - iii. The process involves ratifying the revocation of the land, declaring it surplus, and making it available for disposal subject to approval from the Minister of Conservation.
- OR
- c. Combine the two parcels of land, and restart the public notification process, resolving:
 - i. Lot 7 and Lot 8 4660 are subject to the provisions of Section 40 of the Public Works Act 1981.
 - ii. Lot 7 and Lot 8 4660 be exempted from offering back to the former owner pursuant to section 40(2)(a) of the Public Works Act 1981, on the grounds that the requirement to offer the land back to the former owner is unreasonable in this circumstance.
 - iii. Approves restarting the public engagement process, with the inclusion of Lot 8 in the revocation process prescribed.

Background

Mokomoko Reserve is located in Omaui, owned and managed by Invercargill City Council (ICC) and designated as Recreation Reserve through the Reserves Act 1977 (Act).

This 0.4957-hectare land parcel was identified as potentially surplus to requirements at the 8 August 2023 Community Wellbeing Committee where 17 land parcels were considered. Public engagement was subsequently undertaken alongside considering four land parcels at Awarua Bay.

This Mokomoko Reserve land parcel is currently landlocked with no formed accessway and is currently managed at no cost to ICC through unleased informal grazing by the neighbouring farmer.

Issues and Options

Analysis

Mokomoko Reserve is located north of the current residential housing and has no formed vehicle access from public roads. Due to its location within the surrounding environment, the reserve offers significant vista views across the estuary, overlooking Sandy Point Domain. These vista views are important to the residents of the neighbouring properties.

Lot 7 DP 4660, outlined in yellow in Figure 1, is designated as Recreation Reserve through the Act, (Appendix 2). During this process, the adjacent land parcel, Lot 8 DP 4660, outlined in pink in Figure 1, was also identified as road reserve subject to the Act, (Appendix 3) designated as Local Purpose. Both of these parcels of land would require revocation through the process prescribed through Section 24 of the Act, prior to disposal (Appendix 4).

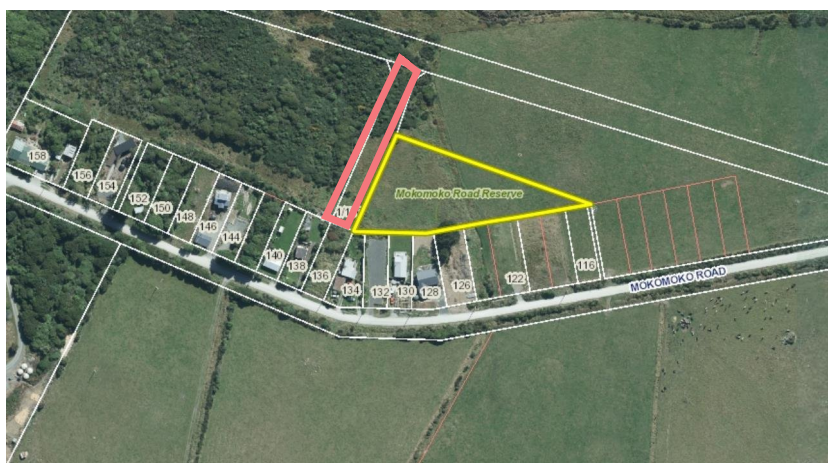


Figure 1: Mokomoko Reserve parcels Lot 7 Recreation (yellow) and Lot 8 Local Purpose (pink).

The operative Invercargill District Plan 2019 – Part 2, contains policies which specifically detail the management of Heritage and Cultural Sites Values, named Historic Heritage (HH).

HH-P7 Cultural Sites: To protect cultural sites from the adverse effects of land disturbance and/or modification.

The Archaeological Management Plan 2023 prepared for ICC by NZ Heritage Properties as a desktop review of Council land (Figure 2), identifies Mokomoko Reserve Lot 7 DP 4660 as Red Zone (code 3). Lot 8 is also categorised as Red Zone (code 3). This red zone represents a location where there is strong evidence that an (unrecorded) archaeological site is present.

Further to this, there is also a Mana Whenua Alert Layer (represented by black lines), which indicates the importance of these parcels of land to local iwi.

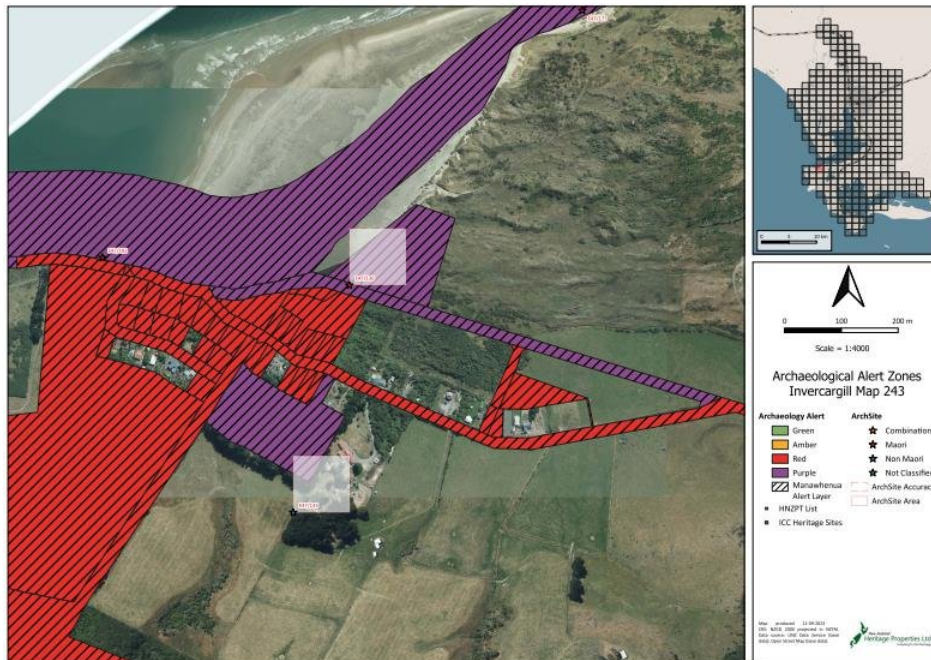


Figure 2: Red Zone (code 3) and Mana Whenua Alert Layer Mokomoko Reserve, (Lot 7 and Lot 8)

This recent Archaeological Assessment aligns with HH-P7 policy and therefore requires protection from land disturbance and/or modification.

The current use of the reserve aligns with the purpose of recreation reserve detailed by the Act. Any alternate use is complicated by the Red Zone (code 3) categorisation and the Mana Whenua alert layer. This evidence leads toward the preferred recommendation to continue the current management of the reserve and not progress to revocation and disposal.

North of Lot 8 DP4460, outlined in pink in Figure 1, is a section of unformed legal road. If Lot 8 was amalgamated with Lot 7, then the unformed legal road could provide access to the combined area and this may provide greater market value.

Based on this information, advice from Land Information Services (Appendix 5) indicates there are two options to create an opportunity for an open market sale.

- a) Disposal of Lot 7 4660 (Recreation Reserve) and Lot 8 DP 4660. (Road Reserve), OR
- b) Retain Lot 8 DP 4660 as 'Road Reserve', and dispose of Lot 7 DP 4660, in isolation.

Section 40 of the Public Works Act 1981 does apply, however, the recommendation from Land Services New Zealand is that offering the land back to the previous owner is not applicable, as this is deemed to be unreasonable. If Council proceeds with revocation and sale, a resolution from Council is required as prescribed by the Public Works Act 1981.

Significance

This land has been identified as of low/ no strategic value to Council. Community interest in land disposal is high, particularly for those in the immediate vicinity. The issue of revocation is significant due to the legal requirement to consult those with an interest.

Options

There are a few options to be considered for this reserve, however, all options need to consider the HHP7 Policy under the ICC District Plan.

Options	Advantage	Disadvantage
1. (Recommended) Allow or accept objections and agree not to proceed with the process of revoking reserve status and disposing of the land.	Continue current Council management and formalise a grazing lease with associated revenue.	Reduced revenue opportunity from land sale.
2. Do not accept objections and proceed with requesting that the Commissioner revoke reserve status for the purposes of:		
a. sale on the open market	Revenue from sale of land is useful for the future management of other parks. Opportunities to sell land to interested parties.	Council owns less land. If not sold, Council will need to pay rates on the freehold land. Iwi cultural heritage could be impacted if not gifted or sold to mana whenua.
b. sale to neighbouring property owner who has put in a proposal to purchase.	Revenue from sale of land is useful for the future management of other parks.	Council owns less land. Iwi cultural heritage could be impacted if not gifted or sold to mana whenua
c. gift or sale to mana whenua through the transfer of ownership.	Land of importance to mana whenua is protected by mana whenua. Council can focus on other Council-owned land for recreational purposes.	No revenue from disposal. Council owns less land.
3. Stop – Consolidate land parcels and restart the consultation process for the purpose of disposal and sale.	Revenue from sale of land is useful for the future management of other parks. Opportunities to sell land to interested parties. Provides more accessibility to reserve land, creating new land title opportunities in relation to District Plan rural zoning and section sizes.	Council owns less land. If not sold, Council will need to pay rates on the freehold land. Iwi cultural heritage could be lost if not gifted or sold to mana whenua.

Community Views

Consultation on Council's proposal to revoke the reserve status on Mokonoko Reserve was endorsed by Council on 22 August 2023.

Due to a high level of interest from mana whenua and increased public engagement on this parcel of land, a community meeting was held to further detail the process and legislative requirements. The public notification period for this period was extended from the one-month minimum to two months.

12 submissions were received, two in support and nine against revocation of reserve status for disposal. One submission, (mana whenua) neither supports nor objects. Consultation was also undertaken with the Commissioner (DOC).

Te Rūnanga o Awarua does not object to the land parcel being disposed of, however they raise the significant value this land holds as part of the wider network of land holding significant value to mana whenua. They note *"This reserve should not be owned by anyone except either of the crown partners, council or Te Rūnanga o Awarua"* and see it as a great opportunity for the Council to offer land to Te Rūnanga o Awarua to support wāhi nohoanga (a place to camp and gather kai) or papakainga housing opportunities.

Those submitters in support of revocation noted;

- Agreement with the assessment of the land being of little value to Council.
- If sold, Council should put a caveat to protect against future housing development.

Objections are summarised in the following table:

Objector	Matters raised	Officer Comments
T Ryan	Would impede my view, threat of someone buying and building is very worrying.	The alternate land use is managed through District Plan requirements.
J Schol	Would impact views and lead to decrease in amenity value, little notice provided, low value vs detriment to the existing residents, local community entitled to a reserve	Following a community meeting the consultation period was extended from one to two months and a public notification process was followed. Matters raised do not override the low recreation value the reserve provides to the community when considering the purposes of the Reserves Act. Omaui Reserve is located within 1km which provides high public recreational and environmental values.
S Carey	Any future development would cause disruption to the community, lack of communication.	Noted – comments as above.
S+L Taylor	Property may devalue, would ruin views.	Noted – comments as above.
A Ryan	Land should be scenic reserve and planted with low vegetation.	Noted.
C+C Jaeger	Asked if farmer had a lease agreement, asked why 136 was sold, asked why reserve is landlocked when there are undeveloped roads surrounding it. Would like reserve fenced and planted. Could it be considered as private reserve for residents only or gift to surrounding landowners or sell at minimal price.	Noted. Staff would like to clarify any questions with residents as part of this process.
Bob	Valuable resource for bird watching and breeding.	
G.L. Ladbrook	To leave as a reserve and plant out in native bush and trees. Wants to continue to have an unobstructed view of the sea and the mountains.	Noted.

