Misty Peaks and Te Oka Draft Reserve Management Plans Hearings Panel

AGENDA

Notice of Meeting:
A Hearings Panel meeting will be held on:

Date: Monday 11 March 2019
Time: 10.30am
Venue: Wainui Community Hall, 3 Wainui Valley Road, Wainui, Banks Peninsula

Panel Members
Deputy Mayor Andrew Turner
Councillor Yani Johanson
Community Board Member Tori Peden

27 February 2019

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Strategic Framework

The Council’s Vision – Christchurch is a city of opportunity for all.
Open to new ideas, new people and new ways of doing things – a city where anything is possible.

Whiria ngā whenu o ngā papa
Honoa ki te maurua tāukiuki
Bind together the strands of each mat
And join together with the seams of respect
and reciprocity.

The partnership with Papatipu Rūnanga
reflects mutual understanding and respect,
and a goal of improving the economic,
cultural, environmental and social
wellbeing for all.

Overarching Principle
Partnership - Our
people are our taonga
– to be treasured and
encouraged. By working
together we can create
a city that uses their
skill and talent, where
we can all participate,
and be valued.

Supporting Principles
Accountability
Affordability
Agility
Equity
Innovation
Collaboration
Prudent Financial
Management
Stewardship
Wellbeing and
resilience
Trust

Community Outcomes
What we want to achieve together as our city evolves

Strategic Priorities
Our focus for improvement over the next three years and beyond

| Enabling active citizenship and connected communities |
| Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century city |
| Climate change leadership |
| Informed and proactive approaches to natural hazard risks |
| Increasing active, public and shared transport opportunities and use |
| Safe and sustainable water supply and improved waterways |
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1. **Apologies**  
   At the close of the agenda no apologies had been received.

2. **Election of a Chairperson**  
   At the start of the meeting a Chairperson will be elected.

3. **Declarations of Interest**  
   Members are reminded of the need to be vigilant and 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.
4. Submissions on Misty Peaks Reserve and Te Oka Reserve Draft Management Plans

Reference: 19/138707
Presenter(s): Derek Roozen, Parks Planner

1. Purpose and Origin of Report

   Purpose of Report
   1.1 This report and attachments provide an overview of the submissions received during the public consultation on the draft management plans for Misty Peaks Reserve and Te Oka Reserve.
   1.2 The report and attachments are for the Misty Peaks Reserve and Te Oka Reserve Draft Management Plans Hearings Panel ("Hearings Panel") to consider and make determinations and recommendations on.

   Origin of Report
   1.3 This report is staff generated.
   1.4 The report and attachments are required to inform the Hearings Panel of the submission response upon the public notification of the draft reserve management plans.
   1.5 Each of the two draft reserve management plans is specific and unique to the park it addresses, and the statutory planning process required for each is independent of the other. However, the processes for consultation, reporting and hearing of submissions have been undertaken simultaneously for reasons of efficiency.

2. Statutory Framework

   Legislation
   2.1 The Christchurch City Council administers and manages Misty Peaks Reserve and Te Oka Reserve in accordance with the Reserves Act 1977 ("Reserves Act") as the parks are made up of scenic and recreation reserves subject to this Act, respectively.

   Reserves Act 1977
   2.2 The draft reserve management plans (for Misty Peaks Reserve refer to Attachment A and for Te Oka Reserve refer to Attachment B) were publicly consulted on in accordance with the process as set out in Section 41(6) of the Reserves Act.
   2.3 The hearing convenes, for consideration of the submissions received, independently but contemporaneously for the submissions specific to each draft reserve management plan. In effect, two hearings are being held in parallel. The reason for this is because the total numbers of submitters wishing to be heard in support of their submission does not warrant separate hearings being held on separate dates and at separate venues. The chosen venue (Wainui Community Hall) serves, to an extent, to be middle ground between the two communities (Akaroa and Little River) containing the parks.

3. Consultation

   3.1 Public consultation on the draft reserve management plans was approved by the Banks Peninsula Community Board on 15 October 2018.
   3.2 Public consultation commenced on 17 October 2018. Written submissions or objections were invited to be submitted by the public up until 18 December 2018.
3.3 Notification was made in The Press, Akaroa Mail and the Bay Harbour News. A consultation page for each park was set up on the Council’s online Have Your Say pages, including links to the draft reserve management plan for each park and a consultation leaflet prepared for each. Hard copies of the consultation leaflets were distributed and those on a stakeholder list were directly contacted by email or mail.

3.4 The consultation documents and copies of the draft reserve management plans were made available at the Akaroa Library, Little River Service Centre and at the Civic Offices in Christchurch.

3.5 A poster and leaflet holder were placed on corflute stand-alone signs positioned at key localities for each of the two parks.

3.6 Submitters were invited to indicate if they supported or did not support the draft plans, and if they wished to be heard in support of their written submission.

3.7 A public drop-in information session was held at the Little River Service Centre on Tuesday 6 November 2018, from 4pm to 6pm, and another at the Akaroa Farmers Market, from 10am to 12Noon on Saturday 24 November 2018, for people to talk to Council officers in person about the draft reserve management plans. The Little River session was visited by ten local landowners/farmers, residents and business owners. During the Akaroa session, approximately 30 people stopped and talked to Council officers, and about half of these were local residents and/or property owners.

3.8 Key topics/views that were discussions at the session in Little River include (largely to do with Te Oka Reserve):

- Fire risk, boundary fences and definition, pest plant and animal pest control are considered to be key issues for adjacent property owners. Is concern that gorse has been well managed but possibly starting to creep back. Possums are an ongoing issue.

- Need to manage and, where relevant, improve management and or control of rubbish and provision of public access to the beaches and the park, including dealing with/providing facilities such as toilets, car parking, and camping and track maintenance/extension.

- Signage seen as important for issues such as dog and fire control on the beaches, as well as for track identification and rubbish management.

- Suggestions for inflatable dinghy and other improvements for access to the beach but concerns that camping should not be encouraged because of associated issues.

- Roading improvements agreed to be a separate issue to be passed on to the relevant part of the Council. Feedback so far is mixed regarding benefits of improved access versus protecting the semi-remote nature of the park. That there is currently only three gradings a year and wash-boarding of the roads is an issue for residents.

- Council officers advise that the rūnanga has been involved through the early draft reserve management plan preparation stages through Mahaanui Kurataiao Ltd, which produced cultural values reports for Council officers to utilise in the preparation of the draft reserve management plans. There was acknowledgement that there are more common values than differences in approach between iwi and the Council.

- It was asked – is the remote and natural aspect of the park going to be protected while acknowledging the need to recognise and manage future public use as well as ongoing farming practices?

3.9 Key things raised by visitors during the more “information stand” session at the Akaroa market include:

- Support for ecological protection of flora and fauna.
- Need for an effective predator control programme.
- Concern that the draft reserve management plans will mean there may be more development of the parks.
- Some infrastructure seen as appropriate but remoteness is important.
- It is hard to find out in Akaroa where the tracks are, and where they are once in the (Misty Peaks Reserve) park.
- Support for providing, defining and improving tracks.

4. Submission response

4.1 24 written submissions were received on the draft Misty Peaks Reserve Management Plan. A range of submission topics were covered but the most occurring topics (albeit constituting only just over 25% of the total number of submission comments) were on access, especially around the potential for walking and mountain bike tracks in the park, and pest plant control. Six submitters to this draft reserve management plan have indicated they wish to be heard in support of their written submission.

4.2 22 written submissions were received on the draft Te Oka Reserve Management Plan; however, one submitter provided two similar submissions so one is not used, thereby making a total of 21 confirmed submissions. As with the draft Misty Peaks Reserve Management Plan, a range of submission topics were covered but the most frequently occurring topic (again making up just a relatively small count of submission comments – just under 20% of the total number) was on access, particularly around non-motorised access and recreational activities. Four submitters to this draft reserve management plan have indicated they wish to be heard in support of their written submission.

4.3 A few of the submissions were relatively large and detailed compared with the rest, with more than one of the submitters making separate submissions on each draft reserve management plan. These larger ones are mostly submissions on behalf of an organisation. This means that a significant proportion of the submission response is from less than five submitters, albeit these being organisations. They are also largely the ones wishing to be heard in support of their written submission.

4.4 The submitter response to the request to indicate support or otherwise for the draft reserve management plans is given in the following table.

<table>
<thead>
<tr>
<th>Option</th>
<th>Draft Misty Peaks Reserve Management Plan</th>
<th>Draft Te Oka Reserve Management Plan</th>
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</thead>
<tbody>
<tr>
<td>support</td>
<td>16 (67%)</td>
<td>18 (85%)</td>
</tr>
<tr>
<td>do not support</td>
<td>3 (12%)</td>
<td>1 (5%)</td>
</tr>
<tr>
<td>no selection</td>
<td>5 (21%)</td>
<td>2 (10%)</td>
</tr>
<tr>
<td>TOTAL NUMBER OF SUBMISSIONS</td>
<td>24 (100%)</td>
<td>21 (100%)</td>
</tr>
</tbody>
</table>

4.5 The majority of the submissions included written comments, although some of these were quite brief. A number of topics have been covered. The main topics, in terms of the number of submission comment for each, are given in order from most to less in number below for each draft reserve management plan. (NOTE: Due to the relatively low numbers of comments for each topic and overlap of comment topics, it is considered not practical to provide actual numbers).
DRAFT MISTY PEAKS RESERVE MANAGEMENT PLAN

Topic 1: Tracks / Recreational access
4.6 Generally, there is support for development of walking and mountain bike tracks in the park and connection with those existing in the adjacent/wider area. This topic received the highest number of submission comments of any of the topics but this was still only just around 15% of the total number of submission comments received.

Topic 2: Pest plants
4.7 Identification that pest plants are an issue and that control is needed but differing views as to how to address them.

Topic 3: Fire
4.8 Note of the risk of fire for the park.

Topic 4: Grazing
4.9 As with pest plants, differing views around stock grazing in the park moving forward.

Topic 5: Animal pests
4.10 Support control of these.

Topic 6: Native plants
4.11 A little support for native planting but not much.

Topic 7: Work in with the neighbours
4.12 A bit of stated support for management of the park in co-operation with the neighbours (farmers, open space managers, organisations).

Topic 8: Other
4.13 Other topics that received just one or two comments each include:

- road safety
- support for acquiring carbon credits from the park
- suggestion for using the park to discharge Akaroa wastewater
- need for toilets
- support for minimal presence of buildings (but suggestion for ridgeline day shelter)
- comment on peak and watercourse naming
- allow dogs
- translocate indigenous fauna into the park
- manage the park through a reserve management committee
- not support formal occupations by commercial organisations
- conduct an ecological survey of the park
- support public involvement through volunteering

DRAFT TE OKA RESERVE MANAGEMENT PLAN

Topic 1: Tracks / Recreational access
4.14 Support for non-motorised access and recreational activities in the park, with walking, mountain biking and horse-riding specified, this being the topic with the greatest number of submission comments received (albeit just under 20% of the total number received). This support was
qualified with the suggestion to keep each activity on separate tracks, and to minimise overuse impacts, particularly of mountain biking. At least one submission comment referred to the need to upgrade the main public road access.

**Topic 2: Pest plants**

4.15 Reference to the need to control these, in particular the pine plantation and wilding pines.

**Topic 3: Animal pests**

4.16 Highlight that predators are having an impact on the biodiversity.

**Topic 4: Work in with the neighbours**

4.17 Support for management of the park in co-operation with the “neighbours” (farmers, open space managers, organisations, rūnanga), in particular for working with Wairewa Rūnanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of inanga spawning in the stream there.

**Topic 5: Limitations of the draft plan**

4.18 More than one submitter was of the view that the draft reserve management plan is not adequate, and needs to address issues, such as car parking, road access and toilets and ablution facilities in Tumbledown Bay, that apply outside the park (and on private land).

**Topic 6: Grazing**

4.19 View that stock grazing should ultimately be removed but still a rider by at least one submitter who says that there is a need to carefully phase retirement from grazing, with benefit for biodiversity and recreation being treated as the prime objective.

**Topic 7: Management**

4.20 Support for an on-site manager.

**Topic 8: Accommodation**

4.21 Suggestion for Te Oka Reserve to ultimately be part of the Southern Bays Te Ara Pātaka tramping network, including with provision of overnight accommodation.

**Topic 9: Commercial occupations**

4.22 Not support formal occupations by commercial organisations, nor for any charging for public use of the park and its facilities.

**Topic 10: Ecological survey**

4.23 Support for an ecological survey of the park to be conducted due to the presence of nationally at-risk species in the park, and the need to analyse the biodiversity and recreational potential of the park.

**Topic 11: Other**

4.24 Other topics that received just one or two comments each include:

- support for acquiring carbon credits from the park
- one supports native re-planting; another says let them self-plant
- no dogs except working ones, or on a lead and under control
- translocate indigenous fauna into the park, with a specific suggestion to re-establish a seabird-based ecosystem on the headlands of the park with a predator fenced area
- support for minimal numbers of buildings in the park
- manage the park through a reserve management committee
- support public involvement through volunteering
• have Te Oka and Tumbledown bays’ seafood gathering done via engine-free means only

5. Submission analysis

5.1 The full content of each of the submissions is included in an electronic table file for each of the draft reserve management plan responses. Council officer suggestions in response to each submission comment made is included alongside that comment.

5.2 The submission analysis of the submissions received on the draft Misty Peaks Reserve Management Plan is included in the Misty Peaks Reserve submission analysis document (Attachment C).

5.3 The submission analysis of the submissions received on the draft Te Oka Reserve Management Plan is included in the Te Oka Reserve submission analysis document (Attachment D).

5.4 Electronic files of the full submissions for each draft reserve management plan have been made available for the Hearings Panel’s reference.

6. Hearing and decision-making process

6.1 The Hearings Panel has the delegated authority to consider the written and oral submissions (as well as the draft reserve management plans and the submissions analysis documents, which are provided in Attachments A, B, C and D, respectively), make determinations and then recommend on the draft Misty Peaks Reserve Management Plan and the draft Te Oka Reserve Management Plan to the Banks Peninsula Community Board (“Community Board”).

6.2 The Community Board has been delegated by the Council the power to consider the recommendations of the Hearings Panel, and to make the final decisions for the Council on the draft reserve management plans.

Attachments

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Signatories

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<tr>
<td>Derek Roozen - Senior Network Planner Parks</td>
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<th>Approved By</th>
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<tr>
<td>Andrew Rutledge - Head of Parks</td>
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<td>Mary Richardson - General Manager Citizen and Community</td>
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Misty Peaks Reserve
Management Plan
2018
DRAFT
Acknowledgments

This draft management plan has been prepared with input from a number of people, including:

- Kaitiaki representatives of Ōnuku Rūnanga, and Mahaanui Kurataiao staff.
- Members of the public, adjoining landowners and organisations who made comments and suggestions during the initial public notification of the intention to prepare the draft plan.
- Christchurch City Council staff.

About this draft management plan

It is needed because:

- As a new park and reserve subject to the Reserves Act 1977 (Act) the Council is required to prepare a reserve management plan in accordance with the Act.
- There needs to be good direction to the park managers as to the best and optimum management for the park.
- It can serve to inform the public of the values and needs of the park and of how they can use it.

Who will it benefit?

- The park managers, in terms of how the park should be managed and used.
- The public, in terms of information about the park and what they can do there.

What is the status of the park?

- Held by the Council on behalf of the ratepayers of Christchurch in fee simple title.
- Mostly classified as a scenic reserve subject to s.19 of the Reserves Act.
- Managed by the Council’s Regional Parks Team as a regional park.

DRAFT October 2018
Figure 1  View south-west over Akaroa

KEY: Solid yellow line – sealed road; dashed yellow line – unsealed road.
NOTE: Lines, in particular for reserve boundaries, are approximate only. Not all roads are shown.
Plan structure

INTRODUCTION
Describes the key features of the park

ISSUES
Matters of state and condition of the park that need to be addressed

VISION
General direction for the park in terms of park purpose, management aims, goals and objectives

MANAGEMENT OBJECTIVES AND POLICIES
Specific directions for the management of the park and its values, including to address identified issues

BACKGROUND INFORMATION
Supporting information on the attributes and elements of the park

FURTHER READING
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1 INTRODUCTION

1.1 Location and access

Misty Peaks Reserve is located between Stony Bay Road and Lighthouse Road (the latter road continuing on to the Akaroa Heads lighthouse reserve) and also has a short boundary with Flea Bay Road that runs down to the Flea Bay marine reserve and Banks Peninsula / Te Pātaka o Rākaihautū largest penguin colony.

The name Misty Peaks is derived from a Māori name (Ōteauheke, translating as 'the place where the mist comes down') for the Brasenose/Flag Peak area. This area contains two of the highest peaks in the park. These are Brasenose (785 metres) and Flag Peak (809 metres).

The park comprises 489 hectares. About 200 hectares of it lie on the Akaroa (north-western) side of the Brasenose/Ōteauheke – Flag Peak/Ōtoki – Trig A5N3 summit ridge and about 280 hectares are on the south-eastern side of the summit ridge.

It rises from an elevation of about 140 metres at the top of the Aylmers Valley Road in the lower reaches of the Aylmers Valley behind Akaroa, up over the summit ridge and then down to an elevation of about 200 metres on the south-eastern side of the summit ridge.

Misty Peaks Reserve adjoins a range of land tenures, including small to moderately sized properties adjacent to the lower reaches of the park near Akaroa. The remaining portion of the former Mt Desmond Station, the farming property that the park’s land was originally mostly part of, is flanked by the two branches of Aylmers Stream that are included in the park’s extent.

Another area that is wholly surrounded by the park is the Department of Conservation (DoC) administered Armstrong Scenic Reserve lying in the headwaters of the catchment on the south-eastern side of the summit ridge.

Akaroa is the nearest town. This is a historic and popular tourist centre with a resident population of around 1,000 people, swelling to 10,000 in the peak of summer. A high proportion of the houses in the town are holiday homes.

Effort is required for visitors to experience and enjoy the park. Due to its distance from, and elevation above, Akaroa, access to the majority of the park by vehicle is initially required. For the energetic, access to the higher and more distant parts of the park can be achieved by, for example, walking and biking.
1.2 Notable topographic features

Aylmers Valley contains an attractive boulder stream that runs year-round. There is a notable waterfall (Newton’s Waterfall) in the stream’s true left fork about 250 metres upstream from the Akaroa water supply intake located at the mouth of the valley. This used to be a popular Akaroa walking destination in the early part of last century, and still is to an extent.

1.3 Landscape

Misty Peaks Reserve provides the scenic backdrop for much of the Akaroa skyline. It is in a prominent location straddling the eroded crater rim of the ancient, now extinct, Akaroa shield volcano.

1.4 History of use

The former Mt Desmond Station, the majority proportion of the land of which now makes up Misty Peaks Reserve, was possibly first named as such by the property owners in the 1980s or earlier. It was extensively grazed. The last owner before the Council took over let the land out for the purpose of farming sheep, cattle and deer.

A prominent block of pine trees (Pinus radiata) was established on very steep land with frequent rocky outcrops just below the summit ridgeline on the north-western side of the park, this being a very noticeable site when viewing from many points throughout the Akaroa Harbour catchment. These trees had been planted to a medium to high density and have not been attended. They have not grown well and currently are not a marketable asset.

Following purchase of the land by the Christchurch City Council in 2007 for the purpose of creating a public park the majority of the 489 hectares purchased was retired from grazing by stock. At the time of preparation of this management plan, approximately 34 hectares of pasture and native woodland on the Akaroa side of the park is subject to a grazing licence. This licence only allows for grazing by sheep.

1.5 Tangata whenua values

Misty Peaks Reserve lies within the ancestral lands of Ngāi Tahu (the mana whenua), and in the contemporary takiwā (tribal area) of Ōnuku Rūnanga, whose marae and land are not far to the west of the park but not adjoining.
The Misty Peaks area (and particularly Ōteauheke) is culturally important to the Rūnanga. The area provides important habitats for a variety of taonga species, including trees, birds and aquatic species, many of which are currently, or could be in the future, important mahinga kai species from the mana whenua’s perspective.

Several Māori names are associated with the Misty Peaks Reserve locality. These include Ōteauheke for Brasenose, Ōtoki for Flag Peak, and Pākaiariki for the creek that runs down the Aylmers Valley into Akaroa.

The native vegetation, waterways, springs, waterfalls and places of ancestral and contemporary cultural interaction within the park area are considered by the mana whenua as wāhi taonga (treasured sites) and/or wāhi tapu (sacred places).

A wāhi tapu based on the peak of Ōteauheke (Brasenose) has been registered with Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 (listing number 9507). See Figure 11.

Many native taonga species are known to inhabit the adjacent Hinewai Reserve. Some of these species are consequently also likely to be present in the Misty Peaks area. These include many species of geckos and skinks, moths and other insects, including weta, giant earthworms and stick insects.

1.6 Vegetation

Misty Peaks Reserve contains a mixture of steep shrub (including regenerating native and exotic species) and tussock lands, and bushed gullies. On the north-western side of the park, pasture land extends down into the Aylmers valley. Most of the stream corridor here is wooded with a mixture of native trees, including titoki, totara and kahikatea.

The south-eastern side of the park is heavily shrub covered with a mixture of gorse, regenerating bush and small blocks of ‘old growth’ red beech forest.

There are six plant species found in the park that are on the New Zealand threatened plant list, as well as nine species that are rare or uncommon on Banks Peninsula.

1.7 Fauna

20 native birds have been recorded in the area, all five peninsula lizards are likely to occur and the Banded Kokopu fish has been noted from the streams in the park.
1.8 Recreation use

Misty Peaks Reserve has attributes that lend to it being a good provider of opportunities for visitors to experience, mainly through walking and mountain biking, wonderful views from what is a prominent ridge crest and natural areas.

The park is primarily an undeveloped and natural area with an emphasis on informal and free public access. There is the potential, though, for formal occupations to be granted to individuals or companies that provide non-exclusive tourism/recreation guided experiences through the park.

It is part of a network of connected or nearby publically accessible private (such as Hinewai Reserve), and other public, natural open space areas that can be visited by the public.

1.9 Akaroa water supply

The Aylmers Stream catchment holds the supplementary summer water supply for Akaroa. There is no cattle grazing allowed in the catchment (as well as in the rest of the park) in order to reduce stock contamination of the water supply.

2 ISSUES

2.1 Flora and fauna

The focus for the future of Misty Peaks Reserve is on the regeneration of native (that is, occurring naturally in the Misty Peaks Reserve area) vegetation throughout the park, with acknowledgement of the necessity for a time for the management of modified areas, such as of former pastureland and exotic tree plantings.

Issues for the park revolves around pest plants and animal pests, and the resourcing and practical implementation of native species regeneration, in addition to planning for the expected growth of public access and possible demand for facilities that this may bring.

Gorse, in particular, is the main pest plant of concern for the park. However, it could be considered an ally rather than a problem. Minimum interference management on the adjoining Hinewai Reserve has demonstrated the effectiveness of gorse as a nurse crop in the restoration of native forest in the wetter parts of Banks Peninsula.
Long term, it is desirable that corridors of boundaries with other properties are allowed to become filled with native shrubs and trees so as to prevent future gorse invasion through the shading out of native plant seedlings. This approach, however, will only be possible if adjoining land owners follow a similar path.

It is desirable that scattered gorse is controlled in the higher altitude snow tussock areas in the short term, at least until management options are determined more precisely.

From a conservation perspective, both Douglas Fir (the previous plantation of which has now been removed) and wilding pines (*Pinus radiata*), covering approximately 24 hectares along the skyline above Akaroa, are more of a problem in high rainfall areas, with the upper reaches of Misty Peaks Reserve being one of these. Rainfall is one of the more important factors influencing growth rates with trees growing significantly more in higher rainfall areas.

Ongoing monitoring to catch any re-establishment of Douglas Fir, and control of it if there is, is necessary.

In the case of the wilding pines in Misty Peaks Reserve, it is unlikely that timber merchants would attempt to remove them as they are generally in poor condition, and road access for logging trucks off Stony Bay Road is difficult. If wood prices are sufficiently high the option of progressive removal may be an option. However, on consideration, strategic felling of some of the skyline trees, and those in clearings, may be all that is necessary. Native forest will grow up and around the pines and eventually replace them.

As already mentioned, an issue for the park is around animal pests, with possums being one. Possum control is currently managed under a Banks Peninsula wide scheme with a rate gathered on all private rural properties. The level of control anticipated will be sufficient to reduce possum numbers to levels that reduce impacts on biodiversity and aid regeneration.

Other animal pests that at some stage may require some level of control include deer, goats, feral livestock, pigs, mustelids, rats, hedgehogs and hares.

Current animal pest control is focused on mustelids and rats to support the Wildside Project’s objectives of improved penguin breeding success down on the eastern coastline of the Peninsula. Improved wide-ranging animal pest control would support both the park’s and the Wildside Project’s objectives.

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1 A large scale collaboration of landowners, Christchurch City Council, Department of Conservation, Environment Canterbury and the Banks Peninsula Conservation Trust focusing on habitat protection for a variety of endemic, threatened and iconic species in a 13,500 hectare area on the eastern side of Akaroa Harbour.
The Department of Conservation administered Armstrong Scenic Reserve is of considerable importance due to it containing rare native vegetation (see Subsection 7.3). It needs to be managed in an integrated way with Misty Peaks Reserve.

2.2 Transitioning from a pastoral past

There has been in and around the park a history of logging and clearance for pastoralism. The potential now is for restoration of the park’s natural values, along with acknowledgement of the history of human presence.

Overall, the Misty Peaks Reserve landscape and environment is one that is semi-natural – that is, it has a degree of naturalness but much of it has been modified by human activities over a period of time. The natural elements in the park require, in particular, to be protected and enhanced.

The goal is to ultimately de-stock the park in its entirety.

2.3 Catchment integrity and water quality

The retention of the remaining bush and the retirement of much of the land from grazing will potentially reduce soil erosion within the area.

A priority is to maximize waterway health for ecological reasons. There is also a critical role to protect and manage the catchment feeding into the Aylmers Stream, and the stream itself, on the Akaroa side, to ensure a constant supply and quality of water from this stream to the town.²

2.4 Holistic environmental management approach

The mana whenua reinforces the position that management of the different environments (land, fresh water and marine water) should be considered using a holistic approach - ki uta ki tāi (from mountains to sea) - rather than compartmentalising and considering them in isolation. This approach acknowledges that any changes to land use have the potential to create effects on freshwater and marine environments.

²The Christchurch City Council needs to comply with Environment Canterbury’s Natural Resources Regional Plan (NRRP) requirements for drinking water quality, such as through the eventual removal of grazing animals from the catchment.
2.5 Wāhi taonga and wāhi tapu

The presence of wāhi taonga (treasured sites) and/or wāhi tapu (sacred places) are an important consideration for the park’s management and use.

2.6 Threat of fire

Wildfire in the park’s forest and tussock land areas is always a threat, especially following long periods of dry conditions.

2.7 Access and use

Being a relatively challenging park to access due to its steep topography, and also because it is not yet widely known, Misty Peaks Reserve has not to date faced the pressures of high public use.

A network of walking and biking tracks is needed to provide enhanced, though appropriate, public access and recreational use. It is expected there will be an increased demand for access by a range of users and, in particular, for mountain biking. Careful management of potential conflicting uses and overuse is important.

There is an excellent prospect for a loop track along the forks of Aylmers Stream, including past Newton’s Waterfall.

There is a need to consider opportunities for potential connections between Misty Peaks Reserve and other publicly accessible areas by way of walking routes and tracks; for example, with Hinewai Reserve and properties that have the Banks Track\(^3\) crossing them.

A recreation issue for the park is how much development there should be on recreational tracks in the park itself, to what standard/quality they should be, and to what use or uses they can be put to.

2.8 Facilities and utilities

An issue is around the resourcing, and provision of, facilities required or demanded as the consequence of an expected growth in public access to the park.

Generally, the aim for Misty Peaks Reserve is for it to be building free. However, if a building is required to enable the best management and use of the park, then it may be considered if it has merit and supports the direction, values and objectives for the park.

\(^{3}\) A private two to three day walk.
Figure 2  North-western (Akaroa) side of the park

Figure 3  South-eastern side of the park

Note: Boundaries shown are approximate only.
3 VISION

3.1 Park Purpose

To protect and foster the environmental, landscape, biodiversity, historic and cultural values of Misty Peaks Reserve and provide for an outdoor recreation experience for visitors.

3.2 Management Aims

- Protect and enhance natural values.
- Maintain and promote the historic features and cultural values.
- Facilitate appropriate access for people to experience and appreciate a natural environment.

4 MANAGEMENT OBJECTIVES AND POLICIES

4.1 Landscape and Environment

OBJECTIVE: 1 Protection and enhancement of the natural elements of the park’s landscape and environment

POLICIES: 1.1 The natural elements of the Misty Peaks Reserve landscape shall be protected and enhanced.

Comment: Natural landscape values include native forest, tussock land, rocky outcrop and other naturally occurring vegetation communities.

1.2 Waterways, including their riparian margins, shall be planted, protected or managed as appropriate to maintain or enhance water quality.

Comment: Protection of waterways will enhance their value as taonga and increase habitat values.

1.3 Structures in visually prominent locations shall be avoided.

Comment: An example of a visually prominent location is a ridge crest.
4.2 Tangata whenua

OBJECTIVE: 2 Tangata whenua values are recognised

POLICY: 2.1 There shall be consultation or engagement, as required, with representatives of the Ōnuku Runanga around issues and needs regarding the management of Misty Peaks Reserve.

2.2 An Accidental Discovery Protocol (ADP) shall be adopted, whereby, if any archaeological or cultural material, kōiwi (human remains) or taonga tuturū (protected Māori object) are found during work programmes on the Park, work should be stopped and Ōnuku Rūnanga and Heritage New Zealand contacted immediately for advice.

2.3 The business of protection, management and development of the park and its values shall take into account, recognise and support taonga species.

2.4 The harvesting of native vegetation or fauna by mana whenua, in accordance with tikanga, for traditional uses shall be supported but requires the prior written permission of the Parks Manager in his or her full discretion, and following the receipt and consideration of advice from Council Parks staff, with the right to set any conditions of use.

Comment: Parks staff are able to advise the nature, frequency and location of any such harvest.

4.3 European history

OBJECTIVE: 3 Farming history is recognised

POLICY: 3.1 The European history of settlement, native tree extraction, exotic plantation planting and extensive pastoral farming of the land, including that in the park, shall be recorded and promoted.

Comment: This human history acknowledgement may be by way of a variety of means, including through interpretation (see Policy Section 4.14 Interpretation).
4.4 Vegetation

OBJECTIVE:  4a Native vegetation is encouraged

POLICIES:  4.1 The native vegetation shall be actively protected, managed and enhanced.

Comment: Native vegetation protection, management and enhancement may be achieved in a number of ways, including the establishment of native species, removal of pest plants, reduction in stock grazing, management to reduce the risk of fire, and the allowance of natural processes, such as gorse being retained as a nursery plant for native species.

4.2 Allowance of natural regeneration shall be the primary method to restore native vegetation in the park.

4.3 Vegetation that provides habitat for native wildlife shall be encouraged.

4.4 Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).

OBJECTIVE:  4b Trees are safe for visitors

POLICIES:  4.5 The management of trees in Misty Peaks Reserve shall be according to the Council’s standard practices of management, including managing the health and safety implications of the trees.

4.5 Fauna

OBJECTIVE:  5 Natural habitat for native fauna is enhanced and protected

POLICY:  5.1 The presence of native fauna shall be supported and increased through complementary natural habitat management.

Comment: Effective maintenance and improvement of the occurrence of native fauna will be the consequence of implementing other management objectives and policies to improve and maintain natural habitat by, for example, expanding and protecting native plant species and controlling pest plants and animal pests.
4.6 Fire

OBJECTIVE: 6 Wildfires are prevented or quickly suppressed if they occur

POLICIES: 6.1 Fire breaks and set-backs shall be established where necessary and maintained.

6.2 Water supply ponds shall be considered and, where feasible, established and maintained.

6.3 No open fires shall be lit at any time in the park unless for authorised purposes by Council staff.

6.4 No camp stoves shall be used at any time in the park.

4.7 Grazing

OBJECTIVE: 7 Stock grazing is progressively removed

POLICY: 7.1 Stock grazing shall be confined to sheep only in the lower Aylmers Stream catchment pasture areas, and annual reviews made to determine if conservation aims are being met.

4.8 Recreation

OBJECTIVE: 8a Public recreational activities are encouraged and facilitated where appropriate

POLICIES: 8.1 Free public access for walking, and mountain biking on tracks identified for that use only, shall be provided.

Comment: Mountain biking is only permissible on certain tracks.

8.2 Walking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.

Comment: Initially, track installation should be minimal and restricted to the summit traverse by linking existing four-wheel drive routes, and piling of potential routes through the grass land areas and along the ridge lines. A track already exists to Newton’s Waterfall.
Misty Peaks Reserve Management Plan (DRAFT)

8.3 Visitor experience and recreation support facilities, including, for example but not limited to, information boards/signs, track markers, look-out points/platforms, seating, toilets and vehicle parking, shall be provided as required and appropriate.

8.4 Access for horse riding shall be allowed for on certain routes but only where it is appropriate and not impacting on the environment and other users.

Comment: It may be useful to identify through signage and maps suitable routes for horse riding.

8.5 Other activities, such as parapenting and rock climbing, shall be allowed in locations where it is appropriate.

Comment: It may be necessary to identify suitable locations where necessary facilities, such as car parking areas, are available.

OBJECTIVE: 8b Certain activities are controlled

POLICIES: 8.6 Motorised vehicles, including but not limited to cars, four-wheel drives, motorbikes and farm bikes, shall not be allowed within the park area, unless they are on a formed road or in a car park identified for that use, with the exception of Council, or Council authorised, vehicles.

Comment: There is the matter of the unformed legal roads on the park to consider, including around the potential future stopping or forming of these, and regarding the question of rights or not of public access to these with motorised vehicles, including trail bikes and four-wheel drives (4WDs). The Traffic and Parking Bylaw 2017 enables the Council to, amongst other things, restrict access if deemed necessary.
8.7 Access to Misty Peaks Reserve with a dog shall be in accordance with the Council’s dog control policy and bylaw.

*Comment:* The Christchurch City Council Dog Control Policy 2016 identifies Misty Peaks Reserve as an area where dogs are prohibited to protect grazing stock, with the exception of the walking track to Newton’s Waterfall in the Aylmers Valley where dogs are allowed but with the proviso that they are on a leash.

8.8 Hunting shall not be permitted at any time, with the exception of Council authorised animal pest control.

8.9 Camping in Misty Peaks Reserve shall be in accordance with the Council’s Parks and Reserves Bylaw.

*Comment:* Clause 11 of the Christchurch City Council Parks and Reserves Bylaw 2016 states that “no person may camp in a reserve unless it is in an area specifically set aside by the Council for camping, and the person has paid any camping fees set by the Council from time to time; or that person has obtained the prior written permission of an Authorised Officer to do so.”

4.9 Commercial activities

**OBJECTIVE:**

9 Commercial activities on the park are compatible with the park purpose and do not limit public access

**POLICY:**

9.1 Commercial activities that are consistent with the park’s direction and reserve purpose shall be considered for approval for the commercial operator to occupy and/or operate on the park.

*Comment:* Examples are guided walking and provision of outdoor education opportunities.
Misty Peaks Reserve Management Plan (DRAFT)

4.10 Access

**OBJECTIVE:**

10 The park is readily accessed by the public

**POLICIES:**

10.1 Public formed roads shall provide continuous access to Misty Peaks Reserve.

*Comment:* The access roads include Stony Bay Road, Aylmers Valley Road and Lighthouse Road/Flea Bay Road. These fall outside the scope of this management plan in terms of their development, operation and maintenance. An alternative for visitors to access the park is to walk up from the Aylmers Valley Road end.

10.2 Vehicle parking/turning areas shall be provided, where practicable and there is sufficient park space, at key park entrance points such as at view points and walking track entrances.

*Comment:* These areas shall be minimal and relatively undeveloped, such as with a graveled surface only. Some, or part, may be on legal road and are therefore outside the jurisdiction of this management plan.

10.3 Attractive, adequate, clear and informative directional and destination signage that is in accordance with the Council’s signage guidelines shall be provided.

4.11 Utilities

**OBJECTIVE:**

11 Necessary utilities are provided for in the park

**POLICIES:**

11.1 Utilities necessary to service the park’s operation and use shall be provided as determined by Parks staff and where consistent with an approved landscape plan.

*Comment:* An example of utilities that may be provided are toilets.
11.2 Utilities shall be visually compatible with, and developed and managed to protect, the park’s semi-natural environment.

**Comment:** This may be achieved, for example, with sympathetic colour schemes and screening plantings of built structures.

11.3 The Aylmers Stream catchment shall be managed to ensure there is no stock incursion, and native revegetation encouraged, in order to protect the quality of the water for the town water supply intake utility.

**Comment:** Although not a park benefiting utility this is an important water supply for Akaroa and therefore the water quality of this supply requires protection through stream riparian management within the park.

### 4.12 Buildings

**OBJECTIVE:**

12 Buildings exist only if necessary and do not impact on the park’s natural environment

**POLICY:**

12.1 Buildings that are deemed necessary to service the park’s operation and use shall be considered if consistent with an approved landscape plan.

**Comment:** This is to ensure minimal buildings or structures in the park.

### 4.13 Connections

**OBJECTIVE:**

13 Physical connection with neighbouring/nearby open space areas/uses is fostered

**POLICIES:**

13.1 Physical shared track connection points on the park boundary shall be considered.

**Comment:** These track crossing points can be jointly developed to provide seamless passage for walkers and mountain bikers.
13.2 Interpretation and information resource development shall be shared with neighbours providing public open space experiences.

Comment: Signage, interpretation, maps, brochures and environmental messaging are examples of such shared resources.

4.14 Interpretation

OBJECTIVE: 14 The public are well informed on the values and attributes of, as well as threats to and other information about, Misty Peaks Reserve

POLICY: 14.1 The interpretation of the park’s values, attributes and threats shall be allowed and encouraged.

Comment: Such interpretation may cover landscape and environment, Māori values, European history, fire risk, visitor experience and park access. It may be in the form of, for example, signage, information boards, brochures, maps and website information.

4.15 Community involvement

OBJECTIVE: 15 The community participate in the enhancement and promotion of Misty Peaks Reserve

POLICY: 15.1 Public participation shall be encouraged by providing volunteer opportunities in Misty Peaks Reserve.

4.16 Monitoring and research

OBJECTIVE: 16 The park’s effectiveness and condition, and needs, over time are well understood

POLICY: 16.1 Appropriate monitoring and research programmes shall be allowed and encouraged.
5 BACKGROUND INFORMATION

5.1 Land status

This reserve management plan applies to the area covered by the parcels of land shown bound in red on the following aerial view. The accompanying letter for each parcel corresponds to the parcel description in the table following. The gaps between some of the parcels represent sections of unformed legal roads. Although not legally part of the park, these sections are, for practical reasons, managed as part of the park.
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<th>Map ref.</th>
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<th>Area Other (ha)</th>
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4 Christchurch City Council
5 Subject to Section 23 of the Reserves Act 1977
6 Subject to Section 19 of the Reserves Act 1977
7 Subject to Section 19 of the Reserves Act 1977 but administered and managed by the Department of Conservation (DoC)
5.2 District plan zoning

The land Misty Peaks Reserve is on is zoned Open Space Natural (ON) in the Christchurch District Plan. This zone recognises natural, ecological, scenic and outdoor recreation values. The zoning ensures that there is protection and enhancement of biodiversity, landscape, cultural and historic heritage values, and that the natural open space environment is accessible and can be experienced through a range of compatible recreation activities.

Most of the park falls within Outstanding Natural Landscape (ONL) 16.2. The qualities of the Banks Peninsula / Te Pātaka o Rākaiautū ONLs include, amongst other things, distinctive volcanic landforms with highly legible crater rims, prominent ridgelines and peaks extending down to a series of gullies, spurs and lower slopes, and the presence of important areas of indigenous vegetation.

5.3 Māori values

The noting of tangata whenua values has been informed through a Cultural Values Report and mandated by the Ōnuku Rūnanga.

The information contained within that assessment was based on available literature and conversations held with Ōnuku Rūnanga, Mahaanui Kurataiao Ltd staff and Christchurch City Council staff.

Wāhi ingoa (Place names)

Māori place names exemplify the Māori relationship with the landscape. Several names are associated with the Misty Peaks Reserve locality.

<table>
<thead>
<tr>
<th>Māori name</th>
<th>Area covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Te Pātaka o Rākaiautū</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Ōteauheke</td>
<td>Ōteauheke is the Māori name for Brasenose (Andersen:1927).</td>
</tr>
<tr>
<td>Ōtoki</td>
<td>Ōtoki is the Māori name for Flag Peak, which was formerly known as Mount Berard (Andersen: 1927).</td>
</tr>
<tr>
<td>Pākai-ariki</td>
<td>Pākai-ariki is a stream located in Akaroa Township. Vangioni records that Hinepakarariki is the name of the creek that runs down Aylmers Valley past Bruce’s Hotel. This may be the same name as Pakai-ariki (Andersen:1927).</td>
</tr>
</tbody>
</table>

Wāhi taonga / Wāhi tapu

Ōteauheke is the maunga (mountain) of the Ngāi Tārewa chief, Wiremu Harihona Karaweko Puhiere (Karaweko). After becoming chief of Ōnuku, Karaweko was a key leader for his hapū, Ngāi Tārewa, who were based at Ōnuku in the early period of colonial contact.
The maunga is often hidden in mist and is regarded by tangata whenua as a dwelling place for atua (gods) and as a place associated with tipuna (ancestors). The “heke” part of Ōteauheke refers to the fresh water springs that emerge from the outcrops of the peak, descending down the mountain into waterways such as Awaiti Stream, which flows beside Ōnuku Marae.