Objector	Matters raised	Officer Comments
Residents joint submission	Reserve cared for by farmer at no cost, if uplifted, could place covenants on land or offer to residents, would like a pathway to access beach.	Opportunity to collaborate with the community to explore the opportunity to sell or gift land to residents or Te Rūnanga o Awarua.

Support is summarised in the following table;

Supporter	Matters raised	Officer Comments
L Esler	Seems like a logical move. The area has little ecological value and could be sold for the benefit of the council.	Noted
W +J Smellie	It has never been used as a reserve and does not have easy access. The reserve is currently grazed as grass and clear of weeds.	Noted – this management can continue as reserve land.

Social Media feedback is noted in Appendix 6.

Implications and Risks

Strategic Consistency

The proposed approach aligns with Council's approach to managing the Parks and Reserves Activity as outlined within the 2024 – 2034 LTP and the 2024 Activity Management Plan.

Although Mokomoko Reserve is noted in the General Policies Reserve Management Plan 2023, disposal of this land will not impact this Management Plan.

Should the reserve status be uplifted on Lot 7, the land would be zoned Rural in accordance with the underlying District Plan zoning. Any future land use activities will need to comply with operative District Plan requirements, noting they may not be sufficient size for certain development opportunities as individual lots.

Financial Implications

There is currently no cost for Council to manage this land. There is a potential revenue opportunity if the land is retained through a grazing lease.

Legal and survey costs will be required if the decision is to continue the revocation process for disposal through sale. Revenue received by disposal through sale of land will be used towards covering legal and survey costs and can be contributed towards future reserve management.

There is no value requested for this land parcel, therefore there is no estimated sale price associated with it. It is noted that in April 2024, a 0.0911-hectare parcel of land in Omaui sold for \$87,500.

Legal Implications

Section 24 of the Reserve Act 1977 prescribes the process required for the removal of reserve status. A Council resolution is required to proceed with the request to the Minister of Conservation.

The proposal to revoke Mokomoko Reserve is subject to Section 24 of the Reserves Act 1977. Having publicly notified the proposal (Appendix 7), Council is now required to consider the objections and resolve to accept/allow or not accept/ not allow the objections, in full or part, along with reasons for doing so. If Council's decision is to revoke the reserve status of the land, the information along with the Council report is forwarded to the Department of Conservation for consideration.

The Minister of Conservation is required to consider the content of any objection and be able to conclude the administering body has given fair and reasonable consideration to the subject matter, with regard to the classification and purpose of the reserve and considering the wider function and purposes of the Reserves Act 1977.

Climate Change

Council has received advice on carbon offsetting and income potential from land earmarked for disposal. Due to location, size and proximity to other housing this land would not be suitable for planting trees as carbon income potential, compared with other locations for consideration.

Risk

Risk	Failure to disseminate strategies to the community effectively.	Failure of Climate Adaptation.	Setting Council Strategy.	Achieving Financial Resilience.
	The community opposition and need for consultation with local iwi, the Department of Conservation (DOC), and other stakeholders during the revocation process highlight the importance of maintaining strong relationships. Poor communication could exacerbate public opposition and delay the process, impacting the Council's reputation and its ability to execute strategic goals.	The potential loss of recreational and environmental value from the revocation of parkland for housing development could exacerbate environmental risks, including the loss of green space and reduced capacity to mitigate climate impacts. This connects with the Council's broader risk around failing to adapt to climate-related challenges.	Strategic misalignment can result in public trust issues and reduced effectiveness in delivering public services.	Council's financial stability and limit its capacity to fund essential services or future reserve management.
Likelihood	Likely - use of area is highly valued, any reduction in open spaces can trigger opposition.	Moderate - depends on the specific ecological and recreational value of the affected part.	Likely - current plans do not align with the proposed revocation.	Possible - extra legal steps that could lead to unexpected costs.
Consequence	Moderate - opposition could delay the project, harm Council reputation, or even lead to legal challenges.	Low - loss of biodiversity and open spaces can affect the community.	Minor - misalignment within Council, weakened public trust in planning.	Minor - financial overruns may require unbudgeted funds from Council.
Source	Governance, reputation, legislative compliance, and control.	Environment.	Planning and strategy.	Financial.
Council Appetite	Low	Medium	Medium	Medium
Risk Rating	High	Low	Medium	Low

Next Steps

1. If 5.a. is chosen - *Cease the revocation process and continue the current management of grazing, with the addition of formalising through a lease,*
 - Information will be provided to submitters informing them that the process for revocation has ceased and management of the land parcel will continue through a grazing lease.
2. If 5.b. is chosen - *continue with the revocation process with three options for disposal, then*
 - Survey land parcel and request approval from the Minister of Conservation to revoke reserve status.
 - Begin the disposal process.
3. If 5.c. is chosen - *combine the two parcels of land, and restart the public notification process, resolving*
 - Restart the public consultation as prescribed by Section 24 of the Act.
 - Report back to Community Wellbeing and Regulatory Committee on revocation proposal.

Appendices

- Appendix 1 – Submissions (A5165167)
- Appendix 2 – Lot 7 DP 4660 Land Status Report (A5819209)
- Appendix 3 – Lot 8 DP 4660 Land Status Report (A5819211)
- Appendix 4 – Revocation of Reserve and Disposal Process (A5157129)
- Appendix 5 – Section 40 (A5819215)
- Appendix 6 – Social Media Report – Awarua and Mokokoko (A5002114)
- Appendix 7 – Public notice (A4839928)

Redacted, Santised

	Respondent No: 1	Responded At: Sep 08, 2023 13:10:17 pm
	Login: Anonymous	Last Seen: Sep 08, 2023 13:10:17 pm
	Email: n/a	IP Address: n/a

Q1. Name	Tony Ryan
Q2. Email	[REDACTED]
Q3. Contact Phone	[REDACTED]
Q4. Post Code	9810
Q5. I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve	Oppose
Q6. Comments	The sale of the land would impede my view and the reason we bought there in the first place was the view, peace and quiet and the wonderful nature of being there, the threat of someone buying and building is very worrying indeed and is now causing anxiousness for myself and my wife
Q7. I wish to hear about other Invercargill City Council Consultations	Yes

Q1. Name	Tony Ryan
Q2. Email	[REDACTED]
Q3. Contact Phone	[REDACTED]
Q4. Post Code	9810
Q5. I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve	Oppose

Q6. Comments

Te Tangi a Taurira the Cry of the People Mai ea, mai ea, mai ea from the beginning of time I te more I Hawaiiiki From the taproot of Hawaiiiki Ko te whakaaro nui Come the great thoughts Ko te whakaaro roa the long thoughts Ko te whakaaro whānui the expansive thoughts Ki te whei ao to this environment Ki Te Ao Mārama to the world of light Here tangata Binding the people Here whenua to the land Ka tū te pō Let night come Ka tū te ao Let day come Tihewa mauriora It will always be, aah such is life Tāpuketia au kia Mārama ai tāku titiro ki Te Ara a Kewa Te Rakitauneke a Southern Chief was buried on Bluff Hill so that he may gaze upon the land and sea he once held stewardship over Tuatahi firstly, I would like to express the disappointment of the lack of initial consultation process by Invercargill City Council with the said proposal of Mokomoko Road Reserve, 114 Mokomoko Road, Lot 7 DP 4660 to be revoked. As an [REDACTED] Road, we were only informed through neighbours who found out when ringing ICC enquiring about other information. I believe that all adjoining properties should be sent correspondence providing opportunities to lodge a submission when council want to change status of any land in the rohe. I am writing to oppose Council's proposal that the reserve status on Mokomoko Road Reserve 114 Mokomoko Road, Lot 7 DP4660 be revoked. My wife Andrea Jerry-Ryan is the owner of the [REDACTED] Road. I am of Ngāi Tahu descent (mana whenua) and we use [REDACTED] Road land regularly. My ancestors descend from the area of Motupōhue and Omaui. According to the Environmental Reserves Management Plan 2011 (<https://icc.govt.nz/wp-content/uploads/2014/10/Parks-Section-5-Indivical-Reserves.pdf>), the history of the township of Omaui was originally a small Māori fishing village and is an important location in Māori tradition. This village was visited by early settlers in search of flax and became a whaling station site for a brief period in the early 19th Century. Ngāi Tahu ki Murihiku recognises Omaui as one of their most important sites in Southland. Omaui was named after the ancestor Maui Tikitiki. The villages were surrounded by forests and wetlands where trees, birds, flax, medicines and stone resources were gathered. It is stated that Omaui is in a very strategic location, allowing iwi access to many resources of the region. Resources included mahinga kai (foods) such as flounder, cockles, fish, paua and the famous toheroa. Archaeological and oral traditions suggest Māori have had a long association with Omaui since their earliest arrivals. Based on its cultural significance, we oppose that the reserve status on Mokomoko Road Reserve 114 Mokomoko Road, Lot 7 DP4660 be revoked. That the land should be protected. To be made a Scenic Reserve under Section 19 Reserves Act 1977 as per Lake Hawkins Reserve to protect and preserve in perpetuity for its intrinsic worth and for its natural beauty. This will be honouring Te Tiriti o Waitangi as stated in the Ngāi Tahu legislation. We recommend more native bush below 1.5 metres be planted to attract more traditional birdlife holding on to the Māori traditions of this very unique area. We are grateful that the land is pest and weed free due to the farmer kindly grazing live stock on the land, however as advised above it is of cultural significance to protect the land use from any future possibilities of development thus recommending making it a scenic reserve. By doing this, it will protect the flora and fauna of the sacred area left from my ancestors. Ko te reoreo a kea ki uta, ko te whakataki mai a toroa ki tai, a, he kōtuku ki te raki, he kākapō ki te whenua The voice of the kea is heard inland and the voice of the albatross is heard at sea, a kotuku in the sky, a kākapō on the ground. Everything has its rightful place. Toitū te marae o Tāne, Toitū te marae o Tangaroa, Toitū te iwi Protect and strengthen the realms of the land and sea and they will protect and strengthen the people Ngā tomairangi o ngā Tūpuna, hei whangaia ngā kākano mō āpōpō the efforts of today will give life to the seeds of tomorrow

Q7. I wish to hear about other Invercargill City Council Consultations Yes

Redacted, Santised

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Sep 18, 2023 10:09:13 am**Last Seen:** Sep 18, 2023 10:09:13 am**IP Address:** n/a