Ōteauheke is always referred to in the whaikōrero (formal speech) on Ōnuku Marae when speakers mihi to the sea and hills.

Ara tawhito

A network of Ngāi Tahu trails are known throughout the South Island (Te Waipounamu). These functioned as corridors for whānau and hapū travelling on seasonal migrating mahinga kai initiatives, enabling the maintenance of links between settled and frequently visited areas.

Wai māori / Freshwater

Māori see water (waitai/sea water and wai māori/freshwater) as central to all life. It is a taonga cared for and passed on by ancestors to provide and sustain life. It is the present generation’s responsibility to ensure this taonga is in the same, or an improved state, for future generations.

5.4 Weather

The rainfall on the south-east facing side of Misty Peaks Reserve is similar to that on the adjacent Hinewai Reserve, which has approximately 1,000 millimeters per year at its lowest elevations up to about 1,900 millimetres at the highest elevations. The high rainfall means that regeneration of native bush is rapid, varying from about ten years through gorse cover on good sites to around thirty years on the worst sites where soil depths are shallow. Dense un-grazed pasture grasses, such as cocksfoot, constrain regeneration of bush more than gorse in areas where rainfall is adequate.
5.5 Pastoral

At the time of preparation of this management plan approximately 34 hectares of pasture land on the Akaroa side of the park is subject to a grazing licence, as shown on the aerial view below. This is made up of three separate areas linked together via passageways through the stream areas that are required to remain shut off to grazing. The licence specifically excludes cattle grazing. Also, most gullies containing native vegetation have been fenced out from the grazing area. Public access is allowed through the area. Restriction of public access for a specified period of time may be considered upon written application by a licensee and dependent upon approval by the park manager.

Figure 5 Grazing licence area

Some controlled sheep grazing is needed for the maintenance of pasture areas to prevent them becoming over-run with grass and woody exotic species and thereby making it difficult for native species to become established.

It is expected that under a conservation-based sheep gazing regime the land will slowly wood over with kanuka and other non-palatable native trees and shrubs, with the eventual outcome that grazing can be removed from these areas.
Under a grazing regime regeneration of an area will be slower than if the area is retired from grazing, and palatable species will not be a part of the succession. There may be a slow kanuka regeneration but this will not include broadleaf species such as mahoe. The preference is for successive retirement from grazing, whereby just parts of the area are removed from grazing at a time allowing problem pest plants to be easily dealt with, and it means pest plant cohort regeneration will not occur over a large area.

5.6 Pest plants

Environment Canterbury’s regional pest management plan requires that gorse is kept ten metres clear of boundaries where the occupier of the neighbouring property is eliminating gorse within ten metres of that common boundary to protect their economic well-being.

Misty Peaks Reserve did contain two exotic plantations, both of which appear to have been established in the mid 1980’s. Douglas Fir covered one hectare on the Summit Ridge adjacent to the Stony Bay Road but this has now been removed, and pines (Pinus radiata) cover approximately 24 hectares along the skyline above Akaroa.

Douglas fir is potentially a very invasive species and able to germinate and grow in shade under bush canopies. In its previous position on what is a very exposed skyline it was capable of being transported into the adjoining reserves and creating an expensive pest plant control problem.

Wilding pines can also cause problems but not as severely as Douglas Fir due to the seedlings being less shade tolerant.

5.7 Recreation and tourism

Located close to Akaroa the area has good opportunities for walking with access available from Stony Bay, Lighthouse and Aylmers Valley Roads. This provides an important component of the variety of experiences available for tourists within the Akaroa area.

The Aylmers Valley Road connection allows low altitude access into the park.

Existing four-wheel drive tracks provide ready formed walkways over portions of the park.

Recreation experiences in Misty Peaks Reserve can be of a half to full day duration. This complements the longer duration added-value experience provided by the private Banks Track walk operation and, in itself, provides an added attraction for visitors to Akaroa.
5.8 Access and connections

The Banks Peninsula Track Company is a co-operative of neighbouring properties and operates a commercial two to three day walk eco-tourism experience business along a route that includes along Flea Bay Road where it passes through Misty Peaks Reserve enroute from the summit ridge down to Flea Bay.

The company holds concessions from the Department of Conservation (DoC) for its walkers to pass through DoC reserves.

5.9 Reserve land origins

The land that is now Misty Peaks Reserve is the majority part of what had been a relatively large extensive pastoral property – Mt Desmond Station. In 2007 the Christchurch City Council purchased this part of that property (comprising 489 hectares), it then being vested in the Council as a scenic reserve to protect the natural landscape contained therein and allow the public to experience and enjoy it.

A comprehensive botanical survey of the former Mt Desmond Station property, and recommendations for management, was carried out by Hugh Wilson (the manager of the adjoining Hinawai Reserve) in 2004. His assessment of the property states: "...every inch of Mt Desmond Station (Misty Peaks) has conservation value or potential – that is, each bit of land with its own set of topographical, climatic, soil related and other environmental variables has its own actual or potential assemblage of native flora and fauna which will develop under a conservation orientated management regime".

The original area of land (36 hectares) for the Department of Conservation administered Armstrong Scenic Reserve that is surrounded by Misty Peaks Reserve was gifted to the nation by the Armstrong family in 1969, and then subsequently fenced and enlarged.
6 FURTHER READING

Anderson (1927). *Place-names of Banks Peninsula: A Topographical History.*
de Lange, P. J., Rolfe, J. R., Champion, P. D., Courtney, S. P., Heenan, P. B.,
Grainger, N; Collier, K.; Hitchmough, R; Harding, J.; Smith, B.; Sutherland, D.
Ngāi Tahu cultural maps & 1880 ethnographic and historic texts.

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7 APPENDICES

7.1 Aerials and maps

Figure 6 Park locality on Banks Peninsula east of Christchurch

There are Department of Conservation administered reserves in the wider area around Misty Peaks Reserve (see Figure 7) but there is just one, other than Armstrong Scenic Reserve, more or less adjoining the park on the Flea Bay Road shared boundary. This is Tutakakahikura Scenic Reserve.

The one particularly significant adjoining land use is that of Hinewai Reserve, which shares with Misty Peaks Reserve a section of the Stony Bay Road on the north-eastern boundary of the park from the summit ridge down towards Stony Bay. Hinewai Reserve is a private nature reserve owned by the Maurice White Native Forest Trust. It has been managed for natural environment revegetation for 31 years (as at 2018).

Although across the Balguerie Stream Valley from Misty Peaks Reserve on the Akaroa side, there is a relatively recently (officially opened in February 2016) acquired nature reserve that has direct connections with Hinewai Reserve. This is the Purple Peak Curry Reserve, which is the result of a collaboration between the North Island-based New Zealand Native Forest Restoration Trust, the Christchurch City Council, Hinewai Reserve and the Rod Donald Banks Peninsula Trust. The reserve is owned by the Trust and managed by Hugh Wilson and staff of the Hinewai Reserve.
Figure 7  Nearby reserves
Figure 8 View north towards Akaroa

Google Earth

Image © 2017 CNES / Airbus
Image © 2017 DigitalGlobe
Image © 2017 FarisVision
Misty Peaks Reserve Management Plan (DRAFT)

Figure 9  Misty Peaks Reserve park map (topographic)
Misty Peaks Reserve Management Plan (DRAFT)

Figure 10  Misty Peaks Reserve park map (aerial)
7.2 Wāhi tapu area

Wāhi tapu registered with Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014 (listing number 9507). See the map below for an approximate representation (red dashed line) of the listed area.

Figure 1. Ōteauheke wāhi tapu area

7.3 Armstrong Reserve

Armstrong Reserve, which is entirely surrounded by Misty Peaks Reserve, is a significant part of the continuum of landscape and ecology and so its specific reference here is warranted. It is to be emphasised, though, that this reserve is under the administration and management of the Department of Conservation and is not subject to this management plan.

The majority of the south-eastern side of the area that is now Misty Peaks Reserve was included in Recommended Area for Protection (RAP) 24\(^9\), this being listed in the Department of Conservation’s Banks Ecological Region survey report for the New Zealand Protected Natural Areas (PNA) programme in 1992 as an important area for conservation on Banks Peninsula. About half of RAP 24 is situated in what has been previously described as a chronically threatened land environment, listed as having less than 20% of its previous native cover remaining.

\(^9\) Wilson, H.D. 1992
Misty Peaks Reserve Management Plan (DRAFT)

This RAP was situated around what is Armstrong Scenic Reserve today and includes the summit of Flag Peak. It contains red beech and mountain cabbage trees, which are very rare on Banks Peninsula, three species of tree ferns, totara and matai, and broadleaf forest regenerating through extensive block gorse. Flag Peak has a cover of snow tussock, and sub alpine plants, including the Akaroa mountain daisy (*Celmisia mackaui*). The north-west face of the mountain has an area of snow tussock shrubland, which is probably very similar to the original limited snow tussock vegetation occurring prior to Māori occupation of the area.

The really significant feature of the Armstrong Scenic Reserve is the presence there of the only stand of native cedar (*Libocedus bidwillii*) left on Banks Peninsula. The viability of that population has, however, been severely compromised by a fire in about 1984 from which recovery has been very slow.
Te Oka Reserve
Management Plan
2018
DRAFT
Cover image: Te Oka Reserve at dusk
(Photographer: Kelvin McMillan (all image rights reserved))

**Acknowledgments**

This draft management plan has been prepared with input from a number of people, including:

- Kaitiaki representatives of Wairewa Rūnanga, & Mahaanui Kurataiao staff.
- Members of the public, adjoining landowners and organisations who made comments and suggestions during the initial public notification of the intention to prepare the draft plan.
- Christchurch City Council staff.

**About this draft management plan**

It is needed because:

- As a new park and reserve subject to the Reserves Act 1977 (Act) the Council is required to prepare a reserve management plan in accordance with the Act.
- There needs to be good direction to the park managers as to the best and optimum management for the park.
- It can serve to inform the public of the values and needs of the park, and of how they can use it.

Who will it benefit?

- The park managers, in terms of how the park should be managed and used.
- The public, in terms of information about the park and what they can do there.

What is the status of the park?

- Held by the Council on behalf of the ratepayers of Christchurch in fee simple title.
- Wholly classified as a recreation reserve subject to s.17 of the Reserve Act.
- Managed by the Council’s Regional Parks Team as a regional park.

**DRAFT October 2018**
KEY: Red solid line – state highway; solid yellow line – sealed road; dashed yellow line – unsealed road; dashed white line – walking route
NOTE: Lines, in particular for reserve boundaries, are approximate only
Plan structure

INTRODUCTION
Describes the key features of the park

ISSUES
Matters of state and condition of the park that need to be addressed

VISION
General direction for the park in terms of park purpose, management aims, goals and objectives

MANAGEMENT OBJECTIVES AND POLICIES
Specific directions for the management of the park and its values, including to address identified issues

BACKGROUND INFORMATION
Supporting information on the attributes and elements of the park

FURTHER READING
Documents of relevance to the park

APPENDICES
Additional information on the park
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1 INTRODUCTION

1.1 Location and access

Te Oka Reserve is situated in the southern bays area of Banks Peninsula / Te Pātaka o Rākaihautū (the Peninsula). It is located between Te Oka Bay Road and Gap Road, both of these coming off Bossu Road on the southern side of the summit ridge line extending from near Birdlings Flat to the west and Bossu Peak in the east. The park incorporates the mid to upper reaches of the Tumbledown and Te Oka valleys, and then continues further south down the intervening spur of these two valleys to the sea.

The park is adjacent (immediately in just a small part with the ridge spur between the two valleys extending down to the coastline) to the coastal waters of Te Tai Mahaanui (this referring to the coast (Tai) of the waka (Mahaanui) of the explorer Māui).

It comprises 903 hectares and extends from near sea level to about 680 metres in elevation.

All land surrounding Te Oka Reserve is privately owned, and most of it is part of just a couple of large extensive pastoral properties, these being Kennethmont Farms Limited owned land on the park’s upper western and eastern sides and Te Kaio Trustee Company Limited owned land on the opposing side of the Tumbledown valley in the lower reaches of the park.

Okuti Valley is the closest settlement to the park, this being approximately 3.5 kilometres away by road. The nearest town is Little River, a further four kilometres away. Christchurch is 57 kilometres away by road to the north.

1.2 Notable topographic features

There are visually prominent rock outcrops on, or just beyond, the park margins. One is the Boaz rock stack at the seaward extent of the park and another is the Devils Gap summit outcrop adjacent to the upper reaches of the park on its eastern side.

A waterfall exists in a bush gully in the Tumbledown Valley.
1.3 Landscape

Overall, Te Oka Reserve’s present-day landscape reflects the relationship between the park’s history of agricultural use and the native biogeography in a relatively remote rural setting.

The relatively undeveloped nature of the park, with its regenerating bush and shrubland, sea views and stark headlands, contributes to a landscape character and remoteness that is in marked contrast to other Council regional parks, such as those on the Port Hills that have an urban Christchurch connection.

Viewed from Bossu Road, Te Oka Reserve frames two attractive bays – Tumbledown Bay and Te Oka Bay. Both of these bays, though, are outside the park area.

1.4 History of use

Before human occupation the area that now contains Te Oka Reserve was almost completely forest covered, with the exception of the coastal headland, where low coastal shrubland, tussock and coastal forest occurred.

Agricultural use in the latter part of last century appears to have been relatively low level, hence the level of regeneration of native shrubland and kanuka in the upper part of the current park’s area.

As a former farm (Te Oka Bay Farm) the park land was previously all grazed as a typical Banks Peninsula hill country sheep and cattle property.

Following purchase of the land by the Christchurch City Council a grazing lease was put in place for part of the land. At the time of preparation of this management plan, this covered 533 hectares (59 percent of the total park area). It is for mostly sheep grazing (a limited number of cattle may be allowed in specific parts if needed). See Sub-section 5.5 of this management plan for an aerial plan of the current grazing lease area.
1.5 Tangata whenua values

Te Oka Reserve lies within the ancestral lands of Ngāi Tahu, and in the contemporary takiwā (tribal area) of Wairewa Rūnanga.

Some Māori names are associated with areas connected or close to Te Oka Reserve and strictly not the area covered by the park itself. The two most directly connected ones are Pareāihe, which is the Māori name for the bay referred to as Te Oka Bay, and Te Kaio, which is the Māori name for Tumbledown Bay (this name is also held to be that of the small stream flowing into the bay, and taken from the name of the trees that grow there).

The native vegetation, waterways, springs, waterfall and places of ancestral and contemporary cultural interaction within the park area are considered by the mana whenua (Ngāi Tahu) as wāhi taonga (treasured sites) and/or wāhi tapu (sacred places).

1.6 Vegetation

Te Oka Reserve is of sufficient size and diversity to be a major bush conservation hub for the southern bays sector of Banks Peninsula, equivalent to Hinewai Reserve (privately owned) and Misty Peaks Reserve in the Akaroa area.

About seven hectares of old growth podocarp forest remains in the park. This old growth forest is a remnant of the original pre-European forest that once dominated the Peninsula. It is significant as there is less than one percent of old growth forest remaining on the Peninsula.

There is a considerable amount of tōtara regeneration, with trees of 3-5 metres in height scattered through both valleys in the park. All four of the common Banks Peninsula podocarps are present – that is, kahikatea, matai, lowland tōtara and Halls tōtara.

Three plant species that are listed on the New Zealand threatened plant list are present. One of these, a fern ally called Tmesipteris, has two identified populations in the park. It is, nationally, a very uncommon species and has been given a threat rating of ‘Nationally Critical’, which is the highest level of threat. There are only four other plant species in the Christchurch area with this level of threat rating.
1.7 Fauna

51 bird species have been recorded in recent times in the Te Oka Reserve area. This comprises 33 native and 18 introduced species.

Te Oka Bay stream has very high value for its freshwater fish presence (seven species) and Tumbledown Stream possibly even higher value due to it having nine.

1.8 Recreation use

Te Oka Reserve provides a relatively undeveloped, natural and remote experience for visitors, with a focus on informal and free public access.

The park has an excellent existing track network, including an easy grade Te Oka valley farm track by a stream and a central ridge track that is double fenced.

It has a number of features that makes it attractive for recreation. These include:

- A semi-remote natural landscape setting with attractive sea views;
- Proximity to two beaches (not part of the park) that have different characters. Tumbledown Bay has a large sand area and provides for excellent family swimming opportunities, with it arguably being the best swimming beach in the southern bays area of Banks Peninsula. Te Oka Bay is mostly used for surfing and is good for swimming during lower tide periods;
- A very scenic coastal area and headland, sea cliffs and mid to upper valley bush areas;
- Permanent streams in both valleys, with the Te Oka valley farm track following the stream course up that valley;
- Space for camping, and accommodation opportunities in Council owned buildings;
- A waterfall in Tumbledown valley.
2 ISSUES

2.1 Flora and fauna

Although around 700 hectares of Te Oka Reserve’s area has native biodiversity values, the majority of the mid to lower reaches of the park is in what was classified before the time of the purchase of the land by the Council as an acutely threatened land environment. Such environments have less than ten percent of their previous native plant cover remaining.

The focus for the future of the park, therefore, is on the regeneration of native (that is, occurring naturally in the Te Oka Reserve area) vegetation throughout the park, with acknowledgement of the necessity for a time for the management of modified areas, such as of former pastureland and exotic tree plantings. There is a prominent 14 hectare block of semi-mature Pinus radiata at the top of the Tumbledown catchment / near the summit ridgeline and Bossu Road.

In the lower parts of the park, and particularly in the coastal area portion, there has been notable impact on the native vegetation, although there remains native tussock and some native shrubs on the steep slopes below the road on the headland.

Management of Te Oka Reserve, with respect to native fauna, involves the maintenance, and even expansion of numbers, of native species of fauna within the park. It includes improvement of the habitat for native fauna.

Animal pests include possums. Possum control is currently managed under a Banks Peninsula wide scheme, with a rate gathered on all private rural properties. The level of control anticipated will be sufficient to reduce possum numbers to levels that reduce impacts on biodiversity and aid regeneration.

Other animal pests that at some stage may require some level of control include deer, goats, feral livestock, pigs, mustelids, rats, hedgehogs and hares.

2.2 Transitioning from a pastoral past

Further areas will be retired from grazing when the grazing lease expires in 2019. It is expected, though, that some carefully managed stock grazing will be continued in selected areas for pest plant and rank exotic plant growth control reasons. Any grazing will be carried out to benefit biodiversity and recreation opportunities. The primary aim is to support these two outcomes rather than provide economic benefit from pastoral returns. If grazing is returned to the upper parts of the Te Oka catchment these parts should not be
grazed heavily in order to avoid any severe impact on the remaining snow tussock and some herb species.

It is anticipated that under a conservation orientated grazing regime the land will rapidly wood over with non-palatable native trees and shrubs in the upper parts of the park, and more slowly at lower elevations. Eventually, the land can be largely destocked with the exception of the better tussock grassland areas, exposed spurs and coastal headland. It is noted that some controlled sheep grazing is needed for the maintenance of pasture areas before they become over run with rank grass and difficult for native species to establish. Retaining grazed spurs and tussock grassland is useful to retain the ecological values, views and reduced fire fuel loads in grassland environments.

There has been over 150 years of European interaction with the park landscape and this has been reflected through the Te Oka farm development, the farm buildings, the gardens around the homestead, the tennis courts and the woolshed. The opportunity is there for these to be experienced by the visiting public.

2.3 Catchment integrity and water quality

The retention of the remaining bush and the retirement of a good proportion of the land from grazing will potentially reduce soil erosion within the area.

A priority is to maximize waterway health for ecological reasons.

2.4 Holistic environmental management approach

The mana whenua reinforces the position that management of the different environments (land, fresh water and marine water) should be considered using a holistic approach - ki uta ki tai (from mountains to sea) - rather than compartmentalising and considering them in isolation. This approach acknowledges that any changes to land use have the potential to create effects on freshwater and marine environments.

For example, there are concerns about sediment discharges and land management activities impacting on water quality and interfering with the natural stream flow, and the products of this flowing into the harbor, with potential devastating effects on the condition of mahinga kai (Ngāi Tahu interests in traditional food and other natural resources and the places where those resources are obtained) and the mauri of Tangaroa (the life force or essence of the sea).
2.5 Wāhi taonga and wāhi tapu

The presence of wāhi taonga (treasured sites) and/or wāhi tapu (sacred places) are a consideration for the park’s management and use. There are a number of recorded archaeological sites adjacent to the park. Any earthworks within the park may reveal previously un-recorded archaeology.

2.6 Threat of fire

Wildfire in the park’s forest and tussock land areas is always a threat, especially following long periods of dry conditions.

2.7 Access and use

Physical access is required for visitors to experience and enjoy the park. Due to the distance, and elevation to cross over, from Little River, vehicle access to the park is required. The road on the park side is steep and unsealed at the lower elevations and often corrugated in dry conditions.

Being a relatively challenging park to access due to its steep topography and degree of remoteness, and also because it is not yet widely known, Te Oka Reserve has not to date faced the pressures of high public use.

The park’s size (being over 900 hectares) allows for the prospect of walking and biking opportunities in a rural environment with high natural values. The views across the Southern Bays from the summit ridge and high points are outstanding.

A network of walking and mountain bike tracks is needed to provide appropriate public access and recreational use. It is expected there will be an increased demand for access by a range of users – in particular, for mountain biking. Careful management of potential conflicting uses and overuse is important.

Te Oka Reserve ultimately could be part of a future network of publicly accessible private and public natural open space areas providing a route across Banks Peninsula, connecting with the Department of Conservation and Rod Donald Banks Peninsula Trust sponsored walks, and involving a walking experience easily occupying two or more days over a variety of terrain.

There is the potential for formal occupations to be granted to individuals or companies that provide non-exclusive tourism/recreation guiding opportunities through the park.
The question is - how much development should there be on recreational tracks in the park, to what standard should they be and to what use or uses should each be put to.

2.8 Facilities and utilities

An issue is around the resourcing, and provision, of facilities required or demanded as the consequence of an expected growth in public access to the park.

Te Oka Reserve should be kept as free as possible of new built structures in order to retain a public experience of a semi-natural scenic environment. Where structures are necessary, they should fit in visually with the park environment. It is expected, considering the land’s farming history, that there is already a good number of structures in the former farm homestead area and yards in the mid Te Oka valley.

Currently, two of the former farm buildings (a house and workers quarters) are able to be booked out for short term visitor accommodation. The workers quarters building is now a backpacker’s accommodation unit that has sixteen bunks, ablution facilities and a cooking and dining area. This facility is regularly let out to visitors. However, extra toilet facilities will be needed if it is to be rented to more than nine people at a time.

Figure 2  Te Oka farm cottage
3 Vision

3.1 Park Purpose

To protect and foster the unique environmental, landscape, biodiversity and historic values of Te Oka Reserve and provide for an outdoor semi-remote recreation experience for visitors.

3.2 Management Aims

- Protect and enhance natural values.
- Maintain and promote the historic features and cultural values.
- Facilitate appropriate access for people to experience and appreciate a natural environment in a semi-remote setting.

4 Management Objectives and Policies

4.1 Landscape and Environment

| OBJECTIVE: | 1 | Protection and enhancement of the natural elements of the park's landscape and environment |
| POLICIES: | 1.1 | The natural elements of the Te Oka Reserve landscape shall be protected and enhanced. |

*Comment: Landscape values include natural forest and other naturally occurring vegetation communities, with there being minimal development.*

| | 1.2 | Waterways, including their riparian margins, shall be planted, protected and managed as appropriate to maintain or enhance water quality. |

*Comment: Protection of waterways will enhance their value as taonga and increase habitat values.*

| | 1.3 | Structures in visually prominent locations shall be avoided. |

*Comment: An example of a visually prominent location is a ridge crest.*
4.2 Tangata whenua

**Objective:** 2 Tangata whenua values are recognised

**Policy:** 2.1 There shall be consultation or engagement, as required, with representatives of the Wairewa Rūnanga around issues and needs regarding the management of Te Oka Reserve.

2.2 An Accidental Discovery Protocol (ADP) shall be adopted, whereby, if any archaeological or cultural material, kōiwi (human remains) or taonga tuturū (protected Māori object) are found during work programmes on the park, work should be stopped and Wairewa Rūnanga and Heritage New Zealand contacted immediately for advice.

2.3 The business of protection, management and development of the park and its values shall take into account, recognise and support taonga species.

2.4 The harvesting of native vegetation or fauna by mana whenua, in accordance with tikanga, for traditional uses shall be supported but requires prior written permission of the Parks Manager in his or her full discretion, and following the receipt and consideration of advice from Council Parks staff, with the right to set any conditions of use.

*Comment:* Parks staff are able to advise the nature, frequency and location of any such harvest.

4.3 European history

**Objective:** 3 Farming history is recognised

**Policy:** 3.1 The Te Oka farm buildings, dwellings and gardens shall be acknowledged, managed, maintained and promoted to recognise their representation of European farming history.

*Comment:* These features are representative of a typical Banks Peninsula rural farming setup, and important in the overall park context.
4.4 Vegetation

**OBJECTIVE:** 4a Native vegetation is encouraged

**POLICIES:** 4.1 The native vegetation shall be actively protected, managed and enhanced.

*Comment:* Native vegetation protection, management and enhancement may be achieved in a number of ways, including the establishment of native species, removal of pest plants, appropriate stock grazing, management to reduce the risk of fire, and the allowance of natural processes.

4.2 Allowance of natural regeneration shall be the primary method to restore native vegetation in the park.

4.3 Vegetation that provides habitat for native wildlife shall be encouraged.

4.4 Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).

4.5 Exotic tree plantations shall be evaluated and considered for removal and replacement with native plant species.

**OBJECTIVE:** 4b Trees are safe for visitors

4.6 The management of trees in Te Oka Reserve shall be according to the Council’s standard practices of management, including managing the health and safety implications of the trees.

4.5 Fauna

**OBJECTIVE:** 5 Natural habitat for native fauna is enhanced and protected

**POLICY:** 5.1 The presence of native fauna shall be supported and increased through complementary natural habitat management.

*Comment:* Effective maintenance and improvement of the occurrence of native fauna will be the consequence of implementing other management objectives and policies to improve and maintain natural habitat by, for example, expanding and protecting native plant species and controlling pest plants and animal pests.
4.6 Fire

**OBJECTIVE:**

6 Wildfires are prevented or quickly suppressed if they occur.

**POLICIES:**

6.1 Fire breaks and set-backs shall be established where necessary and maintained.

6.2 Water supply ponds shall be considered and, where feasible, established and maintained.

6.3 No open fires shall be lit at any time in the park unless for authorised purposes by Council staff.

6.4 No camp stoves shall be used at any time in the park, except in camping areas and building designated for that purpose.

4.7 Grazing

**OBJECTIVE:**

7 Stock grazing is employed to optimise native biodiversity and recreation outcomes.

**POLICY:**

7.1 Stock grazing shall be confined to selected parts of Te Oka Reserve to control pest plant spread and encourage retention and expansion of native biodiversity.

7.2 Stock grazing in selected parts of the park shall be effective in controlling pest plant spread and supporting native biodiversity, and needs to align with recreation requirements and public access.

7.3 Where stock grazing is no longer required for native biodiversity maintenance or enhancement reasons, or is considered to be detrimental to the native biodiversity, in any part of the park it shall be discontinued in that part.
4.8 Recreation

OBJECTIVE:  8a Public recreational activities are encouraged and facilitated where appropriate

POLICIES:  8.1 Free public access for walking, and mountain biking and horse riding on tracks or trails identified for those uses only, shall be provided.

Comment: Mountain biking and horse riding is only permissible on certain tracks.

8.2 Walking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.

8.3 Visitor experience and recreation support facilities, including, for example but not limited to, information boards/signs, track markers, look-out points, bridges and seating, shall be provided as required.

OBJECTIVE:  8b Certain activities are controlled

8.4 Motorised vehicles, including but not limited to cars, four-wheel drives, motorbikes and farm bikes, shall not be allowed within the park area, unless they are on a formed road or in a car park identified for that use, with the exception of Council, or Council authorised, vehicles.

8.5 Dogs, with the exception of working and other dogs under the control of the grazing lessee, shall not be permitted in Te Oka Reserve at all times.

Comment: The Christchurch City Council Dog Control Policy 2016 identifies Te Oka Bay and Tumbledown Bay as areas where dogs are prohibited to protect wildlife values, particularly seals and endangered birds, including penguins.

8.6 Hunting shall not be permitted at any time, with the exception of Council authorised animal pest control.
8.7 Camping in Te Oka Reserve shall be in accordance with the Council’s Parks and Reserves Bylaw.

Comment: Clause 11 of the Christchurch City Council Parks and Reserves Bylaw 2016 states that “no person may camp in a reserve unless it is in an area specifically set aside by the Council for camping, and the person has paid any camping fees set by the Council from time to time; or that person has obtained the prior written permission of an Authorised Officer to do so.”

4.9 Commercial activities

OBJECTIVE: 9 Commercial activities on the park are compatible with the park purpose and do not limit public access

POLICY: 9.1 Commercial activities that are consistent with the park’s direction and reserve purpose shall be considered for approval for the commercial operator to occupy and/or operate on the park.

Comment: Examples are guided walking and provision of outdoor education opportunities, visitor/walker accommodation, farm stays and tent camping sites.

4.10 Access

OBJECTIVE: 10 The park is readily accessed by the public

POLICIES: 10.1 Public formed roads shall provide continuous access to Te Oka Reserve.

Comment: The access roads are on the perimeter of but outside the park. They include the main one, which is Te Oka Bay Road, and Gap Road, both of which come off Bossu Road running along the main dividing ridge above the park. They fall outside the scope of this management plan in terms of their development, operation and maintenance. Alternatively, visitors can leave their vehicle at the top of the park on Bossu Road and access the park from there so as to avoid having to drive down Te Oka Bay Road.
10.2 Vehicle parking/turning areas shall be provided, where practicable and there is sufficient park space, at key park entrance points, such as at view points and walking track entrances.

Comment: These areas shall be minimal and relatively undeveloped, such as with a gravelled surface only. Some, or part, may be on legal road and are therefore outside the jurisdiction of this management plan.

10.3 Attractive, adequate, clear and informative directional and destination signage that is in accordance with the Council’s signage guidelines shall be provided.

4.11 Utilities

OBJECTIVE: 11 Necessary utilities are provided for in the park

POLICIES: 11.1 Utilities necessary to service the park’s operation and use shall be provided as determined by Parks staff and where consistent with an approved landscape plan.

Comment: An example of utilities that may be provided are toilets.

11.2 Utilities shall be visually compatible with, and developed and managed to protect, the park’s semi-natural environment.

Comment: This may be achieved, for example, with sympathetic colour schemes and screening plantings of built structures.
4.12 Buildings

OBJECTIVE: 12 Buildings exist only if have heritage value and/or benefit the park and do not impact on the park’s natural environment

POLICY: 12.1 Existing buildings that are deemed of value and/or are necessary to service the park’s operation and use shall be retained.

Comment: Examples of existing buildings are ones used for current grazing operations and visitor accommodation. These are the former farm buildings.

12.2 Proposed new buildings that support and enhance visitor use and enjoyment of the park shall be considered if consistent with an approved landscape plan.

Comment: This is to ensure minimal buildings and structures in the park.

4.13 Connections

OBJECTIVE: 13 Physical connection with neighbouring/nearby open space areas/uses is fostered

POLICIES: 13.1 Physical shared track connection points on the park boundary shall be considered.

Comment: These track crossing points can be jointly developed to provide seamless passage for walkers, mountain bikers and horse riders.

13.2 Interpretation and information resource development shall be shared with neighbours providing public open space experiences.

Comment: Signage, interpretation, maps, brochures and environmental messaging are examples of such shared resources.
4.14 Interpretation

OBJECTIVE: 14 The public are well informed on the values and attributes of, as well as threats to and other information about, Te Oka Reserve

POLICY: 14.1 The interpretation of the park’s values, attributes and threats shall be provided for and encouraged.

Comment: Such interpretation may cover landscape and environment, Māori values, European history, fire risk, visitor experience and park access. It may be in the form of, for example, signage, information boards, brochures, maps and website information.

4.15 Community involvement

OBJECTIVE: 15 The community participate in the enhancement and promotion of Te Oka Reserve

POLICY: 15.1 Public participation shall be encouraged by providing volunteer opportunities in Te Oka Reserve.

4.16 Monitoring and Research

OBJECTIVE: 16 The park’s effectiveness and condition, and needs, over time are well understood

POLICY: 16.1 Appropriate monitoring and research programmes shall be allowed and encouraged.

Figure 3  Te Oka (left) and Tumbledown Bays
5  BACKGROUND INFORMATION

5.1  Land status

_Figure 4  Land parcels_
The white dashed line on the aerial plan in Figure 4 represents, approximately, the high tide mark, which is technically the line of Mean High Water Springs (MHWS).

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5.2 District plan zoning

The land Te Oka Reserve is on is zoned Open Space Natural (ON) in the Christchurch District Plan. This zone recognises natural, ecological, scenic and outdoor recreation values. The zoning ensures that there is protection and enhancement of biodiversity, landscape, cultural and historic heritage values, and that the natural open space environment is accessible and can be experienced through a range of compatible recreation activities.

Most of the park falls within the Banks Peninsula / Te Pātaka o Rākaihautū Significant Landscape Rural Amenity Landscape 1.0 area.

The reaches of the park below an elevation of 170 metres is in the coastal environment.

Te Oka Reserve falls within an area of high natural character in the coastal environment identified in the Banks Peninsula Landscape Study 2007 (reviewed in 2015) as part of Landscape Character Area 24 (Southern Bays Coastal Area / Poranui ki Timutimu). The natural character qualities of Area 24 include:

i. An isolated, rugged, coastal landscape with a continuous area of very high natural character.

ii. Areas of outstanding natural character comprising freshwater dunes and native vegetation that contrasts with the surrounding more open farmed landscape.

¹ Subject to Section 17 of the Reserves Act 1977
² Christchurch City Council
iii. Significant Ngāi Tahu coastal settlements and mahinga kai areas including Te Kaio (Tumbledown Bay), Pireka (Peraki Bay) and Whakamo (Whakamo Bay).

Of the part of the park in the coastal environment, the higher/inland portion (see the blue area on the map below) is in the Natural Character in the Coastal Environment 1.0 area.

The lower/seaward portion (yellow area on the map below) of the part of the park in the coastal environment extends down to the coastline and is in the area covered by High Natural Character in the Coastal Environment 24.1.

**Coastal Natural Character**

**KEY:**

**A:** Te Oka Reserve
(dark green dashed boundary line / light green transparent fill)

**B:** District Plan Coastal Environment
(contained by solid blue line)

**C:** Natural Character
(blue transparent fill)

**D:** At least High Natural Character
(green-yellow transparent fill)

**E:** Outstanding Natural Character
(pink solid fill)

*Note:* Drawn area boundaries shown on the map above are approximate only and derived from Planning Map R8 in the Christchurch District Plan.
5.3 Māori values

The noting of tangata whenua values has been informed through a Cultural Values Report (CVR) mandated by the Wairewa Rūnanga.

The information contained within this report is based on available literature and conversations held with Wairewa Rūnanga, Mahaanui Kurataiako Ltd staff and Christchurch City Council staff.

Wāhi ingoa (Place names)

Māori place names exemplify the Māori relationship with the landscape. Several names are associated with the Te Oka Reserve locality:

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<td>Te Pātaka o Rākaiahuātū</td>
<td>Banks Peninsula.</td>
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<tr>
<td>Pareāihe</td>
<td>The Māori name for the bay, referred to as Te Oka Bay (Andersen 1927). The name Te Oka refers to a peak on the southeast side of Wairewa/Lake Forsyth (Andersen: 1927).</td>
</tr>
<tr>
<td>Te Kaio</td>
<td>The Māori name for Tumbledown Bay. Te Kaio is also the name of the small stream flowing into the bay. The name Te Kaio is derived from the trees that grow there (Andersen: 1927).</td>
</tr>
</tbody>
</table>

Ara tawhito

A network of Ngāi Tahu trails are known throughout the South Island (Te Waipounamu). These functioned among as corridors for whānau and hapū travelling on seasonal migrating mahinga kai initiatives, enabling the maintenance of links between settled and frequently visited areas. A number of trails transecting and accessing the bays of the coast on the south side of Banks Peninsula / Te Pātaka o Rakaihautū are known to mana whenua.

Waitai / Coastal water

Māori see water (waitai (sea water) and wai māori (freshwater)) as central to all life. It is a taonga cared for and passed on by ancestors to provide and sustain life. It is the present generation’s responsibility to ensure this taonga is in the same, or an improved state, for future generations.

The whole system approach to kaitiakitanga, ki uta ki tai, reinforces the need to address the impacts upon the coastal waters (waitai).
5.4 Weather

Rainfall varies with elevation, from an annual average of 760-890 millimetres at the former homestead in the Te Oka valley to 1300 - 1500 millimetres at the highest part of the park on Bossu Road. Particular aspects of the climate are the cold southerly winds to which much of the park is exposed, the occasional snowfalls at higher elevations, and the much warmer, almost frost free, conditions down at Te Oka Bay on the coast.

Typical of many Banks Peninsula properties in the outer bays, Te Oka Reserve has higher, colder, wetter country on “the tops”, a slightly drier mid-zone, and an area of “points country”, low in both elevation and rainfall, down near the coast.

5.5 Pastoral

The grazing lease area at the time of preparation of this management plan covers 533.60 hectares (the boundary is shown in yellow on the following aerial plan). The lessee occupies the former farm buildings on site and currently has the right to take paid bookings for short term visitor accommodation in two of the former farm buildings - a house and a backpacker’s accommodation unit.

Figure 5. Te Oka valley track
In general, public access for non-motorised recreation is permitted along paths or tracks throughout the leased area, except for within the farm building, yards and holding paddock areas.

5.6 Park utilities

Stock water is from natural sources on the middle and higher land. Water is reticulated to troughs on the lower country. A small irrigation system supplies water to one 17 hectare paddock on the lower slopes using a K-line system.
5.7 Recreation and tourism

The park has a well formed track network, including gentle access up the Te Oka valley and from the Te Oka valley floor to the central ridge. The central ridge is double fenced from the top to near the bottom. The top of the coastal headland is of gentle gradient.

5.8 Buildings and facilities

The current property improvements in Te Oka Reserve were derived from the land's development and use as a farm. They include fences, formed access tracks, shearing shed and covered yards, a relatively new concrete bridge over Te Oka Stream (installed by the Selwyn Plantation Board to provide secure vehicle access to the woolshed facilities), two residential buildings and outbuildings, backpacker's accommodation and farm sheds. Most of the fencing is in reasonable condition and the access tracks are mostly good with many passable by four wheel drive vehicles in dry conditions.

Overall, the buildings are in good condition and, with ongoing normal maintenance, such as exterior painting and minor repairs, they should continue to serve in their current usage for a number of years.

5.9 Reserve land origins

The land that is now Te Oka Reserve was for many years the 903 hectare extensive pastoral property that was Te Oka Bay Farm.

The Selwyn Plantation Board Ltd (SPBL) purchased the land in 2004 with the intention of planting plantation forest. However, there was considerable public opposition to the proposed planting.

In 2009 the Christchurch City Council purchased the property from SPBL for the purpose of it being a public park, with the aim to protect and enhance the biodiversity and natural landscape, and to provide recreational opportunities in a natural setting. The land, upon purchase, was vested in the Council as a recreation reserve for public recreational use and to protect the natural landscape.
6 FURTHER READING

Anderson (1927). *Place-names of Banks Peninsula: A Topographical History.*
12p.
Ngāi Tahu cultural maps & 1880 ethnographic and historic texts.


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7 APPENDICES

7.1 Aerials and maps

Figure 6  Park locality on Banks Peninsula east of Christchurch

Te Oka Reserve is one of a number of publicly owned natural areas that lie within what is still a significantly extensive farming environment.

These natural areas include Department of Conservation administered scenic reserves - Magnet Bay Scenic Reserve (33.2502 hectares) to the west, Te Oka Scenic Reserve (19.2428 hectares) to the north, Devils Gap Scenic Reserve (49.1321 hectares) to the east and Peraki Bay Scenic Reserve (18.8332 hectares) to the south-east. There are others further to the east (see Figure 6).
Te Oka Reserve Management Plan (DRAFT)

Figure 7: Nearby reserves

Department of Conservation reserves: Magnet Bay Scenic Reserve, Te Oka Scenic Reserve, Peraki Bay Scenic Reserve, Devils Gap Scenic Reserve, Saddle Hill Scenic Reserve, Peraki Saddle Scenic Reserve, Carew Peak Scenic Reserve, Long Bay Scenic Reserve.