Q1. **Name** John Schol

Q2. **Email**

Q3. **Contact Phone**

Q4. **Post Code** 9872

Q5. **I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve** Oppose

Q6. **Comments**

John and Jane Schol firmly oppose the proposal to revoke the Mokomoko road reserve status of the land given: 1. The residents have relied on the land being a reserve when properties were purchased. 2. The reserve is landlocked and has no separate road access. 3. The Recreation Reserve land area is small in size (0.4957) 4. A lifting of the reserve land status would likely and dramatically impact the sea views from those sections bordering the reserve. This will lead to a material decrease in the amenity value of the properties adjoining the reserve. 5. The reserve serves a valuable purpose for the community and helps provide a peaceful surrounding. 6. It is unfair to lift the reserve status with such little notice to residents who have purchased property in good faith (many impacted property owners have recently purchased properties). 7. This public process has created a lot of stress and anxiety for residents who were not directly notified of what they consider to be such an important issue - which has led to a lack of trust and transparency. 8. There should be a very high threshold to reach before the reserve status is lifted. 9. Residents have not been given any substantive reason why such a small parcel of land should be reviewed - low value land given its size and the fact that it is landlocked vs detrimental effects on existing residents. 10. The local community is entitled to reserve areas such as this one. 11. Other amenities are sub optimal for residents now e.g. the current road is unsafe for residents to walk down to other local amenities such as the beach and walking tracks (There is currently no other access points to amenities such as the beach and walking tracks for the current residents unless they drive (unsafe for both adults and children to walk themselves)). 12. The Reserve is currently cared for by the farm owner at no cost to the Council. Residents expect that if there is a decision to uplift the Reserve status or sell the property, that the Council should be obligated to work with the affected property owners in good faith to come to a mutually agreeable outcome. Possible other options may include: Covenants applied to the property if reserve status is lifted. The farmer is offered the land. Residents are offered the land. That the Council work with the farmer to create access way for the residents to amenities such as the beach and walking tracks in exchange for the parcel of reserve land. This creates a greater sense of community wellbeing while providing a safer pathway for residents to local amenities. Local residents are happy to discuss these alternatives with council representatives to find a suitable outcome for all. The residents will push hard for a fair and equitable outcome and look forward to the opportunity to discuss this matter face to face with oral submissions should the Council choose not to engage with the group of residents earlier. Thanks John & Jane Schol

Q7. **I wish to hear about other Invercargill City Council Consultations** Yes

Redacted, Santised

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Sep 18, 2023 19:48:03 pm**Last Seen:** Sep 18, 2023 19:48:03 pm**IP Address:** n/a

Q1. **Name** Simon Carey

Q2. **Email**

[REDACTED]

Q3. **Contact Phone**

[REDACTED]

Q4. **Post Code**

9877

Q5. **I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve**

Oppose

Q6. **Comments**

My reasons for opposing the revocation are follows, I recently purchased my first home on the boundary of the proposed land in question under the assumption said land would remain as a reserve. The area is landlocked therefore in order to develop the land would cause major distress to myself and the immediate community. There has been I believe a gross lack of communication and transparency regarding council communication on this proposal towards the affected landowners on the boundary. Currently the land is cared for by a local farmer at no cost to the council. The road to Omaui is suboptimal and any future developments in the area will prove to exacerbate the road condition also cause major disruption for all residents in the community. Alternative options for the ICC to consider Offer the land to the local Iwi Offer the land to the local farmer who cares for the land in the current instance Apply a covenant on the land to remain a reserve if sold Appreciate consideration of my submission Regards Simon Carey

Q7. **I wish to hear about other Invercargill City Council Consultations**

No

Redacted, Santised

**Respondent No:** 4**Login:** Lloyd Esler**Email:** [REDACTED]**Responded At:** Sep 21, 2023 13:18:43 pm**Last Seen:** Sep 21, 2023 00:46:34 am**IP Address:** 161.29.16.122

Q1. Name	Lloyd Esler
Q2. Email	[REDACTED]
Q3. Contact Phone	[REDACTED]
Q4. Post Code	9879
Q5. I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve	Support
Q6. Comments	Seems a logical move. The area has little ecological value and could be sold for the benefit of the council
Q7. I wish to hear about other Invercargill City Council Consultations	Yes

Redacted, Santised

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Sep 24, 2023 13:27:15 pm**Last Seen:** Sep 24, 2023 13:27:15 pm**IP Address:** n/a

Q1. **Name** Stephen and Lisa Taylor

Q2. **Email**

Q3. **Contact Phone**

Q4. **Post Code**

9878

Q5. **I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve**

Oppose

Q6. **Comments**

We Stephen and Lisa Taylor are writing this submission to say we are against the revoking of the Reserve and proposed sale of Lot 7DP4660-114 Mokomoko Road, Omaui, Invercargill. We purchased our section [REDACTED] Omaui in October 2016 just after our [REDACTED] passed away in a car accident so the decision to buy this section was very big and important for us as we had no home and felt very lost in our grief. So when we found the section in Omaui with wonderful views of Omaui Beach, views of the sea and even being able to see Riverton and seeing across to Oreti Beach we fell in love with the section and Omaui with some hope for our future. We started looking into building our new home. Before making any decisions on our house plans we contacted ICC to discuss the Reserve in front. When talking to the ICC employee we were informed that it would always be a Reserve of ICC and there wouldn't be any building activity on this Reserve ever so we were told we wouldn't have to worry and have no concerns of having anything in front of us or blocking our beautiful views. So this helped us to make our decision of style of house that we would build. Our decision on plans was to single story house which we have built. If we had known that there could be any change to the Reserve we would of looked into a two story home so we would always be able to enjoy our views. Another concern is our property may devalue if it is revoked and if buildings are built on this Reserve with the loss of our views. With the Reserve being landlocked with no separate road access we don't understand how the Reserve can be revoked and sold as a section. How much is this going to cost to make the process happen with the Reserve being landlocked so the land is accessible and sold and used by a private party or owner? Has ICC looked into offering or gifting the land to the community or residents or just keeping it as the Reserve and why does it have to change? How much is the land value? The last QV Government estimate we found was on 1st September 2020 for it's capital and land value is \$8,000. So is this process worth spending money with this estimation of \$8,000 in 2020. We also wonder why we weren't directly notified by ICC of this revocation process of the Reserve as we feel we are directly affected and would of liked to of been informed. We are feeling a lot of anxiety and stress over this matter and hope ICC think of us residents that are directly affected. Also for ICC think about how you yourselves would feel if you were in the same situation as us with the unknown future of our views peaceful living environment, our status of the value of our property and short and long term this may have on us, our mental health and everyday living. We hope for a fair outcome and for ICC to be able to directly inform and include us in this process. Regards Stephen and Lisa Taylor.

Q7. **I wish to hear about other Invercargill City Council Consultations**

Yes

Redacted, Santised

**Respondent No:** 6**Login:** AJR**Email:** [REDACTED]**Responded At:** Oct 21, 2023 09:15:59 am**Last Seen:** Oct 17, 2023 21:52:21 pm**IP Address:** 219.89.210.54

Q1. **Name** Andrea Jerry Ryan

Q2. **Email** [REDACTED]

Q3. **Contact Phone** [REDACTED]

Q4. **Post Code** 9810

Q5. **I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve** Oppose

Q6. **Comments**

Te Tangi a Tauria The Cry of the People Mai ea, mai ea, mai ea From the beginning of time I te more I Hawaiiiki From the taproot of Hawaiiiki Ko te whakaaro nui Come the great thoughts Ko te whakaaro roa The long thoughts Ko te whakaaro whānui The expansive thoughts Ki te whei ao To this environment Ki te Ao Mārama To the world of light Here tangata Binding the people Here whenua To the land Ka tū te pō Let night come Ka tū te ao Let day come Tihewa mauriora It will always be, aah such is life Tāpuketia au kia Mārama ai tāku titiro ki Te Ara a Kewa Te Rakitauneke a southern chief was buried on Bluff Hill so that he may gaze upon the land and sea he once held stewardship over Tuatuaahi firstly, I would like to express the disappointment of the lack of initial consultation process by Invercargill City Council with the said proposal of Mokomoko Road Reserve, 114 Mokomoko Road, Lot 7 DP 4660 to be revoked. As an adjoining owner of [REDACTED] Road, we were only informed through neighbours who found out when ringing ICC enquiring about other information. I believe that all adjoining properties should be sent correspondence providing opportunities to lodge a submission when council want to change status of any land in the rohe. I am writing to oppose Council's proposal that the reserve status on Mokomoko Road Reserve 114 Mokomoko Road, Lot 7 DP4660 be revoked. I am the owner of the [REDACTED] [REDACTED]. My husband Tony Ryan of Ngāi Tahu descent (mana whenua) and [REDACTED] Road land regularly. Tony's ancestors descend from the area of Motupōhue and Omaui. According to the Environmental Reserves Management Plan 2011 (<https://icc.govt.nz/wp-content/uploads/2014/10/Parks-Section-5-Indivcual-Reserves.pdf>), the history of the township of Omaui was originally a small Maori fishing village and is an important location in Maori tradition. This village was visited by early settlers in search of flax and became a whaling station site for a brief period in the early 19th Century. Ngai Tahu ki Murihiku recognises Omaui as one of their most important sites in Southland. Omaui was named after the ancestor Maui Tikitiki. The villages were surrounded by forests and wetlands where trees, birds, flax, medicines and stone resources were gathered. It is stated that Omaui is in a very strategic location, allowing iwi access to many resources of the region. Resources included mahinga kai (foods) such as flounder, cockles, fish, paua and the famous toheroa. Archaeological and oral traditions suggest Maori have had a long association with Omaui since their earliest arrivals. Based on it's cultural significance, we oppose that the reserve status on Mokomoko Road Reserve 114 Mokomoko Road, Lot 7 DP4660 be revoked. That the land should be protected. To be made a Scenic Reserve under Section 19 Reserves Act 1977 as per Lake Hawkins Reserve to protect and preserve in perpetuity for its intrinsic worth and for its natural beauty. This will be honouring Te Tiriti o Waitangi as stated in the Ngāi Tahu legislation. We recommend more native bush below 1.5 metres be planted to attract more traditional birdlife holding on to the Māori traditions of this very unique area. Toitū te marae o Tāne, toitū te marae o Tangaroa, toitū te iwi Protect and strengthen the realms of the land and sea and they will protect and strengthen the people Ngā tomairangi o ngā Tūpuna, hei whangaia ngā kākano mō āpōpō The efforts of today will give life to the seeds of tomorrow

Q7. **I wish to hear about other Invercargill City Council Consultations** Yes

Redacted, Santised

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Oct 27, 2023 14:27:08 pm**Last Seen:** Oct 27, 2023 14:27:08 pm**IP Address:** n/a