Christchurch City Council reserve: Te Oka Reserve

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Christchurch City Council
Figure 8. Park map

Te Oka Reserve Management Plan [DRAFT]
## 7.2 Key Species found in parts of the Te Oka Reserve SEs

<table>
<thead>
<tr>
<th>Category</th>
<th>Species common name (Conservation Status*)</th>
<th>Species Latin name</th>
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<tbody>
<tr>
<td>Nationally At Risk plant species</td>
<td>Banks Peninsula fork fern (A, E)</td>
<td><em>Tmesipterys horomaka</em>¹</td>
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<td></td>
<td>Grassland Spaniard (C)</td>
<td><em>Aciphylla sublabellata</em></td>
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<td></td>
<td>Bloodwood (C)</td>
<td><em>Coprosma virens</em></td>
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<td>Banks Peninsula sun hebe (C, E)</td>
<td><em>Heliohebe lavaudiana</em></td>
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<td></td>
<td>Banks Peninsula hebe (D, E)</td>
<td><em>Hebe strictissima</em></td>
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<tr>
<td></td>
<td>Yellow rock groundsel</td>
<td><em>Senecio glaucophyllus subsp. basinudus</em></td>
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<tr>
<td>Plant species that are “uncommon to rare or very local” on Banks Peninsula</td>
<td>Common maidenhair</td>
<td><em>Adiantum cunninghamii</em></td>
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<td></td>
<td>Colenso’s hard fern</td>
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<td>Triangular hard fern</td>
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<td>Swamp sedge</td>
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<td>Purei</td>
<td><em>Carex secta</em></td>
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<td>Climbing fuchsia</td>
<td><em>Fuchsia perscondens</em></td>
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<td>Pennywort</td>
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<td>Leatherleaf fern</td>
<td><em>Pyrosia elegans</em></td>
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<td></td>
<td>Leathery shield fern</td>
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<td>Bush rice grass</td>
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<td>Slender mountain daisy</td>
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<td>Dwarf rush</td>
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<td>Crape fern</td>
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<td>Creeping clubmoss</td>
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<td>Spider orchid</td>
<td><em>Nematoceras trilobus</em></td>
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¹ Sites of Ecological Significance.
### Species common name (Conservation Status*)

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<td>Poesia scaberula</td>
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<td>Senecio wairauensis</td>
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<td>Uncinia affinis</td>
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<td>Geotria australis</td>
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### Stream fresh-water species classified as Nationally Threatened or At Risk

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<th>Species</th>
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<td>Koaro (C)</td>
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<td>Inanga (C)</td>
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<tr>
<td>Bluegill bully (C)</td>
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<tr>
<td>Freshwater invertebrate species (B)</td>
</tr>
</tbody>
</table>

*Conservation status:

- **A** Threatened - Nationally Critical
- **B** Threatened - Nationally Vulnerable
- **C** At Risk - Declining
- **D** At Risk – Naturally Uncommon
- **E** Endemic to Banks Peninsula

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### 7.3 Taonga species

As well as for a number of other species, the Te Oka stream provides vital habitat for many native freshwater taonga species. Tuna (*Anguilla dieffenbachi, Anguilla australis*), inanga (*Galaxias sp.*), kōraroo (*Galaxias brevippinis*), piripiriōhau (torrent fish / *Cheimarrichthys fosteri*), tipokopoko (bullies including blue-gilled, red-finned and common / *Gobioscaphus sp.*) and kanakana (lamprey / *Geotria australis*) all have been documented in this stream. A spawning location of kanakana has been identified in a neighbouring stream so it is likely that this second stream is also important for this species.
Te Oka Reserve Management Plan (DRAFT)

The wider Banks Peninsula area was once a native forested landscape but is now a largely altered area. However, there are small remnant forest patches, as well as some areas of native flora regeneration. Of particular significance, both culturally and ecologically, on the south-west coast of Banks Peninsula is the population of pikao (pingao / golden sand sedge / Desmoschoenus spiralis). Pikao is regarded as a taonga by the tangata whenua as it is one of the four native fibres used for raranga or weaving. Pikao is commonly used in tukutuku panels, which adorn the walls of many wharenui, and is also used to weave kete (bags), whariki (mats) and pōtæ, as well as other items. This taonga was once widely distributed but it is now patchily distributed, and populations are often in decline. The only significant population of pikao on Banks Peninsula exists in the Tumbledown/Te Kaio Bay area.
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<td>Department of Conservation</td>
<td>Yes</td>
<td>34</td>
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<td>19</td>
<td>Peninsula Tramping Club</td>
<td></td>
<td>39</td>
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<tr>
<td>20</td>
<td>Richard Kimberley</td>
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<td>21</td>
<td>Banks Peninsula Conservation Trust</td>
<td></td>
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<td>22</td>
<td>Friends of Banks Peninsula Incorporated Society</td>
<td>Yes</td>
<td>54</td>
</tr>
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<td>23</td>
<td>Rod Donald Banks Peninsula Trust</td>
<td>Yes</td>
<td>56</td>
</tr>
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<td>24</td>
<td>Jan Cook</td>
<td>Yes</td>
<td>87</td>
</tr>
<tr>
<td>25</td>
<td>Banks Peninsula Track Ltd</td>
<td></td>
<td>89</td>
</tr>
</tbody>
</table>

No. to be heard: 6
1 Gunther Hammer

Worthwhile of protective park status.

2 Adrian Cogle

Agree with proposed plan however would like to see section included on carbon sequestration. Climate Change may well be a defining issue for our age. So were opportunities exist there is an imperative to act. There are economic and biological implications arising from undertaking this. Action requested “To engage with Landcare research to scope any current or future possibilities for carbon credits.” (See Hinewai video clip)

I would also like to see a statement of encouragement supporting future land acquisition, as resources and time provide, that bolster the objectives of the reserve particularly as they may serve as connecting conservation/scenic corridors across the wider landscape.

3 Andrew Mckay

The plan says support some native planting. I disagree, it should support a lot of planting. This entire area should aim to be in native plants.

4 Mike Sargeant

Stony Bay Road is a very dangerous shingle single track, any increase in traffic generated by the reserve would need to be countered by roading upgrades or improvements.

5 Jeff Hamilton

All roads near this reserve should be a no freedom camping area as fire is one off the biggest threats to any regenerating area including Hinewai.

6 Cameron Bisset

It will be great to see walking tracks and mountain bike tracks developed in this area as it has outstanding natural beauty and history, and will be another string to the Akaroa tourism bow.
7 Jack & Charlotte Gibbs
Submission content

We own the property to the west of Misty Peaks on the other side of Lighthouse Road. About half of the area is a private reserve, with grazing now excluded; And the other half, the length nearest the Flea bay junction, is still grazed. We are extremely keen on native flora and fauna, hence the large area of reserve. We have an extensive network of traps to reduce the predator population. This includes a line of 20 mustelid traps from one end of the property to the other (north to south) with an additional line of 4 down Haylocks Road. To control Possum, we have a dozen Tims and Possum Master traps around the house and an extensive network of feratox (Charlotte has a licence) bait stations along our farm tracks, including those that run parallel with Lighthouse Road. Last year we caught over 250 possums with a significant proportion being near Lighthouse Road.

Our policy with gorse has been to focus on invasions where they are in the areas we graze or are above and nearby to areas we graze. Gorse deep in our reserves where it will soon be overrun by natives is left to itself.

So as your neighbour, we would love it if you were to pursue a similar and complimentary programme of predator control; And also keep gorse under control along our boundary, especially where we are grazing on the other side.

We have been in touch with Paul Devlin, who was extremely helpful and encouraging when we moved here. We updated him a few months ago, as so he knows the situation and at a practical level is keen to work with us once the plan has been completed. However, having read the draft plan it appears very light on detail and maybe even a little vague about what predator control and invasive weed management will take place. I have never been involved in this kind of process before, but I suspect that the more rigorous the targets in the plan the easier it will be for everyone thereafter.

I also feel that as a general point, with so much land now dedicated as reserve in this part of the Peninsula the improvements in flora we are seeing are also improving the habitat for invasive predators which consequently means that we have to be more vigilant and better organised in our control.

With respect to animal pest and pest plant control and management in Misty Peaks Reserve, the intention of the reserve management plan is to focus on overall management direction without duplicating already established processes and plans, such as the existing Peninsula wide scheme for possum control and the Christchurch City Council Pest Plan and Environment Canterbury (ECan) Regional Pest Management Plan. However, these are referred to in the draft reserve management plan, and it is emphasised in management policy that programmes in accordance with these organisational plans will be followed.
Jack & Charlotte Gibbs
Submission content

I have been thinking some more about the plan and would like to attend the hearing in Akaroa and speak in support of my submission.

My biggest fear remains that if managing the Misty Peaks Reserve is treated as ‘business as usual’, then Paul Devlin won’t be given enough resources to do the job properly.

For example, this winter the periodic possum control managed by ECAN that is paid for out of our rates took place on our property. They caught 8 possums. Since the beginning of October, we have caught over 25. As you can imagine I am a little nervous when you mention that the existing predator control programmes under CCC and ECAN will form the template for Misty Peaks; And fear that it will simply become a reservoir for predators to breed in - especially when the neighbours, like us, are working hard and creating a great habitat for predators to migrate too.

As an active participant in the Wildside programme of BPCT I feel that this would be counterproductive.

Council officer suggestion

Council officers advise that the planning for Misty Peaks Reserve does need to follow the established programmes for animal pests and pest plants, without doubling up on these. The Council is also a collaborator on the Wildside Project. This framework, plus management of the park, should allow for the highlighting of any particular control needs for the park area.
8 Simon Parks, 9 Richard Kimberly

Submission content

8 Simon Parks

I agree with the proposed above with one exception: I don't agree with the statement regarding applying a “Hinewai Reserve example of “hands-off” approach for planting and regeneration”. Unless there is good research or evidence to suggest that this is the most effective way of reinstating natural environmental conditions.

9 Richard Kimberly

It would be great to have a walking/mountain biking track that runs above and below the large pine plantation that would connect Stony Bay Rd to Flea Bay Rd. It would enable you to do a circuit from Flea Bay Rd to Stony Bay Rd & back again.

Also, a track from below the Pine Plantation to connect with the current track that comes up from Aylmers Valley.

N.B. The current track behind the Pine Plantation is very steep in places and slippery after rain. A more direct track along the top of the Pines would be better.

See attached diagram.

Council officer suggestion

This was a public suggestion from the issues gathering consultation in mid-2017 and included in the list given on the Have Your Say web page for the consultation on the draft reserve management plan. It is not a statement of how the Council will approach planting and restoration in the park. Instead proposed Management Policy 4.2 states: “Allowance of natural regeneration shall be the primary method to restore native vegetation in the park.”

The need for a network of tracks in the park is noted in the issues section of the draft management plan. Draft management policy provides for this to happen; however, establishment of tracks will need to be raised in future budgeted development programmes.
10 Brenda Reading, 11 Bele Malik, 12 (no submission)

Submission content

10 Brenda Reading

Consider a park WITHOUT cycling, as every other park includes them, prioritise heels over wheels.

11 Bele Malik

I support the plan, especially the point about horse riding /trekking. I think it is important to consider the horse riding group as well, because there is an increasing number of people who enjoy riding out, when the facilities are there. (For example, Bottle Lake Forest). As a horse rider I travel quite some distances from Christchurch to get to worthwhile riding location (St. James, Cavalcade Otago, Lake Heron for example). I would be very happy to have another destination where I could take my horses. I also think walkers and riders get along very well. Often people are very pleased to see horses and sometimes I even give some kids a ride which always makes them smile. Further, bikes and horses can be tricky if a fast bike track crosses a horse trek, but if a bike approaches a horse from the front or the back and there is enough space to let one party pass by the horses are mostly used to that. - Having access to public riding in the hills is sought after by riders, because it makes the horses fit and riding hills is a healthy way to do so, because the horses are encouraged to use their hind legs. - A float car park for horses with access to water would be fantastic, but otherwise horse rider might bring their own water for their horses.

- Although not all horse riders are organised in clubs or groups, there are still many individual riders who enjoy public treks and riding places. Please consider the horse riding community :)

12 ++

[NOTE: There is no Number 12 submission]

The objective (Management Objective 8a on Page 20 of the draft reserve management plan) is to encourage and facilitate, where appropriate, recreational activities, and this can, and should, include a range of activities.

Access for horse riding is covered in management policy in the draft plan (proposed Management Policy 8.4 on Page 21 of the draft reserve management plan) but only on, yet to be, identified/established routes where it is appropriate and not impacting on the environment and other users.
but could you also for accuracy note the error on your ‘have your say’ pamphlet:
On the back page (as marked), Top – the labelled peak in the distance is Toratereku/Shaky Bay Peak 806m on Hinewai Reserve — and at the bottom you say Consultation is open until 5pm 
Tuesday 18 December 2019 when you obviously mean 2018.

Comments on names
(Pages 3 [ Fig 1], 9, 11, 28, 32, 37, 41
Te Piki o Te Ake
I’m mystified as to why you apply the name Ōtoki to Flag Peak, when it has for a long time been applied to Berard, the prominent 740m peak some 600m NE along the ridge from Flag Peak which you refer to enigmatically as Trig ASN3 but which is called on all the topo maps I have as Berard Trig C2. This usage is clear in Anderson’s Place Names of Banks Peninsula and in Ogilvie’s Place Names of Banks Peninsula and the Port Hills. Maybe you have a conflicting opinion from the Runanga, but if so you need to clarify it or explain it as it is contrary to many decades of usage and if it is a valid correction it needs to be justified.

Council officer suggestion
The submitter is correct as to the peak in the view on the pamphlet. This error is not duplicated in the draft reserve management plan.

There is a complex, and arguably confusing, account of the historic and contemporary naming of four high points on the summit ridge crest above, and (viewing from the north-west) to the left and right of, the prominent pine plantation. Council officers note, through research, that there has been an apparent local interpretation of peak names that is different to the Runanga’s view point.

In summary, Council officers make the following notes:
1. The Map of Banks Peninsula showing surviving European and Māori place-names from Place-names of Banks Peninsula by Anderson 1927 shows the peaks in the submitter’s drawing (his stated names in brackets) as C2 (Ōtoki - Berard), Flag Peak (Flag Peak) and Mt Bernard (Oteauheke - Brasenose).
2. Land Information New Zealand (LINZ)'s toposheet map NZTopo50-BYZS Edition 1.02 Published 2014 shows the respective peaks as ASN3 (this is a trig survey (geodetic) mark reference), Flag Peak and Brasenose.

Misty Peaks Reserve submissions analysis
3. Council officers note that Trig ASN3 cannot be seen from Akaroa township, it being blocked by a mound on the mid-reaches of the spur coming down from a point on the summit ridge crest between the trig point and Flag Peak. Instead, there is a point on that spur just to the left of the end of the pine plantation that is viewable from Akaroa as the apparent highpoint. This equates to the point that is recorded as the official name of Berard in Land Information New Zealand (LINZ)’s New Zealand Gazetteer of place names. The gazetteer notes the Māori name for this is Ōtoki and that the location is uncertain.

4. Land Information New Zealand (LINZ)’s New Zealand Gazetteer of place names records the peaks as follows:
   a. **Trig ASN3 / the peak of Berard** – strictly, these are not one and the same place; however, the geodetic mark reference coded ASN3 is for a mark named C2 Berard at 790 metres; whereas the official name for the “peak” (that is, the above mentioned spur point) at 806 metres is Berard / Ōtoki. **Council officer suggestion** 1 – although the highpoint of the summit ridgeline in Misty Peaks Reserve is occupied by a geodetic mark named C2 Berard, Council officers suggest it remain referred to in the reserve management plan as Trig ASD3 to be consistent with the topographic map and to avoid confusion with the peak / spur point officially named Berard and the one unofficially known as Flag Peak (described next). Also, as this peak / spur point named Berard is not a prominent point on the ridge skyline it is considered still appropriate by Council officers to not be shown on the reserve management plan maps.
b. Flag Peak – This is, arguably, the most prominent (and highest at 809 metres) high point in the centre of the summit ridge line running through Misty Peaks Reserve and is actually situated in Armstrong Reserve. Ōnuku Rūnanga, through the supplied Cultural Values Report for Misty Peaks Reserve prepared on behalf of the Rūnanga by Mahaanui Kurataiao Ltd, notes that Ōtoki is the Māori name for Flag Peak. **Council officer suggestion 2** – Retain the combined name of Flag Peak / Ōtoki. In the future it may be appropriate for the name of this peak to be officialised, although that will be a matter for the Department of Conservation to action, as land administrator (for Armstrong Reserve).

c. Brasenose / Ōteauheke – At 785 metres, Brasenose is an official name, with the New Zealand Gazetteer stating that this is a name of local usage but that maps gave the name as Mt Berard (one map in particular is the Map of Banks Peninsula showing surviving European and Māori place-names (from Place-names of Banks Peninsula by Anderson 1927)). The above-mentioned Cultural Values Report states that Ōteauheke is the Māori name for this peak. **Council officer suggestion 3** – No change required.
Submission Page 3

Pakaiariki – the spelling and location of this name is very confusing. Various forms of it have been variously applied to a stream on the north side of Akaroa (Grenen Stream) and to "Childrens’ Bay", I'm surprised to see it applied to Aylmers Stream but maybe this is also on advice from the Runanga. I do think that on page 28 you spell an associated word Hinepakaiairiki when I think you mean Hinepakaiariki. On page 32 you misspell Hinawai. It should be Hinewai.

Council officer suggestion

The references to these Māori place names in the draft reserve management plan was taken from the provided Cultural Values Report (reference: Subsection 5.3 Māori values on Page 28 of the draft reserve management plan and included below).

Wāhi ingoa (Place names)

Māori place names exemplify the Māori relationship with the landscape. Several names are associated with the Misty Peaks Reserve locality.

<table>
<thead>
<tr>
<th>Māori name</th>
<th>Area covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Te Pātaka o Pākaiairiki</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Ōteauheke</td>
<td>Ōteauheke is the Māori name for Brasenose (Anderson:1927).</td>
</tr>
<tr>
<td>Ōtoki</td>
<td>Ōtoki is the Māori name for Flag Peak, which was formerly known as Mount Berard (Anderson: 1927).</td>
</tr>
<tr>
<td>Pākai-āriki</td>
<td>Pākai-āriki is a stream located in Akaroa Township. Vangioni records that Hinepakaiariki is the name of the creek that runs down Aylmers Valley past Bruce’s Hotel. This may be the same name as Pakai ariki (Anderson:1927).</td>
</tr>
</tbody>
</table>

Council officers note that the above references to Pākai-āriki and Hinepakaiariki are arguably speculative with respect to being a Māori name for Aylmers Stream. Council officer suggestion 4 – Retain the references in Section 5.3 (Māori values) of the draft reserve management plan but remove the reference to Pākaiariki in the first paragraph on Page 11 of the draft plan, as follows:

Several Māori names are associated with the Misty Peaks Reserve locality. These include Ōteauheke for Brasenose, and Ōtoki for Flag Peak; and Pākai-āriki for the creek that runs down the Aylmers Valley into Akaroa.

The spelling for Hinewai Reserve referred to in the second paragraph of Subsection 5.9 Reserve land origins on Page 32 of the draft reserve management plan will be corrected.
You are a bit inconsistent on figures and in text with marking Māori long vowels with macrons. Will this list below help you make a global check to get them all right? [I.e. I list all the ones I noted where macrons were omitted in error]:

- Weta
- Tī toki
- Tō tara
- Kōkopu
- O tānerito
- Pō hatu
- Onuky
- Mātai

Also note tipuna singular tipuna plural
- Tūpuna " (ancestor)
- Tūpuna " (ancestors)

Sorry to be so pedantic but these details are important. Aroha ka te Reo!

One other spelling correction, in English page 12 publicly not publically and on page 33 Andersen not Anderson.
The last paragraph on page 9 shows the unusual bias from a car-addicted car-obsessed society which believes motorised transport is essential for any journey longer than a few horizontal kilometres or a couple of vertical hundred metres. Misty Peaks Reserve is well within walking or biking distance from Akaroa, Fortunately hundreds of people still use their legs and their brains; walk or bike there without thinking they are doing anything unusual.

Council officers state that the intention was to describe in general the topography of the summit ridge but acknowledge need to clarify that part of the ridge line, including Flag Peak, lies in Armstrong Scenic Reserve. **Council officer suggestion 5** – Make the following changes to the second paragraph on Page 9 of the draft reserve management plan:

The name Misty Peaks is derived from a Māori name (Ōteauheke, translating as ‘the place where the mist comes down’) for the Brasenose/Flag Peak area. This area contains two of the highest peaks in the park. These are Brasenose (785 metres), **which lies in Misty Peaks Reserve**, and Flag Peak (809 metres), **which is in Armstrong Reserve**.
13 Hugh Wilson
Submission content

Counil officer suggestion

Council officers acknowledge that it is probably simpler and clearer to refer to the Akaroa Volcano as that. **Council officer suggestion 6** – Make the following changes to Subsection 1.3 on Page 10 of the draft reserve management plan:

Misty Peaks Reserve provides the scenic backdrop for much of the Akaroa skyline. It is in a prominent location straddling the eroded crater rim of the ancient, now extinct, Akaroa shield volcano.

The pertinent sections of the draft reserve management plan will be updated accordingly.