Q1. **Name** Claire and Chris Jaeger

Q2. **Email**

Q3. **Contact Phone**

Q4. **Post Code** 9781

Q5. **I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve** Oppose

Q6. **Comments**

Submission regarding reserve 114 Mokomoko Road To Invercargill City Council From Chris and Claire Jaeger owners of [REDACTED], Omaui Date 25 October 2023 We oppose the change of use of the public reserve at 114 Mokomoko Road. We want it to remain as a public reserve. We purchased our section with the intentions of building a crib/home to get away to the beach and bush for the weekends and holidays. We have always enjoyed going to Omaui and had looked for awhile and put in offers in on several places before purchasing our section and deciding to build. Our section is north facing and has a view of the sand dunes and beach, when purchasing we knew our section had reserve land on this north boundary so felt secure that we would not loose the sun, views and be built out. We hoped in the future that the reserve would be developed so we would be able to access the beach via this reserve and the existing paper roads as an alternative to walking around the road to the beach. There are no foot paths plus very steep verges on the road side, in some places. This is not safe especially for children, the elderly with mobility problems, or people with disabilities. Once we started asking at the council office regarding if we were allowed to access this reserve via our section we were constantly fobbed off to different departments. Initially I spoke to Reception, very helpful whom gave me a contact at the Parks and Reserve department who then passed me to the Planning department. We have postponed the planning and consent process due to not knowing what our neighbour "the council" has planned for this reserve land. I did find the council has sold off a portion of the reserve access road, at 136 Mokomoko Road. I have never been given an explanation why this was done? We asked if there was a lease agreement with the farmer grazing the land, again no response. Our understanding, there is a foot path access by 116 Mokomoko Road into the reserve. The remaining paper road 1/136 Mokomoko road which joins another paper road heading toward the beach. If even some of these roads became walking tracks it would create another walkway to the beach for the residents of Omaui. Why is this reserve referred to as land locked when there is undeveloped roads surrounding it? Invercargill has beautiful parks and reserves. I think as rate payers with very limited services provided in Omaui eg sewer system that doesn't even cover number of surveyed sections available, constant roading problems etc etc. We deserve to at least keep our reserve land. We would like the council to survey and put a stock proof fence on the reserve boundary including the remaining of the paper roads so it can be planted in appropriate low lying natives grasses/plants. I am sure we can remove any gorse, supply and plant it out! We could create some form of foot path/walk way to access the reserve/paper road down to the beach. The reserve would then be of benefit to all the neighbours and offer an alternative foot access to the beach for the residence of Omaui. This might also help eliminate some of the traffic on the beach and sand dunes. If the council do decide to revoke the status from a public reserve, is it possible to make it a privately owned reserve for the adjoining properties to use and maintain? Maybe the council could just gift it to the surrounding landowners or sell it for a minimal price if they have no desire to actually turn it into a useable reserve for us. Thank you for your time

Q7. **I wish to hear about other Invercargill City Council Consultations** No

Redacted, Santised

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Oct 27, 2023 23:43:02 pm**Last Seen:** Oct 27, 2023 23:43:02 pm**IP Address:** n/a

Q1. Name	Bob
Q2. Email	[REDACTED]
Q3. Contact Phone	[REDACTED]
Q4. Post Code	9814
Q5. I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve	Oppose
Q6. Comments	<p>[REDACTED] It's a valuable resource for bird watching and breeding. The dunes and accessible land from the other properties could be valuable to others but in terms of natural resources and reserves it is one of a kind and should be protected and preserved</p>
Q7. I wish to hear about other Invercargill City Council Consultations	No

Redacted, Santised

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Oct 29, 2023 10:00:05 am**Last Seen:** Oct 29, 2023 10:00:05 am**IP Address:** n/a

- Q1. Name** Resdients Joint Submission: Simon Carey; John Ladbrook; John & Jane Schol; Stephen & Lisa Taylor; Chris & Claire Jaeger
-
- Q2. Email** [REDACTED]
-
- Q3. Contact Phone** [REDACTED]
-
- Q4. Post Code** 9872
-
- Q5. I support or oppose the proposal to revoke reserve status on Mokomoko Road Reserve** Oppose
-

Q6. Comments

A group of residents have met together and firmly oppose the proposal to revoke the Mokomoko Road reserve status of the land given: 1. The residents have all purchased the land believing the reserve status could be relied on to secure their sea views and building platforms. 2. The reserve is landlocked and has no separate road access for anyone other than existing landowners. 3. The Recreation Reserve land area is small in size (0.4957) and of nominal sale value. 4. A lifting of the reserve land status would likely and dramatically impact the sea views from all those sections bordering the reserve. This will lead to a material decrease in the amenity value of all of the properties adjoining the reserve. 5. The reserve serves a valuable purpose for the community and helps provide a peaceful surrounding for residents and their families to enjoy. 6. It is unfair to lift the reserve status with such little notice to residents who have purchased land and made plans for their properties in good faith (many impacted owners have recently purchased). These plans include : • building new houses • renovating existing houses • creating family holiday homes • providing property to their families that can be passed down to future generations to use, enjoy and make memories. 7. This public process has created a lot of stress and anxiety for residents who were not directly notified of what they consider to be such an important issue - which has led to a lack of trust and transparency until a recent meeting with Chris Bowen who assured residents that their voices would be heard during this process. 8. There should be a very high threshold to reach before the reserve status is lifted given its impacted. 9. In our opinion, we have not been given any substantive reason why such a small parcel of land should be reviewed by the council - low value land given its size and the fact that it is landlocked vs detrimental effects on existing residents. 10. The local community is entitled to reserve areas. 11. Residents currently experience sub optimal infrastructure in Omaui including an unsafe road to walk on to reach local amenities such as the beach and walking tracks. There are currently no other access points to amenities such as the beach and walking tracks for the current residents unless they drive (unsafe for both adults and children to walk themselves). 12. The Reserve is currently cared for by the farm owner at no cost to the Council. Residents expect that if there is a decision to uplift the Reserve status or sell the property, that the Council should be obligated to work with the affected property owners in good faith to come to a mutually agreeable outcome. There are other possible options which include covenants being applied to the property if reserve status is lifted, or that the farmer or the residents are offered the land. We would also like to see the Council work towards a safe pathway way for residents to access the beach and walking tracks. This will create a greater sense of community wellbeing while providing a safer pathway for residents to local recreational amenities. Local residents are happy to discuss these alternatives with council representatives to find a suitable outcome for all. The residents will push hard for a fair and equitable outcome and look forward to the opportunity to discuss this matter face to face with oral submissions.

- Q7. I wish to hear about other Invercargill City Council Consultations** No
-

Make a submission

letstalk.icc.govt.nz



Share your thoughts on the Mokomoko Road Reserve Revocation Process

Personal details

Full name: Graeme John Lambrook (Required)

Email: [REDACTED] (Required)

Contact Phone: [REDACTED] (Required) Postcode: 9 (Required)

Would you like to hear about other upcoming ICC consultations
by signing up for our Let's Talk Newsletter? ☐ Y / ☒ N

~~I support~~ / I oppose (delete one) the proposal to revoke reserve status on Mokomoko Road Reserve.

Comments

To leave as a reserve and plant
out in native Bush and trees.
I bought my house out from Invercargill and
with the intent to enjoy a unobstructed
view of the sea & mountains, I was told
that the council land will always be a reserve.

Please attach extra sheets of paper if required.

How do I make a submission on the Mokomoko Road Reserve Revocation Process?

The easiest way is to submit online using the survey form at letstalk.icc.govt.nz

Alternatively, you can pick up a submission form and drop one off at Te Hinaki Civic
Building at 101 Esk St, the Invercargill Public Library or the Bluff Service Centre.

You can also email the Parks and Recreation Team at parks.recreation@icc.govt.nz



Post: Submission – Mokomoko Road
Reserve Revocation Feedback
Invercargill City Council
Private Bag 90104
Invercargill 9840



Submissions are due by
Friday 29 September 2023



Mokomoko Road Reserve Revocation Process Feedback 2023

Make a submission

letstalk.icc.govt.nz



Share your thoughts on the Mokomoko Road Reserve Revocation Process

Personal details

Full name: William David & Julie Ann Smellie (Required)

Email: [REDACTED]

Contact Phone: [REDACTED] (Bill) (Required) Postcode: 9877 (Required)

Would you like to hear about other upcoming ICC consultations
by signing up for our Let's Talk Newsletter? ☐ Y / ☒ N

I support I oppose (delete one) the proposal to revoke reserve status on Mokomoko Road Reserve.

Comments

At present this reserve is incorporated into the surrounding farmland and is kept tidy, grazed as grass and clear of weeds. It has never been used as a reserve & doesn't have easy access. Most neighbors south of this reserve purchased their sections to enjoy the view of sea and mountains & would not like to see that compromised. If it were sold, we would suggest a caveat be placed on the property, so it could not be subdivided or planted in tree forest, or any other form of construction or vegetation that would restrict the existing views. Please attach extra sheets of paper if required.



How do I make a submission on the Mokomoko Road Reserve Revocation Process?

The easiest way is to submit online using the survey form at letstalk.icc.govt.nz

Alternatively, you can pick up a submission form and drop one off at Te Hīnaki Civic Building at 101 Esk St, the Invercargill Public Library or the Bluff Service Centre.

You can also email the Parks and Recreation Team at parks.recreation@icc.govt.nz



Post: Submission – Mokomoko Road Reserve Revocation Feedback
Invercargill City Council
Private Bag 90104
Invercargill 9840



Submissions are due by
Friday 29 September 2023



Mokomoko Road Reserve Revocation Process Feedback 2023

A4981192



PO Box 19
BLUFF
Southland
Ph 03212 8652
office@awaruarunaka.iwi.nz

Name	Te Rūnanga o Awarua
To	Invercargill City Council
Date	25 th October
Purpose	Submission's regarding <ul style="list-style-type: none"> • Mokomoko Road Reserve Revocation Process • Awarua Bay Reserves Revocation Process

Tēnā koutou

The Invercargill City Council (ICC) have advertised for public submissions regarding the proposed disposal under the Reserves Act requirements of the Mokomoko Road Reserve that is no longer required and four Awarua land blocks that have been identified as surplus to requirements.

Te Rūnanga o Awarua takiwā centres on Awarua and extends to the coasts and estuaries adjoining Waihōpai sharing an interest in the lakes and mountains between Wakatipu-Whaitai and Tawhititarere with other Murihiku Papatipu Rūnanga and those located from Waihemō southwards.

Land Parcel Significance

Omaui

The significance of Omaui to Ngāi Tahu whānui and Te Rūnanga o Awarua cannot be understated. The name Omaui itself is not only historic but talks of a long and enduring connection and relationship with the land. From our tupuna arriving over 800 years ago it was and still is a place to settle and live, to mahinga kai (food gather) to recreate and play, contemplate and to be buried in its sands.

Place names such as Tarere ki whenua uta were placed upon the land in recognition of the exploratory feats of Tamatea Pokai whenua the captain of the Takitimu waka. A nearby knoll is known as Pukarehu (Purerehu) a man from chiefly descent.

Omaui and Oue are both known as places of burial of our people. Historically our tupuna wished to be buried here. Figure 1 shows the northerly part of the Omaui native reserve surveyed by Walter Mantell 1853. Noted on the map are three known burial areas. There are others, both known and unknown in other parts of Omaui.

Great caution must always be taken with any land use change in the area due to the possibility of desecrating unknown urupā. The significance of Mokomoko reserve is high to us. It is a wāhi Tupuna, it may or may not contain urupā but given its close proximity to known ones it should be considered wāhi motuhake (special land) and being such returned to Iwi for Te Rūnanga o Awarua to continue to maintain their kaitiakitanga responsibilities and also maintain rangatiratanga over this important piece of land as this opportunity arises

for its return. The Mokomoko road reserve was in the original survey area undertaken by Mantell.

The area has been poorly treated in terms of its protection from the planning and statutory process. Sections to the west of the Mokomoko are continually damaged, and archaeology exposed when Iwi have informed Council of the importance of the sites. This includes the Omaui wastewater pond. Coastal Erosion also affects archaeological sites at the reserve near the beach.

Omaui was a place of kai as previously mentioned, well used by our tupuna. Middens regularly being exposed. Today our Iwi still access kai from the area. A new mātaihai has been established to ensure sustainable management of the kaimoana. Rangatiratanga in practice.

Te Rūnanga o Awarua aspire to have whenua at Omaui. A place to reconnect through land. To our Tūrangawaewae. Next to our Urupā and special places. It is important in these situations, these opportunities that Iwi have first right to own any land the council wishes to dispose of. This reserve should not be owned by anyone except either of the crown partners, council or Te Rūnanga o Awarua.

The revocation of land has been described as of little recreational or environmental value but to Te Rūnanga o Awarua the land is culturally extremely important.

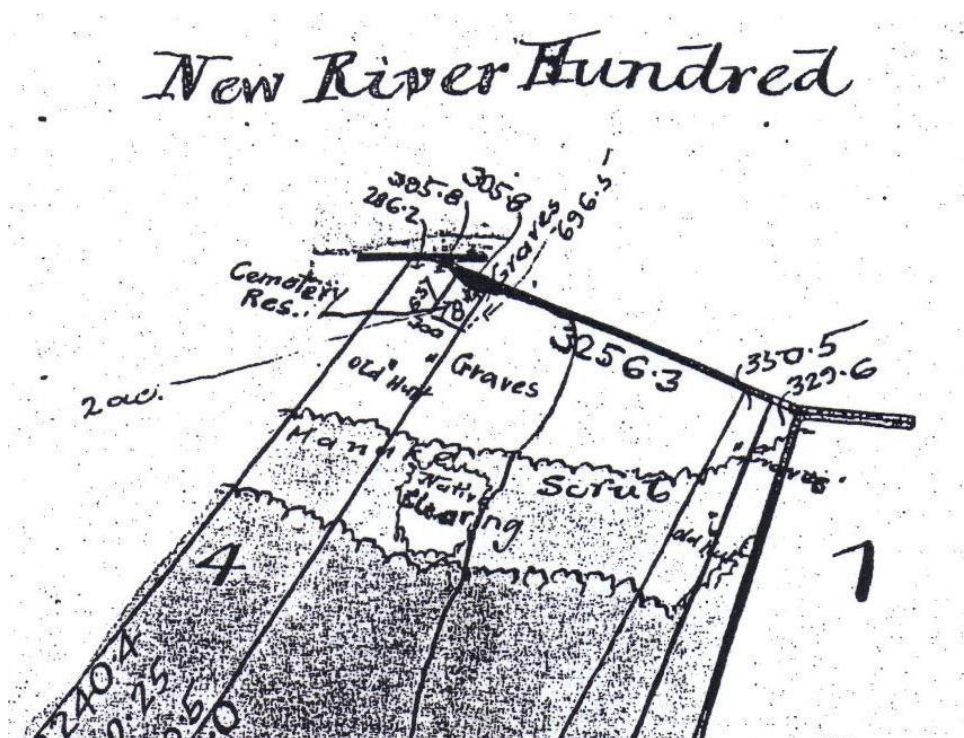


Figure 1. Northern end of the surveyed area by Walter Mantell, Note graves and Mokomoko road reserve area inside the surveyed block.



Figure 2. Māori village on and around site of Mokomoko Rd Reserve

Mokomoko Road Reserve

- Omaui became a Māori settlement in the 1400's and has a long whakapapa, providing sufficient resources to support the village and surrounding areas.
- The Mokomoko Road Reserve, known as section Lot 7 DP4660 is part of a wider complex of land which holds significant value to mana whenua.
- It is significance as the site of a battle between Ngai Tahu and Ngati Mamoe.
- It is our tupuna resting place.
- In the 1850s there were still whanau living at the kaika at Omaui. Even to this day Kaitahu have homes here.
- It was part of traditional trail networks.

Awarua Bay Reserves

The Awarua Plain is a large area of wetland that includes Awarua Bay, the Murihiku land sale in 1852 by Walter Mantell for the Crown is again questionable. Within Te Rūnanga o Awarua rohe Māori permanent coastal settlements existed around Waikawa, Omaui, Bluff, and Ruapuke Island. The estuaries, beaches, and reefs off the mainland and islands, all flow into Te Ara a Kewa and offer a bounty of mahinga kai and resources that are significant to mana whenua.

- The mauri of the areas (including Awarua Bay) represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess a life force, and all forms of life

are related. Mauri is a critical element of the spiritual relationship of Ngāi Tahu Whanau with the coastal areaⁱ

- The connection of Ngāi Tahu to Awarua bay is very significant. Streams following into the bay contain eels and other kai like eggs and birds. The bay is used to gather kaimoana such as shellfish, flounders and other fish.
- There are kōhatu, rākau and repo resources nearby.

Te Rūnanga o Awarua do not object to the land parcels being disposed of. However it is a great opportunity for the council to offer one or two of the blocks to Te Rūnanga o Awarua to support a wāhi nohoanga (a place to camp and gather kai) or papakainga housing opportunities.

Te Rūnanga o Awarua Aspirations for their takiwā and Land.

- Grow our Rangatiratanga through land acquisition.
- Support and undertake restoration of indigenous biodiversity and habitat.
- Taonga species flourish in our takiwā. Regenerating native bush to attract native bird life including native geckos and insects.
- Predator-free Awarua lands.
- Papakainga and housing opportunities on our land
- Work with neighbours and communities for a thriving Awarua and Southland

Conclusion

Both land parcels reside in Awarua Rūnanga takiwā. All land parcels within Te Runanga o Awarua rohe hold both tribal significance as well as whakakapa ties. These places are the resting places of Ngai Tahu tupuna and hold memories, and traditions and are viewed as wāhi motuhake (special places). For those reasons any change in the status of the parcels of reserve land, we would be seeking ownership through transfer or as purchaser to enable us to practice Rangatiratanga on lands within the Awarua rohe.

Nā Dean Whaanga



Te Kaiwhakahaere

Te Rūnanga o Awarua

Appendices

Ngāi Tahu Ancillary Claim

One of our past rangatira Taare Hikurangi Bradshaw shared his knowledge on the Omaui Reserve and highlighted in the Ngai Tahu Ancillary Claims 1995 the grievances that exist:

The 369 acres of land in the Omaui reserve is of great traditional significance and were taken for scenic reserve purposes, which reduced the size of the reserve by half. In his view, such an acquisition illustrates how the “national interest” does not consider Māori people’s interests the area was a former papakaingaⁱⁱ

Ngāi Tahu Whanui, for generations, has grieved over the Crown acquiring 369 acres of land for scenic reserve purposes. The Omaui reserve was one of several reserves marked off by Walter Mantell on his tour of Murihiku prior to the Crown purchase of the block in 1853. This has been detailed in the Ngai Tahu Report 1991. The reserve was situated at the entrance to the New River estuary and comprised 1686 acres.

Today little more than half of the reserve remains in Ngāi Tahu hands. The native reserves schedule shows that in 1899 the reserve was split and sold off over the years by the Crown. The Omaui Scenic Reserve was created in 1963, even though the Crown showed that the 338 acres were purchased by the Crown, it is questionable how the land was obtained in the first instance and what it sold for.



Council regularly reviews its land assets and through these reviews identifies opportunities for land optimisation. The potential disposal of a Council owned land parcel will mean more funds to better support the land that is valuable to the community.

At a Council Meeting on 8 August 2023 Council endorsed proceeding with public notification of Awarua Bay Reserves through Reserves Act requirements.

Council proposes that the reserve status on the 0.309 hectares identified below be revoked:

Reserve Type	Legal Description	Area
Reserve for public purposes	Lot 20 DP 2109	0.0722 hectares
Recreation Reserve	Lot 9 DP 2109	0.0737 hectares
Reserve for Road	Section 2, SO 591351	0.0809 hectares
Reserve for Road	Section 1, SO 591351	0.0822 hectares

The reason for the proposed revocation is to freehold the land identified as surplus to requirements and of little recreational or environmental value for the purposes of sale.

If Council proceeds with the sale, the funds generated will be used towards the betterment of other existing parks and open spaces through capital investment and ongoing maintenance and upkeep

You are invited under Section 24(2) of the Reserves Act 1977 to lodge written submissions on the proposal following the link below.

The process of revocation of reserve status and disposal can be found [here](#)



Council regularly reviews its land assets and through these reviews identifies opportunities for land optimisation. The potential disposal of a Council owned land parcel will mean more funds to better support the land that is valuable to the community.

At a Council Meeting, 8 August 2023 Council endorsed proceeding with public notification of Mokomoko Road Reserve through Reserves Act requirements.

Council proposes that the reserve status on Mokomoko Road Reserve, 114 Mokomoko Road, known as section Lot 7 DP4660 be revoked.

Area ha Description

0.4957 Recreation Reserve, being Lot 7 defined on DP 4660

Please note: this site has no separate road access (landlocked).

The reason for the proposed revocation is to freehold the land identified as surplus to requirements and of little recreational or environmental value for the purposes of sale.

If Council proceeds with the sale, the funds generated will be used towards the betterment of other existing parks and open spaces through capital investment and ongoing maintenance and upkeep

ⁱ Graham, D (1998) Ngai Tahu Settlement: 3.25

ⁱⁱ GP Publications (1995/1997) The Ngai Tahu Ancillary Claims Report 1995: pg 269-270

A5819209

Land Status Report – Lot 7, DP 4660

REPORT PURPOSE:

To facilitate consideration of possible disposal of the land by Invercargill City Council

LEGAL DESCRIPTION: Lot 7, DP 4660.

AREA: 4957 square metres.

CERTIFICATES OF TITLE: A record of title has not been raised for this parcel of land.

ENCUMBRANCES: Lot 7 is held as a reserve subject to the Reserves Act 1977, this designation will have to be revoked to enable disposal of the fee simple interest.

LOCATION AND PHYSICAL DESCRIPTION: Lot 7 is an open grassed area. Part is fenced in and occupied in conjunction with an adjacent farm property.

ACQUISITION HISTORY: Lot 7 was vested in Her Majesty the Queen as recreation reserve, pursuant to section 13 of the Land Subdivision in Counties Act 1946, on deposit of DP 4660 [23rd October 1953], as a reserve subject to the Reserves Domains and National Parks Act 1928.

Section 44(1) of the Counties Amendment Act 1961 re-vested the ownership of Lot 7 in the Southland County Council.

Under authority of section 49 of the Local Government Reorganisation Order 1989, published in Gazette 1989 pages 2430 to 2444, the ownership of Lot 7 was vested in the Invercargill City Council.

I have found no other record of subsequent action being implemented in respect to this land.