Misty Peaks Reserve submissions analysis
Item No.: 4

Hearings Panel
11 March 2019

Council officer suggestion

**Council officer suggestion 7** – That the submitter suggested text additions be made to the last paragraph on Page 12 of the draft reserve management plan, as follows:

Gorse, in particular, is the main pest plant of concern for the park. However, it could be considered an ally rather than a problem. Minimum interference management on the adjoining Hinewai Reserve over three decades has demonstrated the effectiveness of gorse as a nurse crop in the restoration of native forest on Banks Peninsula, especially in these areas of higher rainfall.

**Council officer suggestion 8** – That the first paragraph on Page 13 of the draft reserve management plan be replaced with the submitter’s suggested text, as follows:

Long term, it is desirable that corridors of boundaries with other properties are allowed to become filled with native shrubs and trees so as to prevent future gorse invasion through the shading out of native plant seedlings. This approach, however, will only be possible if adjoining land owners follow a similar path.

Gorse and broom along boundaries where neighbours are maintaining weed-free pasture will need to be eliminated, as required under Pest Management Plan rules, and also to maintain stockproof fences. There may be places where neighbouring agreement would allow native regeneration on both sides of the boundary fence, although the fence itself needs to be kept clear, in order to be well-maintained.
13 Hugh Wilson
Submission content

Much of the snow tussock vegetation occupies land that was forested in the past, the snow tussock having expanded on to gentler terrain from its previously much more limited sites on steep bluffs after clearance by Polynesian burning, and to a lesser extent by European burning in the 19th century. Left ungrazed and undisturbed, shrubs and trees will gradually reinvade the tussockland in a steady trend back into forest. The snow tussock vegetation has much intrinsic value for biodiversity, landscape and historical reasons, but this succession back into shrubland and then forest should not be interfered with. It does make sense to keep gorse out of the succession, however, whenever this is practicable, thus keeping the succession as native as possible and incidentally greatly reducing fire risk (of all vegetation on Misty Peaks gorse).

Council officers acknowledge what is a lot of evaluation detail received from the submitter, and can say that is good to receive the input, which can be considered when deciding on future management objectives. It is suggested that it will be best, though, to just keep the tentative action statement as it stands in the draft reserve management plan (second paragraph on Page 13 of the draft plan), as follows:

- It is desirable that scattered gorse is controlled in the higher altitude snow tussock areas in the short term, at least until management options are determined more precisely.
13 Hugh Wilson
Submission content

Submission Page 6

is by far the most flammable). Gorse removal from snow tussock only makes sense where it can be done precisely by hand-cutting and stump poisoning. These methods are labour-intensive but cause minimal disturbance. The disturbance caused by spraying, either at ground level or from the air, will simply favour gorse and prove counter-productive. If this is seen as the only practical method, it would be much better to flag away the attempt and accept gorse as a temporary (30-40 years in the closest places) nurse canopy, quickly eliminating the snow tussock vegetation but in the absence of wildfire giving way in time to far less flammable scrub and forest, including species such as mountain pineapple which is fire-retardant. The succession is almost certain to be influenced by climate change in ways that are not yet clear.
Douglas fir (the less than 1 hectare plantation at Stony Bay Saddle has been poisoned) and Monterey pine (the predominant species in the roughly 24 hectare plantation on the Akaroa side of Flag Peak) are both seriously invasive exotic trees. Even if a few trees are allowed to remain this ensures them a place in the ecosystem; they will act as vigorous and competitive colonisers of disturbed ground, and they are both faster-growing and taller than any native colonisers, as well as being longer-lived. Their removal is important and urgent, along with the eucalypts that are within the pine plantation. An economic harvest is highly unlikely, either for timber or for firewood, although that can be checked out. Failing a harvest, the best plan is wholesale removal as soon as possible. Simply felling the trees and letting them lie is one possible strategy, but it means big problems of subsequent access for the essential ongoing removal of pine, fir and eucalypt seedlings and saplings. Ringbarking works for pines and Douglas fir but eucalypts will respout below the ringbark and need poisoning as well. The ringbarked trees will take a year or more to die. Ringbarking is more labour intensive than drilling and poisoning, which,
Facing harvest is likely to prove the best option. Left standing, the dead trees will encourage shade-tolerant native regeneration and hinder light-demanding conifer and eucalypt regeneration. For safety reasons it will probably be necessary to fell the front line of trees along Misty Peak Track, to prevent further limb-fall and risk to walkers and mountain-bikers.

Felled or ringbarked conifers, in contrast to eucalypts, will not resprout if no green foliage is left below the cut, and so do not require poisoning.

The most significant exotic weed species besides the conifer and eucalypts that are present on Misty Peak and should be targeted for elimination are Clematis vitalba (old man’s beard clematis), Acer pseudoplatanus (sycamore maple), Ilex aquifolium (holly) and several species of Cotoneaster, especially C. lacteus.

Regarding the further significant exotic weed species the submitter suggests need to be targeted for elimination: Council officer suggestion 10 – That these are specified as appropriate in the Issues section of the draft reserve management plan.
13 Hugh Wilson
Submission content

You do not mention cats or rabbits.
You should add to your last paragraph on mustelids, rats and penguins: Away from the coast, rats are the most significant and perhaps overlooked predator of native wildlife. Rat control over such a large wild area is hugely problematic. Targeting mustelids and cats without effective targeting of rats is likely to increase the rat population and prove counter-productive. Although it sounds counter-intuitive, in the absence of realistic holistic control of all these species (rats, mustelids and cats) it pays to be cautious and to err on the side of minimal interference.

Council officer suggestion 11 – Add cats and rabbits to the list of animal pests that may require some level of control in the second to last paragraph on Page 13 of the draft reserve management plan.

Council officers note the observations of the submitter with respect to control of mustelids, rats and cats but do not consider any addition is required to be made to the last paragraph on Page 13 of the draft reserve management plan as this paragraph’s purpose is simply to state the current animal pest control focus for Misty Peaks Reserve and make a general reference to further improvements in animal pest control.
13 Hugh Wilson
Submission content

Page 15

2.6 Threat of Fire
You really need to spell out this major threat, and
some carefully considered precautions, in more
detail than these one and a half oversimplified
lines!

2.7 Access and use
On neighbouring Hinewai Reserve the whole track
network is “on foot only” and mountain-biking
is not permitted, thus adequate information and
signage is needed at the interface, and this perhaps
needs a mention in your management plan.

Page 16 Figures 2 and 3
Again I wonder why the name ‘Berard’ is
ignored, and why ‘Trig AMS’ is used
instead?

Page 20

4.8.1 Maybe mention total ban on mountain-
biking on adjacent Hinewai Reserve.

Council officer suggestion

Council officers advise that the intended structure and function
of the draft reserve management plan in the Issues section is to
concisely state what issues there are affecting Misty Peaks
Reserve, including fire but for this to be explained in detail in
other processes under the auspices of Fire and Emergency New
Zealand (FENZ) and not duplicated in the draft reserve
management plan.

Signage is referred to in the draft reserve management plan,
included as stated Management Policy 13.2 on Page 25 of the
draft reserve management plan, as one of a number of potential
shared information resources with neighbours. This can include
Hinewai Reserve with respect to boundary connection points. It
is deliberate to not mention specific details of information that
may be included on such signs in the draft reserve management
plan.

Refer to Council officer suggestions on Pages 7-9 of this
submissions analysis document.

Policy and comments in the reserve management plan are only
to do with Misty Peaks Reserve.
Pages 23 - 24

4.11 Several well-made long-drop toilets would help reduce inappropriate pooping along the tracks - it is a bit of a problem in the wider area. But they need particular thought about placement, and whether they should be anywhere in the Aylmer catchment.

Page 24

13.1 Again "no mountain bikes on track" walking tracks should be made clear at crossing points, notably at the start of Tara Track from the top of Stony Bay Road (Stony Bay Saddle).

Page 25

15.1 "Volunteer opportunities" - a tricky one; on Hinewai we use volunteers only sparingly and cautiously, but maybe the Council is better geared up and practiced in using volunteers.

Page 26. Figure 4.

I thought Armstrong Reserve extended from its lower and across CCC area P to meet Stony Bay Road at the sharp bend at the top of CCC Acre Q.

Draft Management Policy 13.1 is generic to all connection points with neighbouring properties, not just Hinewai Reserve. The accompanying comment is not technically policy. Any connection developed for access for a particular use would be with the agreement of all affected property owners. Council officer suggestion 12 – That the following addition is made to the comment to make this clear, as follows:

Comment: These track crossing points can be jointly developed to provide seamless passage for walkers and mountain bikers, with the mutual agreement of all affected property owners.

This is not the case. The legal land parcel making up Armstrong Reserve does not connect with Stony Bay Road, and there is no formalised agreement or easement to provide legal access over the Misty Peaks Reserve land parcel. Notwithstanding this, public walking access is able to be effected and maintained, of course.
The table on Page 28 of the draft reserve management plan that
the submitter is referring to was included in the Cultural Values
Report provided by Mahaanui Kurataiao Ltd on behalf, and with
the mandate, of the Onuku Rūnanga.

The word “tipuna” was referred to, without a macron, in the
Cultural Values Report; however, the interpretation of
“ancestors” was included by Council officers, with reference to
the Māori Dictionary at https://maoridictionary.co.nz (tipuna 1.
noun ancestors, grandparents - plural form of tipuna and the
eastern dialect variation of tūpuna). It is acknowledged that the
interpretation of the plural form of the Māori word (no macron)
should be singular. This will be corrected in the management
plan.

Council officer suggestion 13 – To note the submitter’s
viewpoint and make the following change to the last sentence
of Subsection 5.4 on Page 29 of the draft res. management plan:

Dense un-grazed pasture grasses, such as cocksfoot, can
constrain regeneration of both bush and gorse in areas where
rainfall is adequate but native bracken often invades and
suppress the exotic grasses and then serves efficiently as a
nurse canopy for regeneration of native forest. This fact is
relevant to decisions about continuing to graze some areas on the
Akaroa side of the reserve.
Council officers note the submitter’s viewpoint and comment that this is a scenario that apparently works well for the management and enhancement of Hinewai Reserve with its particular circumstances, including with it being privately owned and having a full-time onsite manager. The Christchurch City Council, with its management of Misty Peaks reserve as just one of a large portfolio of parks to manage and with no on-site manager, has a set management regime to follow that includes the current strategies, policies and guidelines that are currently in place for the parks. Having noted all this, though, the management approach on Hinewai Reserve is certainly one that may be considered in part in the future management decision making for Misty Peaks Reserve.

Another point to make is that Subsection 5.5 Pastoral (Page 30) in the draft reserve management plan is just background information stating the grazing situation at the time of preparation of the draft reserve management plan. In fact, Management Objective 7 (on Page 20 of the draft reserve management plan) is for stock grazing to be progressively removed.

As with the comments around grazing above, the reference in Subsection 5.6 to pest plants is background information only. Management Policy 4.4 (on Page 19 of the draft reserve management plan) refers to pest plants, including Pinus radiata, being dealt with in accordance with existing pest (management) plans.

Council officers advise that they have access to, and have referred to, the mentioned 2004 report.
Page 33. Perhaps you should list this report (below) in 'Further Reading' although it is an unpublished document.

Page 35. Suggested amendments to wording of last paragraph:

Although Across Balguerie Stream Valley from Misty Peaks Reserve on the Akaroa side — is the Purple Peak Curry Reserve, adjoining the NW edge of Hinewai Reserve, this is the result of a collaboration between the North Island-based New Zealand Native Forest Restoration Trust, Christchurch City Council, Hinewai Reserve and the Rod Donald Banks Peninsula Trust. The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of

Council officer suggestion 14 – That the last paragraph on Page 35 of the draft reserve management plan is adjusted accordingly, as follows:

Although Across the Balguerie Stream Valley from Misty Peaks Reserve on the Akaroa side, there is a relatively recently (officially opened in February 2016) acquired nature reserve that has direct connections with Hinewai Reserve. This is the Purple Peak Curry Reserve, adjoining the north-west edge of Hinewai Reserve. This is the result of a collaboration between the North Island-based New Zealand Native Forest Restoration Trust, Christchurch City Council, Hinewai Reserve and the Rod Donald Banks Peninsula Trust. The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of the Hinewai Reserve.
Hearings Panel
11 March 2019

Submission content

Page 87, Figure 8.
Refer to my comments on manner and macrons on Māori long vowels.

Addressed in Council officer suggestions on Pages 7-11 of this document.

Council officer suggestion 15 – To acknowledge the suggested rewording by the submitter and make the following changes to the text of part of the first paragraph on Page 41 of the draft reserve management plan:

Flag Peak has a cover of snow tussock, and sub alpine plants, including the Akaroa mountain daisy (Celmisia mackaui). The north-west face of the mountain has an area of snow tussock shrubland which is probably very similar to the original limited small patches of snow tussock vegetation that occurred on steep rocky sites prior to Māori burning of surrounding forest. Clearance by fire allowed the snow tussock shrubland to expand on to less steep previously forested terrain.
A significant feature of the Armstrong Scenic Reserve is the presence of the only stand of crest white pine in the Christchurch region. The population has, however, been severely compromised by fire in the 1984 fire, but surviving young trees have reached reproductive age and because regeneration is dependent on disturbance, some increase in numbers is possible in the next decade or two.

This is a much more accurate statement about the Reserve than your paragraph. Cedar is very interesting and not wholly negative situation. If you want to read a full story on it refer to Hugh Wilson, Hugh 2011 What killed Banks Peninsula’s cedars? Canterbury Botanical Society Journal 42: 47-56.

Council officer suggestion 16 – For the following changes to the last paragraph on Page 41 of the draft reserve management plan:

The really A significant feature of the Armstrong Scenic Reserve is the presence of the only stand of largest remaining population of native cedar/pāhau-tea (Libocedrus bidwillii) left on Banks Peninsula. The viability of that population has, however, been severely compromised by a fire in about 1984 from which recovery has been very slow. Population has been reduced by the June 1984 fire but surviving young trees have reached productive age and, because regeneration is dependent on disturbance, some increase in numbers is possible in the next decade or two from the time of the preparation of this reserve management plan.
13 Hugh Wilson, 14 Matt Jackson

Submission content

Alsas, one of the best "original" snow karriock shrubland sites on steep rocky ground was on the Akaroa side of Berard/Ogaki 790m. There is a September 1984 photograph of it in my "Plant Life on Banks Peninsula" on page 282. This war largely destroyed by totally misguided aerial gorse spraying in the 1970s which simply gave gorse the competitive edge to increase dramatically at the expense of the killed or badly damaged native species. I still burn with unquenchable rage whenever I think about it. But I also think that if left undisturbed in the new reserve the natives will continue to make a slow recovery and the gorse will diminish on this site.

E aue!

14 Matt Jackson

This is a great proposal to improve public access and increase native flora and fauna. Mountain bike tracks in addition to walking tracks would be amazing for this part of the peninsula especially if they were to link into other reserves to create a wider network.
15 Francis Helps
Submission content

Introduction.
My name is Francis Helps and my address is 852 Flea Bay Road Akaroa.
Our family farms 500 hectares at Flea Bay and are also shareholders in the Banks Track.
My wife Shireen is proprietor of Pohatu Penguins Ltd, a sea kayaking and eco-tourism business. Both 2018 Sustainable Business Award finalists.
We have a 50 year history of on farm conservation with 5 covenants and one reserve to protect old growth and regrowth forest, historic sights and penguin nesting habitat. We are one of the two farming families that started the Wildside program 30 years ago. Most of our on farm conservation work is funded by these three businesses. I am also a founding member of the Banks Peninsula Conservation Trust and that organisation’s Covenants chair.

History.
The reference to most of Misty Peaks Reserve being made up of former Mt. Desmond Station is not historical correct. It was only known as that by the last two owners. The reserve is made up of three much older properties. Brazenose, Mr Fred Newton, Mt. Clair, T E Armstrong and 100 > hectares of the property known then as Mt. Desmond, J Ferguson.
While sounding pedantic this does have a bearing on how these properties were managed. Brazenose and Mt. Desmond had little or no gorse and had strict weed control programs. Mt. Clair had gorse but also had an active gorse control program. It was the last two owners who allowed the present gorse infestation.

When the CCC staff were preparing the report that lead to the purchase of Misty Peaks by the CCC I was invited to meet them to discuss this proposed purchase. Something I thought at the time as very refreshing and inclusive, however given my later experience of the poor and aggressive corporate culture of the CCC particularly Compliance, Planning and Consenting I have new little trust in CCC even though I have enjoyed working with the Port Hills reserve staff.

Gorse.
Most of Misty Peaks is in an irreversible condition as far as gorse control is concerned. While ungrazed gorse areas do provide regrowth opportunities for Kanuka and mixed hardwoods there is as yet no evidence that it will assist the propagation of the former dominate podocarp, Thin— Bark Totara.
However it is doubtful that prostate montane flowers, herbs and shrubs will be able compete with gorse. There are definite winners and losers using gorse as a nursery crop in an upland montane situation.
Gorse control on exposed ridges and rocky outcrops would benefit these species. While I am grateful that

Council officer suggestion 17 – That this historic information is added as a footnote to “Mt Desmond Station,” in Subsection 1.4 (History of Use) on Page 10 of the draft reserve management plan, as follow:

- This property was the amalgamation of two earlier separate properties (Brazenose and Mt. Clair) and part of one other (Mt. Desmond).
the boundary fence on the CCC side is kept clear of gorse, the methods sometime used by the CCC are too timid therefore costly. A more efficient method than hand weeding in my experience has little effect on native regrowth. I must point out that when my brother and I bought Flea Bay we had all the gorse and the neighbouring properties relatively little. This situation has now reversed with no visible gorse at Flea Bay combined with rapid regrowth of native vegetation.

2.
By having block gorse in the head of the catchment for the Flea Bay streams the CCC is not a good neighbour. We have to control gorse along these streams plus the beach and lower small areas of valuable valley floors. With our fenced off stream riparian strips and cattle/sheep stocking policies we have good regrowth of sedges and mixed hardwoods in these areas without gorse, which would swamp some species and contaminate the rest of our farm.
We farmers are subject to the requirements of the Weed and Pest Management Strategy, however the CCC in allowing single weed plants, gorse, to develop into block infestation is acting contrary to that Strategy. Something farmers are no allowed to do. I personally consider the ever spreading tide of gorse an eyesore.
Gorse like all legumes is a nitrogen fixer which in the head waters of a stream catchment can lead to a higher level of dissolved nitrogen in those streams. Something the great New Zealand public, in spite of our best efforts, are very quick to blame farmers for.

Fire.
The large areas of gorse, rank naturalised exotic grasses, tussocks and snow grass on Misty Peaks provide a huge amount of fuel for wildfires. In fact, the area from the Lighthouse road saddle to the Le Bons Bay tops poses a potential serious fire problem. Hinewai Reserve is the only property that has fire ponds.
Through the summer and autumn months in particular members of our family have to tell travellers not to light fires or put out fires in the parking areas of the Misty Peaks Reserve.

Fire Control.
In the case of a wildfire in Misty Peaks our family will not contribute to the cost of any fire fighting in Misty Peaks even though as neighbours we may be deemed to have benefited from fire control. Also, we will hold the CCC responsible for any boundary fence repairs.

Pine Trees.
The pine trees to the north of Brazenose should be removed.
Public walking and cycling tracks. The only shelters and toilet facilities along the summit ridge between the Lighthouse Road saddle and the Cabstand are provided by the Banks Track. This is no less than what can be expected from a commercial walking business. I object that our clean valley catchments can be used as a public toilet. We the locals from time to time have to rescue from the Misty Peaks walkway ill—equipped or lost walkers who are generally in the first stages of hypothermia. A track should be established from Flea Bay/ Aylmers Valley saddle to Brazenose top. Onuku will have to be consulted but historically this was a popular walking destination. We as locals have always known that Oteauheke was tapu. The original traditional Brazenose access via Picnic Creek no longer exists because of block gorse. This was part of the bridal/pack trail from Akaroa to Flea Bay and the Lighthouse in earlier times. There was a formed zig zag track up to the Letter Box Saddle below Brazenose with trails down to the Flea Bay road and along the ridge towards the lighthouse. We were still using it as a bridal trail in our first years at Flea Bay when that area was free of gorse.

3. The Banks Track is a privately owned walking track over private property. There will be no connection with CCC public tracks. Such a connection would only come about as the result of a commercial agreement between Banks Track shareholders and the CCC. Even though some of the privately owned covenants received outside funding from various agencies and charities these funds were awarded by way of contestable grants not subsidies. Therefore the landowners concerned have in no way surrendered any property rights particularly rights of access to CCC or the public. Most of the users of the Misty Peaks walking tracks are touring freedom travellers. The track head parking areas are used by the same people as overnight even multi day camp sites.

Boundary with Neighbours. The draft plan says that the establishment of regrowth native forest up to the reserve boundary will depend on the CCC’s neighbours. This is a statement that I very much object to, the CCC will do well to keep its eyes and policies on its side of the boundary fence. The farming neighbours have enough to do dealing with the restrictive and costly zonings in the District Plan without the CCC holding them responsible for any retardation of regrowth on the boundary. The Wildside landowners have an outstanding record of on farm conservation.

Misty Peaks Reserve submissions analysis
Pests
The draft Plan stated that a Hinewai hands-off approach as to certain aspects of reserve management would be adopted. All conservation land and projects require management which in turn means resources, financial or otherwise. Even Hinewai requires these. With Misty Peaks introduced mammalian pest control is required not only for reserve management but for the CCC to be a proper partner in the Wildside project.
To do otherwise would again demonstrate that the CCC is not a good neighbour. We as probably the largest neighbour to Misty Peaks experience bad grass grub infestations along our boundary, in spite of proper and simple control methods, because of the insects coming out of the rank naturalised exotic grasses in the Misty Peaks reserve.
Possum control within the Misty Peaks Reserve must be co-ordinated with and be part of the ratepayer funded community Peninsula wide Possum control Program.

Misty Peaks Reserve is one of the later conservation areas added to a network of older reserves and covenants within the immediate vicinity.
Nikua Palm Reserve, Hamilton Family
Dan Rogers Reserve, J B Helps
Foggy Gully Covenant, John Wilson
Fern Gully Covenant, Oborne Family
Lighthouse Reserve, DoC
Tutakahikura Reserve, Helps Family
4 QE 11 Covenants, Helps Family
Pohatu Covenant, Helps Family
Pohatu Marine Reserve, DoC
Armstrong Reserve, T E Armstrong
Hinewai, Maurice White Forest Trust.

Therefore, Misty Peaks must be managed in co-ordination with all these neighbouring protected areas not in total isolation. More importantly that there are people living and earning a living from sustainable land use within the larger area. Misty Peaks must not impinge on or negatively affect their way of life and property management or rights.

As already noted for Submitter 8 on Page 5 of this analysis document, "... a Hinewai hands-off approach ..." was part of a public suggestion from the issues gathering consultation in mid-2017 and included in the list given on the Have Your Say web page for the consultation on the draft reserve management plan. It is not the Council position. With respect to Misty Peaks Reserve management, established programmes for control of animal pests and pest plants on Council parks will be utilised.

The draft reserve management plan objectives and policies can only focus on the Misty Peaks Reserve area; content of the plan does, however, refer to the potential connection/interaction/cooperation, but only on an appropriate and agreed basis, with adjoining/nearby land owners/managers, such as the submitter mentioned reserve and covenant areas. The draft reserve management plan in no way impinges on other property rights.
15 Francis Helps
Submission content

Council officer suggestion

Misty Peaks Reserve submissions analysis
16 Patricia Dart, 17 Kate Moir
Submission content

16 Patricia Dart

This will be a wonderful addition to the Reserves on the peninsula.

a. No need to remove pines - they could be poisoned so will eventually fall and provide nourishment to the area.
b. The Hinewai ‘hands off’ approach would work well here - no need for native planting as this will happen naturally with a great seed source.
c. Light sheep grazing would be beneficial
d. Predator control would greatly increase native biodiversity.
e. To extend and connect tracks to other areas - suitable tracks for mountain biking would be an excellent amenity for the area.
f. To make provision for the control of wild fires would be essential - the world is showing us almost daily, of this need.
g. Weed control would also be a very important issue, where light grazing would help.

17 Kate Moir

I’m for the plan.

If I could add: - it would be best to poison the pines, leaving them standing (unless hazardous) as they act as a good nursery for regenerating native plants. As has happened to the poisoned Douglas firs on Misty Peaks already (near Stony Bay saddle) treated this way.

The understory of Native plants regeneration under the dead canopy is very successful. Also, if locally sourced Black and Red Beech could be planted in the Reserve, as these trees are so slow to regenerate when the seed source isn't very close by.
18 Department of Conservation
Submission content

The reasons for my submission are:

The Department of Conservation (the Department) supports the Christchurch City Council in the preparation of the Misty Peak Reserve - draft Management Plan (draft Plan) to support the long-term management of this scenic reserve as required by the Reserves Act 1977.

Misty Peak Scenic Reserve (the reserve) is surrounded by Armstrong Scenic Reserve and adjoined by the Tutakahahikura Scenic Reserve. Both of these reserves are managed by the Department through the Canterbury (Waitaha) Conservation Management Strategy 2016 (CMS). The privately owned Hinewai reserve is adjoining.

The Banks Peninsula area is notable for its remoteness as recognised in the Public Open Space Strategy 2010-2040.

In the CMS, 2.8 Banks Peninsula/Te Pātākā o Rākaihautū Place, the Department’s emerging priorities include:

- Whole-peninsula threat management in conjunction with the councils, the Banks Peninsula Conservation Trust and the wider community (e.g. for goats, possum, Darwin’s barberry, fire).
- Indigenous biodiversity management in existing reserves and integration with other-agency and private reserves, threatened species habitat management ..., and the provision of technical expertise (e.g. for Nature Heritage Fund, Overseas Investment Commission, and community trusts).

The CMS Outcomes relevant to this draft Plan include:

- The natural values of the Peninsula remain prominent as an Outstanding Natural Feature and Landscape, particularly in the coastal environment and on the ridgelines.
- The community is active in indigenous biodiversity protection and is encouraging and achieving whole-catchment management and protection through integrated reserves, covenants and sustainable land management.
- The Banks Peninsula scenic reserves remain natural and unmodified when viewed from afar and from within.

Correction! – Armstrong Scenic Reserve is surrounded by Misty Peaks Reserve.
18 Department of Conservation
Submission content

Submission Point 1:

Section 3.2 Management Aims

- Protect and enhance natural values.

Submission:
The Department supports the management aims of the draft plan, with the following amendments to reflect the indigenous biodiversity and integrated management outcomes sought by the Department and wider community.

Decision sought:
Amend management aims to read:
- Protect and enhance natural values and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Encourage and enable integration with other agencies and reserves.
- Facilitate appropriate access for people to experience and appreciate a natural environment.

Council officer suggestion 18 – That the submitter proposed amendment to Subsection 3.2 Management Aims in the draft reserve management plan (Page 17 of the plan) is made, as follows:

- Protect and enhance natural values and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Encourage and enable integration with other agencies and reserves.
- Facilitate appropriate access for people to experience and appreciate a natural environment.

Submission Point 2:

Section 4.4 Vegetation
Objective 4a
Native vegetation is encouraged

Submission:
The Department supports the intent of the plan on the regeneration of native vegetation, with the following amendments to terminology to be ‘indigenous vegetation for consistency with the CMS. We recommend this change in terminology for the whole draft plan where it states ‘native vegetation’.

Decision sought:
Amend Objective 4a to read: Indigenous vegetation is maintained and enhanced.

Council officer suggestion 19 – That the submitter’s request be implemented, as follows:

Amendment of Objective 4a (Page 19) in the draft reserve management plans:

Native Indigenous vegetation is encouraged maintained and enhanced

Council officer suggestion 20 – That all references (eight occurrences) in the draft reserve management plan to “native vegetation” be replaced with “indigenous vegetation”.
Submission Point 3
Section 4.4 Vegetation
Policy 4.4

Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).

Submission:
The Department supports the statements in the draft plan for ongoing predator control as part of the Wildside Project. This initiative is a collaborative project between community trusts, councils and the Department to protect the long-recognised special biodiversity of the south-eastern bays from outer eastern Akaroa Harbour to Le Bons Bay. This collaboration should be recognised in policy. This will reflect the integrated initiatives of all groups that are being undertaken on Banks Peninsula, not just those by local government and is consistent with pest management priorities in the CMS.

The Department has recently signed a Memorandum of Understanding to help launch a Pest Free Banks Peninsula 2050. This was signed by a number of agencies including Christchurch City Council and the Banks Peninsula Conservation Trust. Pest Free Banks Peninsula is building on the Government’s Predator Free NZ initiative.

The Banks Peninsula receives sustained possum control through Environment Canterbury’s targeted rating and the goat control group (DOC, CCC, BPCP and ECan). Recently, with the help of the Rod Donald Banks Peninsula Trust it was proven that goats could be eradicated from two parts of the Peninsula.

Decision sought:
Amend Policy 4.4 to read: Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan, Environment Canterbury’s Regional Pest Management Plan (RPMP), Ngāi Tahu, Banks Peninsula Wildside Project and Predator Free 2050.

Council officers acknowledge, and were, during the preparation of the draft reserve management plan, cognisant of, the Banks Peninsula Wildside Project and Predator Free 2050 programmes that the Christchurch City Council supports. However, it is noted that these initiatives have a wider application than just Misty Peaks Reserve and are appropriately referenced in wider sphere Council plans than the draft reserve management plan. The Council and Environment Canterbury pest plans are included as a condition of draft Management Policy 4.4 because these are the key legal and regulatory plans needing to be followed. Both these also provide the framework for the sort of commitments to connect with others and contribute to shared programmes such as those mentioned above. Also, engagement with tangata whenua on values is covered in all these mentioned plans and programmes, and is specifically addressed in Policy Subsection 4.2 Tangata whenua on Page 18 of the draft reserve management plan. Therefore, Council officers consider no amendment to draft Management Policy 4.4 is warranted.
18 Department of Conservation
Submission content
Council officer suggestion

Submission Point 4

Section, 4.5 Fauna
Objective 5
Natural habitat for native fauna is enhanced and protected

Policy 5.1
The presence of native fauna shall be supported and increased through complementary natural habitat management.

Submission:
The Department supports enhancing the overall biodiversity of the reserve in particular populations of rifleman/tītīpounamu, tōmītī/miromiro, lizards and invertebrates. There is potential for translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/toutouwai and yellowhead/mohua. As such a new policy is sought to allow for such translocations of indigenous fauna onto Banks Peninsula.

The Department supports the statement in the draft plan to ensure integrated management of Armstrong Reserve and Misty Peaks reserve, which should be extended to include Tutakahahikura Scenic Reserve and Hinewai Reserve. This highlights the outcomes identified in the CMS for integrated management of catchments and reserves in Banks Peninsula.

Decision sought:
Add a new implementation policy to read:
Encourage translocations of indigenous fauna into the reserve currently missing from the Peninsula.

Submission Point 5

4.8 Recreation

Submission:
The Department supports the recreation objective 8a and Policies 8.1, 8.2 and 8.3, and supports recreational walking and mountain biking on tracks within the reserve.

The statement on managing Armstrong Scenic Reserve in an integrated way with Misty Peaks Reserve is made as an issue on Page 14 in Section 2 of the draft reserve management plan. It is not a proposed action. The reason for making the statement is primarily because Armstrong Scenic Reserve is entirely surrounded by Misty Peaks Reserve. As for other adjacent or nearby reserves, the draft Misty Peaks Reserve Management Plan does not have the jurisdiction to account for the management of these.

Council officers comment that although any increase in indigenous fauna in the park is to be valued, actions other than management to enhance and protect natural habitat, such as the translocation of species, are not in the jurisdiction of this reserve management plan. Rather, these need to be raised as operational actions to be prioritised and funded through the Council’s Long Term Plan process. Therefore, the insertion of the submitter proposed policy, which in any case is not a management one, is not supported.
Decision sought:
The Department supports recreational walking and mountain biking in the reserve, with the following amendments to Policy 8.3 to include poling of routes, recreational information including leaflets, brochures and updated information on websites.

Submission Point 6

4.9 Commercial activities

The Department supports Objective 9 and Policy 9.1, for commercial guided walking for the Banks Peninsula Track. The Department has issued a concession for guided walking over public conservation land along the route of the track. This is identified in 5 Background Information, 5.8 access and connections.

Submission Point 7

4.16 Monitoring and research

Objective 16: The park’s effectiveness and condition, and needs, over time are well understood. 
Policy 16.1

Appropriate monitoring and research programmes shall be allowed and encouraged.

Decision sought:
The Department seeks the Council to include implementation policies in the draft plan to demonstrate how the management aims are to be implemented and achieved over the life of the plan.

Submission Point 8

The Department supports the submissions of the Banks Peninsula Conservation Trust and the Rod Donald Trust.

The Department supports the Banks Peninsula Conservation Trust 8 Goals for the 2050 Ecological Vision of the Banks Peninsula.
19 Peninsula Tramping Club
Submission content

The Peninsula Tramping Club is actively involved in outdoor recreation. The club is Christchurch based, running a mix of multi-day, weekend, and day trips. Club members tramp and mountain bike in many parts of the South Island, including day trips and “base camps” on the Peninsula.

Numbers of current PTC members are familiar with the Misty Peaks area and adjacent areas including Hinewai, Brasenose and beyond. Both via club trips and being “local”, as individuals.

Numbers of members are also active in work groups run by environmental bodies such as F&B, Summit Rd Society, Quail Island, CCC and Ecan for Wilding Pines in the Castle Hill basin. They would therefore have an interest in any volunteer projects as they are planned by the reserve management.

Our submission SUPPORTS the draft and we appreciate the Council intention and policies to provide for public access in an environmentally sensitive manner. Our specific comments, including concerns, are:

1.8 Recreation Use:

We note the reference to potential “formal occupation” by commercial organizations. We must say that we find this provision broadly contrary to the low key, limited development intent stated everywhere else in the draft. We are concerned that this has been included and would hope that any concession is subject to substantial analysis versus the objectives and policies listed later in the plan. We believe “formal occupation” is tantamount to permanent occupation rights without detailed documentation such as:

Council officers can reassure the submitter that “formal occupation ... granted to individuals or companies that provide non-exclusive tourism/recreation guided experiences through the park” as described in the draft reserve management plan’s introductory section (see Subsection 1.8 Recreation use on Page 12 in the draft plan) is referring to the usual process of formalising an external party occupying and/or using a public park to provide the public with an appropriate facility or service (sometimes for a charge) to improve the public’s capacity to enjoy the park for the purpose it is set aside for or reserved. A usual example is a sports club on a recreation reserve with a ground lease for the land under its clubrooms. In Misty Peaks Reserve’s case, it is more likely to be a licence to use a track route in the park for guided walks, like the concession the Department of Conservation (DoC) has granted for the section(s) of the commercial Banks Peninsula Track that crosses DoC administered land. Management Policy 9.1 in the draft reserve management plan (on Page 22) provides for commercial operators to be considered for approval to occupy and/or operate on the park for activities consistent with the park’s direction and reserve purpose.

Misty Peaks Reserve submissions analysis
19 Peninsula Tramping Club, 20 Richard Kimberley

Submission content

2.8 Facilities and utilities:

We appreciate the statement that “Generally, the aim for Misty Peaks Reserve is for it to be building free.”

4.8 Recreation:

We support the intent of Policy 8.1 with mountain biking restricted to certain tracks.

4.12 Buildings:

Again, we support the objective to ensure minimal buildings or structures in the reserve.

4.15 Community involvement:

We note Policy 15.1 and appreciate the intent to encourage public involvement via volunteer opportunities.

20 Richard Kimberley

Would be great if the large pine plantation below Flag peak was poisoned and left to regenerate in natives.
21 Banks Peninsula Conservation Trust
Submission content

The Banks Peninsula Conservation Trust was formed in 2001. It is a non-profit charitable organisation that works with landowners, agencies, runanga, sponsors, and the wider community to promote the conservation and enhancement of indigenous biodiversity and sustainable land management on Banks Peninsula.

The Trust was formed as a community-driven organisation to facilitate the protection of biodiversity on private land using voluntary methods. This was following a mediated settlement of land-owner appeals to the Environment Court regarding the then Banks Peninsula District Council’s decisions to impose rules about biodiversity protection on private land.

The wide-spread community support for our conservation efforts is the result of: (a) working with landowners in a non-challenging and empowering way through voluntary protection methods; and (b) operating in a collaborative way that engages the community and provides the linkages between community aspirations for biodiversity protection and enhancement, partnership and funding support from the corporate sector, and the local authorities and agencies with a mandate for conservation work.

The Trust has a reputation for taking a strategic approach to biodiversity management and protection and is recognised as being efficient and effective with the resources available. The biodiversity outcomes able to be achieved by the Trust, working in partnership with CCC, other agencies, organisations and landowners, are limited by the available funds.

In 2017 BPCT led the development of, and launched, the Banks Peninsula/Te Pātaka o Rākaihautū (including the Port Hills) Ecological Vision 2050 (attached). The Christchurch City Council (along with a number of other organisations and agencies) have endorsed the eight Ecological Goals set out in this Vision. The eight Goals are aspirational but achievable and are being used to guide conservation management work to result in a substantial improvement in the state of indigenous biodiversity on Banks Peninsula/Te Pātaka o Rākaihautū by 2050. The Goals build on and seek to implement Christchurch City Council’s Biodiversity Strategy 2008 – 2035, Environment Canterbury’s Regional Biodiversity Strategy (2008), the Mahaanui Iwi Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).
21 Banks Peninsula Conservation Trust

Submission content

All 8 Goals are interrelated and together contribute a significant improvement in the protection and enhancement of indigenous biodiversity on Banks Peninsula that align with the biodiversity priorities outlined in the Council’s Long-term Plan, and the District Plan. We wish to bring the following goals to the attention of the Council as they are particularly relevant to the Misty Peaks Reserve, and we request that the management plan be amended to place the management plan and the management of the reserve clearly within the context of the Ecological Vision 2050.

1. Goal Two – Protection of Rare Ecosystems

While forest was the predominant vegetation type on the Peninsula before the arrival of humans, several other originally rare ecosystem types were also present on the Peninsula including terrestrial, freshwater and estuarine systems.

While some of these ecosystem types still remain, others have declined markedly. In some cases, the original areas are still largely present but are seriously threatened by invasive plants and their control needs to be considered as a priority under this goal.

2. Goal Four – Establishment and protection of four core areas of indigenous forest (1000ha)

Large core forest areas, including their associated rocky outcrops, wetlands etc, are important to enable the full range of biodiversity to flourish on the Peninsula. These areas need to be large enough to allow viable populations of key fauna (especially birds) and flora to survive and be resilient against external perturbations such as extreme dry summers or severe winters. The core areas should comprise contiguous blocks of forest and will include a mix of old growth remnants, regenerating forest and, when necessary, restoration plantings. Ideally, they will include altitudinal and topographic diversity to buffer against climate change and to allow mobile species such as birds to exploit seasonally available food resources, and they should be relatively compact in shape.

Protection should comprise several elements including (1) appropriate protection such as covenanning, (2) exclusion of domestic livestock, (3) control, and where possible exclusion, of introduced herbivores (deer, goats, possums etc) and carnivores (mustelids, rodents etc) to levels that allow indigenous species to flourish, and (4) control of weeds to levels that do not threaten biodiversity values.

Council officer suggestion

Council officers advise that, in the context of the nature and role of the draft reserve management plan, it adequately and appropriately addresses management of the park for the range of values contained within, including biodiversity. The Council’s contribution to meeting the aspirational goals of the Ecological Vision 2050 document (included on Pages 45 to 53 of this submission analysis document below) are addressed through its district wide plans, including the Biodiversity Strategy, District Plan and the Long Term Plan. Therefore, no amendment to the draft Misty Peaks Reserve Management Plan is required.
21 Banks Peninsula Conservation Trust

The first of these core areas is within the area of the Wildside Project. BPCT led the development of the Wildside Project, facilitates a collaboration of landowners and land managers, including the City Council, and coordinates the involvement of private landowners in the Project.

The Misty Peaks Reserve is part of the Wildside project.

3. Goal Six – Indigenous flora and fauna are increasingly abundant

Many plant and animal species on the Peninsula appear to have increased in abundance over the last few decades as a result of habitat protection, pest control and through the general increase in indigenous woody vegetation. This appears to be the case for both relatively common species such as bellbird and tomtit and perhaps kereru, as well as some rare species (e.g. blue penguins). However, for other species, changes have been neutral and in some cases species may still be declining.

This reserve is particularly important because of the number of podocarps present, and because of the presence of a range of other plant and animal species.

4. Goal Eight – Banks Peninsula is effectively free of pest animals

Goal 8 of the Ecological Vision is that Banks Peninsula/Te Pātaka o Rākaihautū is effectively free of pest animals. The ‘Predator Free New Zealand 2050’ project announced by the Government in 2016 has the ambitious goal of trying to remove possums, rodents and mustelids progressively from large areas of mainland New Zealand. Banks Peninsula/Te Pātaka o Rākaihautū is the largest true Peninsula in New Zealand (ca. 100,000 ha) and could be one of the first large areas of New Zealand to become effectively free of these pest predators. Other introduced mammals are also key biodiversity predators (both as herbivores and carnivores) and in the case of Banks Peninsula/Te Pātaka o Rākaihautū include feral deer (red and fallow), goats, pigs, rabbits, hares, feral cats and hedgehogs.
21 Banks Peninsula Conservation Trust
Submission content

Council officer suggestion

‘Effectively free of pest animals’ means that all the pest animals listed above have been reduced to numbers that do not threaten biodiversity values. This is a pragmatic definition and accepts that while it may be possible to eliminate some pest animal species from the Peninsula (e.g. goats or deer), it may not be possible to eliminate them all (e.g. rodents). The intent is to reduce all pest animals to zero or as close to zero as possible across the Peninsula.