POTENTIAL LIABILITIES OR OTHER ISSUES AFFECTING THE LAND: The occupation of part of this parcel in conjunction with an adjacent property will need to be identified to all parties prior to the property being offered for disposal.

It is noted that Lot 7 is currently landlocked and has no specified rights of access. This will limit the options for disposal of this land as an independent parcel. It is noted however that the adjacent road reserve (Lot 8, DP 4660) could provide an option for an open market sale if the two parcels were amalgamated into one title.

The current reservation will need to be revoked through the process set out in section 24 of the Reserves Act 1977. This process requires the approval of the Minister of Conservation and it is important that the process recognises that Council's ownership of Lot 7 is deemed to have been derived otherwise than from the Crown pursuant to section 25(4) of the Reserves Act 1977.

SURVEY TITLE REQUIREMENTS FOR DISPOSAL: The definition of Lot 7 on DP 4660 is suitable for issue of title.

SECTION 40 PUBLIC WORKS ACT 1981: Lot 7 is considered to fall within the definition of "local work" as set out in section 2 of the Public Works Act 1981. It is therefore subject to the requirements of section 40 of that Act. Council will need to determine whether offer back is required or an exemption from offer back is applicable.

CONCLUSIONS:

- Lot 7, DP 4660 is Recreation Reserve, subject to the provisions of the Reserve Act 1977.
- The fee simple ownership of this land is vested in the Invercargill City Council.

Report prepared by:

Milton Smith
Land Information Services Ltd



16 / 12 / 22

LINZ accredited supplier

A5819211

Land Status Report – Lot 8, DP 4660

REPORT PURPOSE:

To facilitate consideration of possible disposal of the land by Invercargill City Council

LEGAL DESCRIPTION: Lot 8, DP 4660.

AREA: 1859 square metres.

CERTIFICATES OF TITLE: A record of title has not been raised for this parcel.

ENCUMBRANCES: Lot 8 is held as a road reserve subject to the Reserves Act 1977, this designation will have to be revoked to enable disposal of the fee simple interest.

LOCATION AND PHYSICAL DESCRIPTION: This land is located at Omaui and is adjacent to the unused Recreation Reserve [Lot 7 DP 4660]. Lot 8 is essentially undeveloped. The northern end has native plant cover and the southern end has rough grass cover. It is not fenced as an independent parcel.

ACQUISITION HISTORY: Lot 8 was vested in Her Majesty the Queen as road reserve, pursuant to section 13 of the Land Subdivision in Counties Act 1946, on deposit of DP 4660 [23rd October 1953], as a reserve subject to the Reserves Domains and National Parks Act 1928.

Subsequently, section 6(1) of the Counties Amendment Act 1972 re-vested the ownership of all existing road reserves in the Southland County Council.

Under authority of section 49 of the Local Government Reorganisation Order 1989, published in Gazette 1989 pages 2430 to 2444, the ownership of Lot 8 was re-vested in the Invercargill City Council.

I have found no other record of subsequent action being implemented in respect to this land.

POTENTIAL LIABILITIES OR OTHER ISSUES AFFECTING THE LAND:

Lot 8 has frontage onto an unformed legal road at its northern end. This factor presents an opportunity for disposal of the parcel as an independent property.

It is noted that, if lot 8 was amalgamated with the adjacent, unused, recreation reserve [Lot 7 DP 4660] it would provide legal access for the combined area. This factor may provide greater market opportunity.

The current reservation will need to be revoked through the process set out in section 24 of the Reserves Act 1977. This process requires the approval of the Minister of Conservation and it is important that the process recognises that Council's ownership of Lot 8 is deemed to have been derived otherwise than from the Crown, pursuant to section 25(4) of the Act.

SURVEY TITLE REQUIREMENTS FOR DISPOSAL: The definition of Lot 8 on DP 4660 is suitable for issue of title.


SECTION 40 PUBLIC WORKS ACT 1981: Lot 8 is considered to fall within the definition of "Local Work" as set out in section 2 of the Public Works Act 1981. It is therefore subject to the requirements of section 40 of that Act. Council will need to determine whether offer back is required or an exemption from offer back is applicable.

CONCLUSIONS:

- Lot 8, DP 4660 is Road Reserve, subject to the provisions of the Reserves Act 1977.
- The fee simple ownership of this land is vested in the Invercargill City Council.

Report prepared by:

Milton Smith
Land Information Services Ltd

 16/12/22

LINZ accredited supplier

Process of Revocation of Reserve Status and Disposal

In cases where a Council initiates the revocation process under s24(1)(b) Reserves Act, as the administering body of the reserve, the following process meets the requirements of the Act.

There is a well-defined statutory process laid down in s24 that must be followed before any reserve land can be revoked.

(The following points will be made by the delegated Officer of the Council who is authorised to undertake action):



Attachment 4: This process chart illustrates the current progress as part of the revocation of reserve process and disposal

A5819215

Decision No:

Date Received:

Investment Manager
Invercargill City Council
Private Bag 90104
Invercargill 9840

Land Information Services Ltd
PO Box 516
INVERCARGILL 9840
Phone (03) 214 4307
Facsimile (03) 214 4308

REPORT PURPOSE: To facilitate the decision of the Invercargill City Council as to obligations arising pursuant to Section 40 Public Works Act 1981 in respect to the disposal of Lots 7 and 8, DP 4660.

LEGAL DESCRIPTION: Lots 7 and 8, DP 4660.

AREA: Lot 7 - 4957 m². Lot 8 - 1859 m².

CERTIFICATES OF TITLE: No Registration

ESTATE AND INTERESTS OWNED BY COUNCIL: Fee simple interest. (See the attached land status reports) .

SECTION 40 PUBLIC WORKS ACT 1981:

The subject land is considered to fall within the definition of 'local work' as set out in section 2 of the Public Works Act 1981 and therefore is subject to the requirements set out in section 40 of the Act.

Consideration in terms of section 40(2)(a)

Lots 7 and 8 DP 4660 became vested in the Crown as Reserves on deposit of that plan in October 1953.

The vesting of such reserves was a requirement/condition, within the process of approving a subdivision scheme plan under the provision of the Land Subdivision in Counties Act 1946, which was in force at the time. Effectively a statutory obligation placed on landowners when subdividing land under the planning and development rules applicable at the time.

For this reason the requirement to offer the land back to the former owner in this circumstance is considered to be unreasonable in terms of section 40(2)(a) of the Public Works Act 1981.

RECOMMENDATION:

That the Invercargill City Council resolves that:

1. Lots 7 and 8 DP 4660 are subject to the provisions of section 40 of the Public Works Act 1981.
2. The subject land came into Council ownership by way of a requirements set within statutory rules, established to manage the subdivision of private land.

3. Lots 7 and 8, DP 4660 be exempted from offer back to the former owner pursuant to section 40(2)(a) of the Public Works Act 1981 on the grounds that the requirement to offer the land back to the former owner is unreasonable in this circumstance.

Report prepared by:


.....
Milton Smith
Land Information Services Ltd

16 / 12 / 22

DECISION OF COUNCIL:

.....
Chief Executive Officer


...../...../.....

3. Awarua and Mokokoko post

Invercargill City Council
Published by Rebecca K. Keay · 26 October at 08:17 · 🌐

We want to hear your thoughts for the future use of Mokokoko and Awarua.

Head to Let's Talk to place your submission:
Awarua: <https://letstalk.icc.govt.nz/awarua-bay-reserves>
Mokokoko: <https://letstalk.icc.govt.nz/mokokoko-road-reserve>



See Insights and Ads Boost post

👍👎🗨️ 16 20 1

Post impressions	Post reach	Engagement
12,561	12,561	1,821

Interactions

👍 12 🗨️ 0 😊 1 🙄 1 🤔 0 😡 7

Reactions 21

Comments 24

Link clicks 115

Shares 1

Other clicks 974

- Ann Gutschlag**
Awarua Bay is the most favourite spot by Aurora watchers.
Like Reply Hide 1 w
- Michael Fraser**
Is that near the proposed future site of NZ's first fast breeder Nuclear power station?
Like Reply Hide Send message 6 d
- Neville Neema**
Some more perspective would be helpful
Like Reply Hide 1 w
- Daune Rock**
Always wanted a section out there, but roading, or lack of it... (if council wants to rate the F@ck out of me I want what Townies get 😊) also fear of tidal surge inundation and no permanent water or sewage is off-putting... then again if it wasn't developed and Invercargill city council... left you alone... would be great anything privately for sale or trade for other properties I have information would be greatly appreciated...
Like Reply Hide Send message 6 d Edited
- Jendi Tipu**
You have already heard the thoughts of the residents in Awarua Bay that have been maintaining these sections why is it taking so long
Like Reply Hide 1 w
- Darlene Mackenzie**
Jendi Tipu they have just DOUBLED the rates out our way last week, that's why they've pushed out the submissions till this month. So if they sell them there double the cost
Like Reply Hide 1 w Edited
- Jendi Tipu**
Darlene Mackenzie Double the rates for some of the services they don't even provide
Like Reply Hide 1 w
- Write a reply...
- Shane Rakley**
Kenie Hibbs
Like Reply Hide 1 w
- Jd Mc**
You want to hear but will you listen to the people... probably not
Like Reply Hide 1 w
- Dave Moore**
Jd Mc they never do.
Like Reply Hide 1 w
- Write a reply...
- Headzy Headzy**
Didn't even know there was a recreational reserve there. I presume you want to sell the land?
Like Reply Hide 1 w
- Trish Ruffell**
Just remember that with your new valuation you have until 30 Nov to object to the land value rise if we ALL do that they might (big might) relook at that.
Like Reply Hide 1 w



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Dimensions **10X14**, cms width by height

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PROPOSAL TO FREEHOLD LAND AT AWARUA BAY ROAD RESERVES AND MOKOMOKO ROAD RESERVE

Notice is given pursuant to Section 24(2) of the Reserves Act 1977 that the Invercargill City Council as administering body of Awarua Bay Road Reserves and Mokomoko Road Reserve proposes that the reserves as more particularly identified in the schedule below be revoked:

Schedule 1:

Name of Reserve	Reserve Status	Legal Description	Area
Mokomoko Road Reserve	Recreation Reserve	Lot 7 DP 4660	0.4957 hectares
Awarua Bay Road Reserves	Reserve for public purposes	Lot 20 DP 2109	0.0722 hectares
	Recreation Reserve	Lot 9 DP 2109	0.0737 hectares
	Reserve for Road	Section 2, SO 591351	0.0809 hectares
	Reserve for Road	Section 1, SO 591351	0.0822 hectares

The reason for the proposed revocations is to freehold the land for the purposes of sale.

You are invited under Section 24(2) of the Reserves Act 1977 to lodge written submissions on the proposals.

For more information regarding either proposals please visit the Lets Talk Webpages:

- letstalk.icc.govt.nz/awarua-bay-reserves-revocation-process.
- letstalk.icc.govt.nz/mokomoko-road-reserve-revocation-process

Submission forms are also available at Te Hinaki Civic Building at 101 Esk St, Invercargill Public Library and the Bluff Service Centre.

Written Submissions must be received by **Friday, 29 September, 2023**

This notice was first advertised on Saturday, 26 August, 2023.

C Rain
PARKS AND RECREATION MANAGER

NZ-20774_184591

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A5897528

TABLED AT
06 MAY 2025
MEETING



To Nigel Hewitson and whom it may concern at MPI,

On the 19/11/2024 Dr Kate Irving and myself, Dr Caitlyn Bell visited McNeills Poultry Farm, at 348 McQuarrie Street Tisbury 9877, to complete an animal health inspection. This follows a visit from Caleb Kent from MPI on the 8th of November.

Owner Operator Nigel Hewitson called us after witnessing a vast decrease in animal production and change in animal behavior at his poultry farm.

McNeills Poultry Farm has been run by Nigel Hewitson since 2012. It is a commercial farm of just over 5 thousand layers in 7 different sheds and runs a cage-free and free-range operation. Nigel gets between 800-1000 day old chickens from Bromley Park Hatchery 3 times a year. The Flock has been vaccinated with AviPro Megan Vac 1 for Salmonella and Izovac for Egg Drop Syndrome. The Flock is tested every two years on the national IBD program, with their last test being negative in November 2023. The MPI testing of salmonella was in April 2024 and was negative. The Flock is regularly treated with Exzolt for mites. Nigel mixes own feed with Poultry Layer Premix and a Probiotic – Bactocell.

Nigel has noticed a change in the hen's behavior, decreased appetite and now marked egg production loss over the last 6-8 weeks. At the start of October the daily total of graded eggs were, 1121 (1/10/24), 1359 (2/10/24), 1177 (3/10/24), 1273 (4/10/24), 1149 (5/10/24) compared to the start of the November where numbers of the daily total graded eggs were 589 (1/11/24), 591 (2/11/24), 576 (3/11/24), 584 (4/11/24) and 571 (5/11/24).

During our inspection we looked through two different sheds on the farm as well as viewed multiple up-close chickens. All chickens that were inspected by us appeared to be free from disease. The animals were all bright, alert and responsive. There were no signs of respiratory disease or distress as well as no signs of diarrhea. There were no consistent neurological deficits noticed in the birds. A sample of birds were weighed and all appropriately weighed between 1.65-1.90kgs. All inspected sheds birds had plenty of access to feed and fresh water and were not overcrowded.

However, Nigel noted that the birds were a lot more skittish and there was a lot of vocalisation in the sheds than usual. This increased vocalisation was also noticed when standing outside the other sheds as well. During the inspection there were groups of middle aged non-diseased birds that had patches of feather peaking that seemed to be isolated to the back of the head and neck regions, photos can be attached on request. There were two individual chickens pulled out into sick boxes which had large wounds from hen pecking and Nigel noted he has had an increased number of these cases. These findings are consistent with stress. There has not been an increase in mortalities and as there were no physical signs of illness no postmortems were conducted.

On the 1st of September 2024 large residential construction started on the same block as the farm. There has been increased mechanical noise and vibrations from the trucks and machinery on site. This aligns with the start of the change of the bird's behaviour and loss of egg production.

I have advised that a Poultry specialised Veterinarian should be contacted if further investigation or work-up is needed.

Kind Regards,

Caitlyn Bell BVSc

A handwritten signature in black ink, appearing to read "CABell", is written below the printed name.

INVERCARGILL | OTAUTAU | WINTON | GORE | LUMSDEN | TAPANUI | CLYDEVALE |
BALCLUTHA

0800 VET SOUTH | www.vetsouth.co.nz

NOISE – Noise

NOISE — Noise

Noise is a derivative of a range of activities in the District; however, it can cause nuisance and give rise to adverse **effects** on **amenity values** and the health and wellbeing of people and communities. Often adverse **effects** arise where the character, intensity, duration and timing of **noise** are inconsistent or incompatible with anticipated or reasonable **noise** levels. 'Reasonable' **noise** levels are determined by the standard of **amenity** and ambient **noise** level of the receiving **environment** and the Council provides direction on this through the prescription of **noise** levels for each Zone. **Noise** is also managed by Council through the use of relevant New Zealand Standards (NZS) for **noise**.

The RMA requires every occupier of **land** and every person carrying out an activity to adopt the **best practicable option** to ensure **noise** does not exceed a reasonable level. **Subdivision, land** use and development activities, including temporary activities and events, should be managed in a manner that avoids, remedies or mitigates the adverse **effects** of **noise**. Activities should consider the control of **noise** at the source and the mitigation of adverse **effects** of **noise** on the receiving **environment**.

The onus on the reduction of **effects** of **noise** should not always fall on the **noise**-generating activity. In some cases, it may be appropriate for the **noise** receiver to avoid or mitigate the **effects** from an existing **noise**-generating activity, particularly where the **noise** receiver is a **noise-sensitive activity**. The Act defines **noise** to include vibration. All activities must comply with the relevant **noise** standards applicable to that relevant activity as identified in Chapter 15 of the National Planning Standards 2019. The chapter sets out the requirements for mandatory **noise** measurement methods and symbols to be adopted within the District Plan which are to be taken from the applicable New Zealand Standards (NZS).

Objectives

NOISE-O1

To control the adverse **effects** of **noise** emissions and manage the potential for conflict between **land** use activities.

Policies

NOISE-P1

Manage **subdivision, land** use and development in a manner that avoids, remedies or mitigates the adverse **effects** of **noise**.

Explanation: **Subdivision, land** use and development activities should take account of **noise** to avoid, remedy and mitigate adverse **effects** on **amenity values** and the health and well-being of people and communities. **Noise**-generating activities can include certain **industrial, agricultural** and construction processes, together with the operation of the transport network and other **infrastructure**. It also includes **temporary activities**, including events and **temporary military activities**. Vibration from machinery and explosive devices as well as potentially causing damage to **structures** can interfere with comfort, working efficiency and, in some circumstances, health and safety. Adverse **effects** of **noise** can be controlled at the source through the use of measures such as alternative techniques or machinery, insulation of machinery or **buildings**, boundary treatments and hours of operation. Adverse **effects** on the receiving **environment** can also be controlled through appropriate separation between the **noise** generator and receiver, as well as attenuation measures such as physical buffers or **building** insulation. Council is aware that **noise** is a derivative of activity within the District and that much of this activity contributes to socio-economic well-being and growth, thus **noise** control measures should achieve a balance between reducing adverse **effects** of **noise** and the continued operation of **noise**-generating activities without undue restriction.

NOISE-P2

Avoid, remedy or mitigate **reverse sensitivity effects** arising from **noise** emissions.

Explanation: The District provides for a range of **land** use activities which can increase the potential for conflict between **noise**-generating and receiving activities. **Reverse sensitivity** can occur where a proposed **land** use is not compatible with **noise** generated by neighbouring or nearby **land** use, particularly where the proposed **land** use is a **noise-sensitive activity**. Council provides direction on this through the prescription of **noise** levels for each Zone and therefore the nature of activities which are anticipated for each Zone. Activities should achieve integration within the Zone and should also achieve integration with the wider **environment**. Activities located on the interface between Zones should also take account of any adverse **effects** on adjoining Zones. **Noise sensitive activities** should give particular consideration to the location nature and design of their activity, including the implementation of **noise** attenuation measures such as physical buffers or building insulation.

Rules

The Zone Sections of the District Plan apply in addition to any relevant district-wide rules such as those relating to **Noise**. If any of the Zone Rules detailed in the following sections are breached, the activity will require resource consent:

- GRUZ - General Rural Zone
- GRZ - General Residential Zone
- GIZ - General Industrial Zone
- NOSZ - Natural Open Space Zone — (Fiordland/Rakiura)
- LDRZ-TRZB - Low-Density Residential Zone - Te Anau Residential Zone B
- SPZ-EWE - Special Purpose Zone - Eweburn Zone

NOISE-R1	Permitted Activities
All activities shall be Permitted Activities (unless specified below) provided that they comply with all of the relevant Noise Standards, Zone and district-wide rules.	Activity Status when compliance not achieved: N/A
NOISE-R2	General Noise Standards
Noise Measurement- Noise levels shall be measured and assessed in accordance with NZS 6801:2008 Acoustics- Measurement of	Activity Status when compliance not achieved: N/A

NOISE – Noise

Environmental Sound and NZS 6802:2008 Acoustics- Environmental Noise, except where another standard has been referenced in these rules, in which case that standard should apply.	
Note: The only way to measure compliance with the plan is through the methods outlined above. No other method will be accepted.	

NOISE-R3	Noise Standards Exemptions
The following activities are exempt from complying with the limits set out in the relevant zones: a. Within the General Rural Zone and Eweburn Zone, any operational rural equipment which is mobile during its normal use and which is associated with primary production (including tractors and equipment towed by them, harvesters and farm vehicles). b. Vehicles on public roads or trains on train lines (including at railway yards, railway sidings or stations). c. Spontaneous social activities and children's play. For the avoidance of doubt, this exemption does not apply to organised childcare facilities and schools. d. Any warning device that is activated in the event of intrusion, danger, an emergency or for safety purposes. e. Subject to the best practicable option always being adopted to minimise noise levels, noise arising from fire stations (including rural fire stations), fire service appliance sirens and call-out sirens for volunteer brigades.	Activity Status when compliance not achieved: N/A

NOISE-R4	Temporary Military Training Activities
Noise from temporary military training activities shall not exceed the limits set out in Table 11.	Activity status where compliance not achieved: DIS

Table 11		Noise Standards for Temporary Military Training Activities	
Type of military noise source	Noise Control Standards		
	Time (Monday to Saturday)	Separation distance required to any dwelling , residentially zoned site , or building used for residential , educational or healthcare purposes.	
1. Live firing of weapons and single or multiple explosive events	07:00 to 19:00 hours	At least 1,500 metres	Less than 1,500 metres if conditions a. and c. below are complied with
	19:00 to 07:00 hours	At least 4,500 metres	Less than 4,500 metres if conditions b. and c. below are complied with
2. Firing of blank ammunition	07:00 to 19:00 hours	At least 750 metres	Less than 750 metres if conditions a. and c. below are complied with
	19:00 to 07:00 hours	At least 2,250 metres	Less than 2,250 metres if conditions b. and c. below are complied with
	<p>Conditions to be complied with if minimum separation distances for sources 1. and 2. cannot be met:</p> <p>a. Day time sound levels do not exceed a peak sound pressure level of 120 dBC when measured at or within the 20-metre notional boundary of any dwelling, residentially zoned site, building used for residential, educational or health care purposes.</p> <p>b. Night time sound levels do not exceed a peak sound pressure level of 90 dBC when measured at or within the 20-metre notional boundary of any dwelling, residentially zoned site, building used for residential, educational or health care purposes.</p> <p>c. The activity is undertaken in accordance with a Noise Management Plan prepared by a suitably qualified expert and approved by Council at least 15 working days prior to the activity taking place. The Noise Management Plan shall, as a minimum, contain:</p> <ul style="list-style-type: none">• A description of the site and activity including times, dates and nature and location of the proposed training activities.• Methods to minimise the noise disturbance at noise sensitive receiver sites such as selection of location, orientation, timing of noisy activities to limit noise received at sensitive receiver sites.• A map showing potentially affected noise sensitive sites and predicted peak sound pressure levels for each of these locations.• A programme for notification and communication with the occupiers of affected noise sensitive sites prior to the activities commencing, including updates during the event.• A method for following up any complaints received during or after the event and any proposed de-briefing meetings with Council.		
3. Mobile noise sources, excluding sources 1. and 2.	Compliance with the noise limits set out in Tables 2 and 3 of NZS6803:1999 Acoustics - Construction Noise, with reference to 'construction noise ' taken to refer to other, mobile noise sources.		
Note: Mobile noise sources (other than firing of weapons) include sources such as personnel, light and heavy vehicles, self-propelled equipment, earthmoving equipment.			
4. Fixed (stationary) noise sources, excluding sources 1. and 2.	Time (Monday to Sunday)	Noise level at the 20-metre notional boundary of any dwelling , residentially zoned site , or building used for residential , educational or healthcare purposes	

NOISE – Noise

	07:00 to 19:00 hours	55 dB $L_{Aeq}(15min)$	n.a.
	19:00 to 22:00 hours	50 dB $L_{Aeq}(15min)$	
	22:00 to 07:00 hours the next day	45 dB $L_{Aeq}(15min)$	75 dB L_{AF} (max)

Note: Fixed (stationary) noise sources (other than firing of weapons and explosives) include noise sources such as power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.

NOISE-R5	Temporary Activities/ Events		
	<p>Noise from outdoor events in a public place shall comply with the following standards:</p> <ol style="list-style-type: none"> 1. A noise limit of 70 dB $L_{Aeq}(15min)$ measured at any point within the notional boundary of any property containing a dwelling. 2. All activities creating a noise level greater than permitted for the zone in which the activity is located, shall not be undertaken between 10.00 pm and 07.00 am. 3. No more than six events (days) are to be held on the property in any one calendar year. <p>Note: NOISE-R5 does not apply to Temporary Military Training Activities or Jet Boat Racing Events as these are covered by NOISE-R4 and ASW-SWA-R1.4.d respectively.</p>	Activity status where compliance not achieved: DIS	

NOISE-R6	Noise from Helicopters		
	Noise from any helicopter landing pad shall comply with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Pads.	Activity status where compliance not achieved: DIS	

NOISE-R7	Noise from Aircraft		
	<p>Noise from aircraft shall comply with NZS 6805:1992 Airport Noise Management and Land Use Planning.</p> <p>Except that this Rule shall not apply to the Manapouri Airport operations which are provided for through a Designation.</p>	Activity status where compliance not achieved: DIS	

NOISE-R8	Noise from Wind Turbines		
	Noise from wind turbines shall comply with NZS 6808:2010 Acoustics- Wind Farm Noise.	Activity status where compliance not achieved: DIS	

NOISE-R9	Audible Devices in GRUZ (General Rural Zone) and SPZ-EWE (Eweburn Zone)		
	<p>The operation of audible devices (including gas guns, audible avian distress alarms and firearms for the purpose of bird scaring) shall comply with the following standards within the hours of daylight but not earlier than 06.30 am.</p> <ol style="list-style-type: none"> 1. A noise limit of 65 dB L_{AE} shall apply to any one event when measured at any point within the GRZ - General Residential Zone and at any point within the notional boundary of any rural dwelling other than on the property in which the device is located. 2. In relation to gas guns, audible avian distress alarms and firearms no more than 15 audible events shall occur per device in any 60-minute period. 3. Each audible event shall not exceed three sound emissions from any single device within a one-minute period and no such events are permitted during the period between sunset and sunrise the following day. 4. The number of devices shall not exceed one device per four hectares of land in any single land holding, except that in the case of a single land holding less than four hectares in area, one device shall be permitted. 5. Provided no device shall be placed in such a manner that in any public place more than 90 dB L_{AE} is received from any one noise event. 	Activity status where compliance not achieved: DIS	

NOISE-R10	Vibration		
	<p>Vibration emanating from any activity, shall not exceed the limits given in any of the following standards at any dwelling, residential activity, educational facility or office on any other property:</p> <ol style="list-style-type: none"> 1. AS 2670.1-2001 Evaluation of human exposure to whole-body vibration - General requirements. 2. AS 2670.2-1990 Evaluation of human exposure to whole- 	Activity status where compliance not achieved: DIS	

NOISE – Noise

	body vibration - Continuous and shock-induced vibration in buildings (1 to 80 Hz). 3. DIN 4150-3:1999 Effects of vibration on structures. Note: This rule excludes vibration produced by Temporary Military Training Activities as this is controlled by the noise standards in NOISE-R4.	
NOISE-R11	Edendale Industrial Noise Control Boundary	
	Noise from any activity within the Edendale Noise Control Boundary (shown on the District Plan Maps) shall comply with the Management of noise emissions from Edendale Dairy Plant as set out in DEV1—Edendale Dairy Plant Industrial Development Concept Plan.	Activity status where compliance not achieved: DIS
NOISE-R12	Construction Noise	
	Construction noise shall comply with NZS 6803:1999 Acoustics- Construction Noise.	Activity status where compliance not achieved: DIS
NOISE-R13	Frost Fans	
	Noise of frost control fans shall not exceed 55 dB [LAeq (10 min)] when assessed at the notional boundary of any dwelling on a separate lot under different ownership. The noise limit applies to the total noise from all frost control fans in the vicinity operating simultaneously. The noise limit includes a correction for the special audible characteristics of frost control fans and no further penalty shall be applied to measured or calculated noise levels.	Activity status where compliance not achieved: DIS
NOISE-R14	Discretionary Activities	
	Noise generating activities that are unable to comply with or are not provided for by NOISE-R4— Temporary Military Training Activities to NOISE-R14 are Discretionary Activities .	Activity status where compliance not achieved: N/A
NOISE-R15	Shooting Ranges	
	Shooting Ranges, including but not restricted to those involving the use of rifles, shotguns and handguns, with respect to noise shall be Discretionary Activities .	Activity status where compliance not achieved: N/A

Methods Other Than Rules

NOISE-M1	
	Increase awareness and provide education on ways to reduce the adverse effects of noise .

E25 Noise and vibration

diffuser at the minimum air flows required to achieve the design temperatures and air flows in Standard E25.6.10(3)(b)(i) and (ii) above.

E25.6.11. Noise levels in the Coastal – Marina Zone [rcp/dp]

- (1) The noise (rating) level arising from an activity in the Coastal – Marina Zone measured within the boundary of any other site in this zone must not exceed the levels in Table E25.6.7.1 Noise levels in the Coastal – Marina Zone.

Table E25.6.7.1 Noise levels in the Coastal – Marina Zone

Time	Coastal – Marina Zone
All times	60dB L _{Aeq}

E25.6.12. Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone

- (1) The noise (rating) level and maximum noise level from any activity measured within the boundary of any site in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone must not exceed the levels in Table E25.6.12.1 Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone.

Table E25.6.12.1 Noise levels in the Special Purpose – Cemetery Zone or the Special Purpose – Māori Purpose Zone

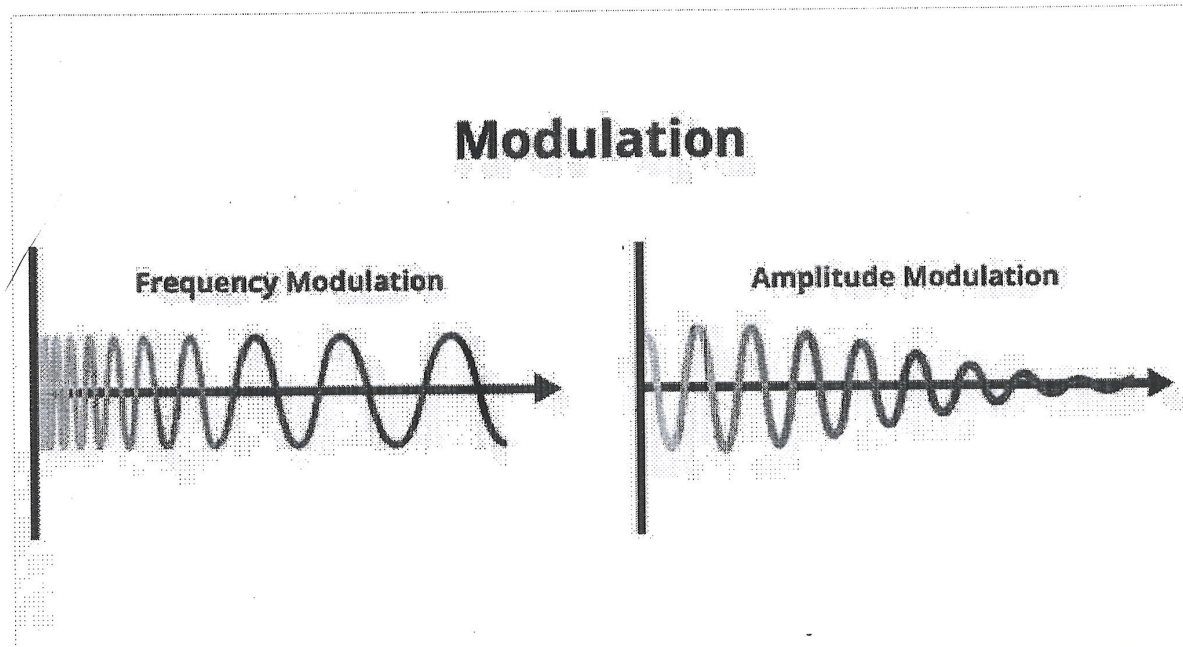
Time	Special Purpose – Cemetery Zone or Special Purpose – Māori Purpose Zone
Monday to Saturday 7am-10pm	50 dB L _{Aeq}
Sunday 9am-6pm	
All other times	40 dB L _{Aeq} 75 dB L _{AFmax}

E25.6.13. Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone

- (1) The noise (rating) level from any activity measured within the boundary of any site in the Special Purpose – Healthcare Facility and Hospital Zone must not exceed the levels in Table E25.6.13.1 Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone below:

Table E25.6.13.1 Noise levels in the Special Purpose – Healthcare Facility and Hospital Zone

Time	Special Purpose – Health Care Facility and Hospital Zone
Monday to Saturday	55 dB L _{Aeq}



So in low frequency, sound waves travel slower than high-frequency sounds, making them inaudible to human ears since their ears can only receive the sounds between 20 Hz and 20,000 Hz.

As for animals, they can hear sounds lower than 20Hz, known as infrasound, which is beyond human's capacity to hear because these are very low to the human ears.

That's why animals perceive more of an incoming phenomenon because they can sense the low-frequency noise coming from a long distance.

In comparison, the high-frequency sound represented by a short wavelength travels faster than low-frequency sound characterized by a long wavelength. Thus, the low-frequency sound is more felt than heard.

PRO TIP: Sound is often interchanged with noise. However, they are two different things, as the latter refers to sounds that are inappropriate and unwanted in a particular environment. That's why they are called unwanted noise.

Sound Level Chart

Source of Sound	Decibel (dB)
Jetplane (50 m)	140
Amplified rock and roll (disco) (1 m)	120