The removal of pest animals from Banks Peninsula will ensure indigenous species become more abundant and widespread across the Peninsula and into Christchurch City. This includes the common species that characterise the Peninsula today (birds, invertebrates, lizards), as well as currently rare or endemic species (e.g., penguins, falcon, titi, jewelled gecko, ruru, long-tail bats, lamprey, fragrant tree daisy, Akaroa daisy). Success will be demonstrated by robust scientific evidence that shows species are increasing in abundance and diversity, as well as anecdotal evidence, such as bird song, reported by the community.

The City Council has recently signed the Memorandum of Understanding on Pest Free Banks Peninsula and is an active participant in the Pest Free Banks Peninsula working group.

BPCT seeks the following changes to the draft Misty Peaks Management Plan:

Amend all relevant parts of Management Plan to place Misty Peaks Reserve, and the management plan specifically, within the context of the Banks Peninsula/Te Pātaka o Rākaihautū Ecological Vision 2050 and provide that in terms of biodiversity values the vision and objectives of the reserve are to implement insofar as they are relevant, the 8 Goals of that Vision.

Amend the draft plan to specifically provide that Misty Peaks is part of the Wildside Project which is a collaborative project of landowners to promote the 8 Goals of the Ecological Vision.

Conclusion

BPCT would be pleased to further engage with the Council on how the 8 Goals of the Ecological Vision might be best implemented within the Misty Peaks Reserve, in a way which is integrated with biodiversity management of surrounding landholdings within the area of the Wildside, and across the wider Peninsula.
2050 Ecological Vision for Banks Peninsula including Port Hills

We believe that conservation is about people.
21 Banks Peninsula Conservation Trust

<table>
<thead>
<tr>
<th>Submission content</th>
</tr>
</thead>
<tbody>
<tr>
<td>A healthy natural environment is the foundation for everything that is of value to</td>
</tr>
<tr>
<td>people – food, water, shelter, food prevention, health, happiness, and creative</td>
</tr>
<tr>
<td>inspiration. We want to inspire people to be passionate about the environment</td>
</tr>
<tr>
<td>around them, to understand it, their relationship with it, and take action to</td>
</tr>
<tr>
<td>protect and restore it. The Ecological Vision cannot be realised by one</td>
</tr>
<tr>
<td>organisation or agency alone. Collaboration and a collective approach with Banks</td>
</tr>
<tr>
<td>Peninsula runanga (Kowkourata, Onuku, Wairewa, Rapaki, Taumutu), agencies, and</td>
</tr>
<tr>
<td>with other trusts is required. The Banks Peninsula communities have a history of</td>
</tr>
<tr>
<td>achievement through working in this strategic way. This approach will also provide</td>
</tr>
<tr>
<td>opportunities for collaborations which enhance biodiversity linkages into the city</td>
</tr>
<tr>
<td>and more widely across the plains. It is our vision to create an environment in</td>
</tr>
<tr>
<td>which the community values, protects and cares for the biodiversity, landscape and</td>
</tr>
<tr>
<td>special character of Banks Peninsula.</td>
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</tbody>
</table>

Misty Peaks Reserve submissions analysis
21 Banks Peninsula Conservation Trust

Submission content

To pursue our vision we have adopted eight conservation goals for 2050.

The goals are aspirational but achievable and will be used to guide conservation management work and result in a substantial improvement in the state of Indigenous biodiversity on the Peninsula by 2050.

While biodiversity protection and enhancement is the primary driver for this work, a community-wide effort to realise this ecological vision will contribute towards a prosperous, connected, resilient, and healthy community.

The goals have been identified by the Trustees of the Banks Peninsula Conservation Trust in collaboration with a group of ecologists led by Professor David Norton of University of Canterbury.
### 21 Banks Peninsula Conservation Trust

<table>
<thead>
<tr>
<th>Submission content</th>
<th>Council officer suggestion</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Conservation demands robust science." /></td>
<td></td>
</tr>
</tbody>
</table>

In order to understand where success has occurred and how things might be improved, we support the gathering and dissemination of scientific information that is accurate, thorough, and attributable.

Appropriate evidence-based monitoring of the eight conservation goals will allow us to provide feedback to the community on the success of management actions, and to learn from the results to improve future management. It also assists the community to understand the ecological values of the Peninsula and promotes further work to enhance those values.

There is a diverse range of land tenure across the Peninsula and a wide range of groups are involved in biodiversity conservation. It is therefore important that inventory and monitoring is fully integrated across these different tenures and groups, including the residents of Banks Peninsula and Christchurch city.

Information needs to be stored in a way that is available for everyone to learn from – monitoring should be as much an educational and advocacy exercise as a method to inform management.
The Eight Conservation Goals

Goal 1

All old growth forest remnants (more than 1 ha in area) of Banks Peninsula forest cover are protected and appropriately managed.

What does success look like?

These remnants are mapped, covenanted (or otherwise protected in perpetuity), fenced, and plant and animal pests are managed.

Goal 2

Rare ecosystems are protected and appropriately managed.

What does success look like?

We know what they are and where they are – mapped and recorded. Examples of each rare ecosystem type are protected in perpetuity, and plant and animal pests are managed.
The Eight Conservation Goals

Goal 3

The connections between land, freshwater, and marine habitats are managed to support viable populations of species that depend on them.

What does success look like?

Indigenous species are thriving. An increasing abundance and variety of seabirds are successfully nesting on the mainland. The harbours and bays have large healthy shellfish populations and there is an increase in inanga spawning sites compared to today. The community is actively involved in this work.

Goal 4

Four core indigenous forest areas of more than 1000 ha each have been protected.

What does success look like?

The four core areas are mapped, covenanted (or otherwise protected in perpetuity), and fenced. Each area has a plan developed for the collaborative management of plants and animal pests. The community is aware of, and involved in the care of, the areas.
21 Banks Peninsula Conservation Trust

Item No.: 4

Submission content  

<table>
<thead>
<tr>
<th>The Eight Conservation Goals</th>
<th>Council officer suggestion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goal 5</td>
<td></td>
</tr>
<tr>
<td><strong>Land and freshwater primarily used for production and for settlement also supports thriving indigenous biodiversity.</strong></td>
<td></td>
</tr>
<tr>
<td>What does success look like?</td>
<td></td>
</tr>
<tr>
<td>Land managers are aware of and protect ecosystems and biodiversity as a matter of course. Periodic mapping and imaging demonstrates that there is an increase in indigenous biodiversity cover across Banks Peninsula. The whole community is actively involved in projects to enhance biodiversity, such as Port Hills residents planting and managing appropriate vegetation to develop an ecological corridor (or bridge) from the Peninsula to Christchurch city.</td>
<td></td>
</tr>
</tbody>
</table>

| The Eight Conservation Goals |                             |
| Goal 6                      |                             |
| **Rare and common indigenous flora and fauna of Banks Peninsula are increasingly abundant.** |                             |
| What does success look like? |                             |
| There is robust scientific evidence to demonstrate that species are increasing in abundance and diversity. People are recording anecdotal evidence about healthy indigenous biodiversity in their immediate environment (such as birdsong, indigenous vegetation cover and decline in exotic weeds). |                             |

Port Hills residents planting and managing appropriate vegetation to develop an ecological corridor (or bridge) from the Peninsula to Christchurch city.
21 Banks Peninsula Conservation Trust

Submission content

Council officer suggestion

The Eight Conservation Goals

Goal 8

Banks Peninsula is effectively free of pest animals.

What does success look like?

At the highest level there is robust scientific evidence of an increased abundance and diversity of indigenous species (Goal 6). Pest animal numbers are reduced to a level which enables indigenous species to survive and increase. Protected forest understoreys flourish and are free from grazing by exotic mammals. The whole community is involved in this work.

Misty Peaks Reserve submissions analysis
21 Banks Peninsula Conservation Trust
Submission content

Photo credits
Pg. 1 Totara at Poua Bay – Paty Dart
Pg. 2 The Monument – Kelvin McMillan
Pg. 2 Wood Pigeon – Jonathon Harrod
Pg. 3 Guided walk at Western Valley – Rachel Barker
Pg. 3 Kourourata covenantors function – Marie Neal
Pg. 3 Fencers – Marie Neal
Pg. 4 Cabbage tree – Jon Sullivan
Pg. 7 Tutukakokauru Scenic Reserve – Shienne Helps
Pg. 8 Fox & Associates covenant survey – Craig McInnes
Pg. 8 Tui translocation transport & banding – Frances Schmechel
Pg. 8 Tui translocation collaborative work – Kay Holder
Pg. 13 Seals at Red Bay – Marie Haley
Pg. 14 Black work at Pigeon Bay – Pam Richardson
Pg. 15 Oratiri – Marie Haley
Pg. 17 Traps – Marie Haley

Misty Peaks Reserve submissions analysis
22 Friends of Banks Peninsula Incorporated Society
Submission content

Misty Peaks Reserve - Management Plan

The Friends of Banks Peninsula requests that the Management Plan includes provisions that retain the potential for the reserve to be used for storage and irrigation of wastewater from the Akaroa Wastewater Treatment Plant.

The principle objective of the Friends of Banks Peninsula Incorporated (the Society) is to protect and enhance the environmental heritage of Banks Peninsula. The Society was established in 1990 and has been involved with the Akaroa Wastewater issue for many years. It is represented on the current Wastewater Working Party and made a detailed submission to the Council’s “Akaroa Reclaimed Water - Beneficial Reuse, Treatment and Disposal Options” consultation in April 2017.

At this point the Council has been unable to find suitable or sufficient land areas in the Akaroa Harbour Basin for wastewater disposal and the suitability of the Misty Peaks land warrants further investigation.

The Society supports a wastewater disposal system for Akaroa that

1. Is sustainable and resilient.
2. Minimises environmental risk.
3. Takes account of climate change and sea level rise.
4. Regards wastewater as a resource - irrigation (where it is beneficial, not just for disposal), fire fighting storage, non-potable reuse.
5. Treats wastewater to a very high standard (watering leafy vegetables) so as to maximise beneficial reuse.
6. Meets cultural and community concerns to the fullest extent practicable.

The Society believes that a reticulated “Purple Pipe” system (along with increased water conservation measures) meets the above criteria and has the potential, over time, to reuse all of Akaroa’s wastewater.

Council officer suggestion

Council officers firstly wish to acknowledge the comprehensive, detailed and informative nature of this submission. Council officers advise that this is not a function of the reserve management plan to provide in policy for uses and activities that do not meet the purpose of its scenic reserve classification. Also, the plan needs to focus on the particular specific values and needs for Misty Peaks Reserve, and not address issues and needs for the wider public arena. These are addressed in wider area planning (that is, district and long term planning), as well as through focused specialised planning such as that around the reuse, treatment and disposal of wastewater.

See the response to Submitter 24 Jan Cook on the same matter (Pages 87 - 88 of this submission analysis document), including on what is the focus for the management, development and use of the park, and on the circumstance and processes that would apply for the consideration of any proposal for an alternative use of the park.
22 Friends of Banks Peninsula Incorporated Society

Submission content

In the shorter term such a system would need to operate in conjunction with another method to deal with residual and emergency flows. Storage and irrigation at Misty Peaks could be a viable alternative to continuing harbour discharge. It is intended that a Purple Pipe system would be treated to a very high standard, so disposal in this area would not be a safety risk to Akaroa’s water supply.

The advantages of Misty Peaks are

a. Owned by Council so no land purchase required.

b. A large area of land so irrigation could be at a low rate, thus minimising land instability and saturation risks.

c. Environmental benefits - native forest regeneration and carbon sequestration.

d. End to harbour discharge.

e. Wastewater storage could double as fire fighting ponds.

f. Is an Akaroa-based solution.

The Friends of Banks Peninsula welcomes the opportunity to present further information in support of this submission to the Hearing Panel.

Council officer suggestion

Arguably, a “disadvantage” of Misty Peaks Reserve to be considered for such a use is that it is a scenic reserve subject to the Reserves Act 1977, with the purpose of such a reserve classification being primarily for scenic and natural environment protection purposes. It means there would need to be a strong case of adding value to this primary purpose before a proposal such as presented by the submitter could be considered.
23 Rod Donald Banks Peninsula Trust

We support the plan to the extent that it goes, but feel it needs to aim much higher, set Misty Peaks within the context of the other reserves and walks in Akaroa, and the Akaroa economy, make definite commitments to progress, improve access to the reserve and include a Reserve Management Committee.

1 Introduction

The Rod Donald Banks Peninsula Trust (Trust) is a charitable trust and a CCO founded by the Christchurch City Council in 2010 for the benefit of the present and future inhabitants of Banks Peninsula and for visitors to the area. The Trust has objectives to promote sustainable management and conservation of the natural environment and environmental based projects focussed on the maintenance and development of recreation facilities including parks, reserves and walkways.

The Trust seeks to work in partnership with other organisations to achieve its objectives and to align activities with the projects and initiatives of Christchurch City Council. It aims to work holistically on projects underpinned by four key pillars of improved public walking and biking access, enhancing biodiversity, building and promoting knowledge and working in partnership with others.

The Trust produces a range of walking publications including the Akaroa Country Walks brochure which features walks on and connecting to the Misty Peaks Reserve, and a website www.bankspeninsulawalks.co.nz

We have close working relationships with the Christchurch City Council Regional Parks Team, Hugh Wilson, manager of the nearby Hinewai and Purple Peak Curry Reserves, NZ Native Forest Restoration Trust, Department of Conservation, private landowners in the vicinity of the reserve and the business group Akaroa District Promotions.

2 Misty Peaks opportunity

The Trust supports the introduction of a Reserve Management Plan for the Misty Peaks Reserve, and is in agreement with the draft Plan as far as it has gone, but would like the Council to take a much more aspirational and holistic approach and commit to making progress on the reserve in the near future.

Council officers point out that the draft Misty Peaks Reserve Management Plan, by its nature, focuses on the intended management of the park in compliance with its Scenic Reserve classification. The plan needs to highlight awareness of the wider community the park is in and connected with; however, the interrelationship of Council parks such as this one with other places, public and otherwise, is more than a realm of regional/district planning and co-operation. Misty Peaks Reserve is one in the network of Council regional parks managed by the Parks Unit’s Regional Parks Team. There is no current identified requirement or need for establishment of a Reserve Management Committee for the park. Although there could be both benefits and disbenefits of having such a committee in place, it would need to be raised as a proposal for consideration by the Council. Such a proposal, though, would have to be part of a separate process to the reserve management plan one.

Misty Peaks Reserve will be subject to ongoing planning for management and necessary enhancement through due processes that feed into long term and annual planning for resourcing regional parks programmes.
We suggest that development at Misty Peaks takes priority over Te Oka Reserve because there are fewer issues to resolve and the developing Misty Peaks appropriately is likely to have economic benefits for Akaroa at the time when cruise ships transition back to Lyttelton.

Misty Peaks is an extraordinary area of land with huge potential for further development. It is
- spectacularly positioned right above the busy and popular tourist and holiday centre of Akaroa, including the summit ridgeline and land on both sides of the ridge
- forms part of a contiguous area of land protected for biodiversity and recreation stretching over 2000ha
- already offers some walking and mountain biking opportunities as part of larger loops linked to the Akaroa township.
- is part of the Wildside - a collaborative effort to protect endemic, threatened and iconic species over 13,500ha in the south eastern part of Banks Peninsula.
- includes the maunga mountain for Ōnuku rūnanga
- protects catchment for the Akaroa township and streams that feed into two marine reserves
- has the potential to contribute to climate change mitigation through carbon sequestration.

Our submission recommends the following to strengthen the Management Plan and help Misty Peaks achieve its potential to contribute to Akaroa and the wider region through adding new recreational opportunities and large scale biodiversity enhancement.
- Open the plan with a fuller description of the context within which Misty Peaks sits giving consideration to the matters above and showing this context more fully on the introductory map. Some of the information in the Background section could move to the Introduction and be used to inform the Objectives of the Plan.
- Acknowledge “Akaroa Country Walks”, the existing recreational track network around Akaroa and describe where Misty Peaks currently fits. We provide more information on this network in Appendix 1 to this submission.

Council officers point out that a very comprehensive process of organising the content and layout of the draft reserve management plan has been followed. In addition, it is necessary for the plan to focus on Misty Peaks Reserve and not delve too much in matters to do with surrounding and nearby lands, these being more the realm of area plans or strategies.

Further, the information and maps the Trust offers on its website is acknowledged as an invaluable public resource but, again, it is deliberate to focus just on Misty Peaks Reserve, and the Council provided elements and facilities in it, in the draft reserve management plan. External features and information that the Council is not directly party to are therefore not referred to.
23 Rod Donald Banks Peninsula Trust

Submission content

- Acknowledge that the road connections are an issue for Misty Peaks. Neither of the roads accessing the summit ridgeline – Stony Bay Road and Lighthouse Road – are suitable for increased traffic or large vehicles, nor is Aylmers Valley Road which accesses the lower part of the reserve.

- Determine how to best provide access from Akaroa to the reserve. We suggest that walking and biking access could be developed on unformed legal roads from the top of Stanley Park, or Aylmers Valley Road could be developed for some shared use. Developments in the reserve that increase use should trigger one of these options. We provide more information in Appendix 2.

- As a bare minimum, commit to developing the Newtons Waterfall loop track to a suitable standard for families, make the summit track connect Stony Bay and Flea Bay Roads without losing altitude on the eastern side, and create a circular loop track connecting the lower part of the reserve to its upland areas to preclude recreational users having to use gravel roads for upland access.

- Develop more mountain biking in Misty Peaks. The other reserves above Akaroa – Hinewai and Purple Peak Curry Reserve do not permit mountain biking. Developing mountain biking in Misty Peaks would add to and complement the existing recreational opportunities and could support the local Akaroa economy by bringing a new group of recreationalists to the area. This could be important as the economy recalibrates when cruise ships relocate to Lyttelton. Note that while suggesting mountain biking would provide a new visitor group for the town, we also acknowledge that it needs to be carefully managed in the reserve.

- Consider allowing dogs into the Misty Peaks Reserve. Again, neither the Hinewai nor Purple Peak Curry Reserves permit dogs, meaning dog walking recreationalists have few opportunities for longer walks with dogs.

- Both Hinewai and Purple Peak Curry Reserves are managed with a philosophy that puts conservation goals first if there is a conflict with public use. We suggest that Misty Peaks could offer the reverse, and put recreation first.

Council officer suggestion

As the road network is external to the park and not under the control and management of the Parks Unit it is not a role of the draft reserve management plan to include these; however, officers of the roading section of the Council organisation were consulted in the preparation of the draft plan.

The recreation activity servicing suggestions raised in these three bullet points are all noted for future recreation resource consideration and planning for the park.

The Christchurch City Council Dog Control Policy 2016 identifies Misty Peaks Reserve as an area where dogs are prohibited to protect grazing stock, with the exception of the walking track to Newton’s Waterfall in the Aylmers Valley where dogs are allowed but with the proviso that they are on a leash.

Misty Peaks Reserve needs to be managed in accordance with its classification as a scenic reserve subject to s.19 of the Reserves Act 1977, which is primarily for the protection of scenic values, and then for other things, including the preservation of indigenous flora and fauna, and free public access.
23 Rod Donald Banks Peninsula Trust

Submission content

- Commit to working collaboratively with the Wildside Project to co-ordinate species enhancement and pest control and with the managers of the adjacent reserves. Similarly acknowledge that the Council has signed up to Pest Free Banks Peninsula collaboration.

- Consider how Misty Peaks could be used for carbon sequestration and the potential to gain some income from this to support further work on the reserve.

- Commit to involving the local community and other stakeholders in the management of the reserve through a Reserve Management Committee.

- Commit to developing the detailed Landscape Plan within a defined year frame (we suggest two years to match the cruise issue for Akaroa).

- We note that the lower part of the Reserve surrounds a private block of land and suggest the Reserve Management Plan recommends acquiring part or all of this if it comes on the market, as the Takapuneke Reserve Management Plan did with the Red House.

- We support the submission from Department of Conservation.

Council officer suggestion

These are independent and separate agreements to cover a wider area than just Misty Peaks Reserve. There is no role for the reserve management plan to double up on these agreements.

The matter as to how the Council may potentially incorporate carbon sequestration in relation to its management of any land it administers is one for the Council to consider as part of its city-wide planning.

It is not part of the current management regime of Council parks for new Reserve Management Committees to be established, as park management is appropriately dealt with by the Parks Unit (but note Council officer suggestion on Page 56 of this document). In the case of Misty Peaks Reserve, though, there is capacity for Regional Parks Team staff to liaise with interested parties as necessary on an ongoing basis with respect to the management and enhancement of the park. This is supported by Management Objective 15 in the draft reserve management plan (Page 25 of the draft plan), which states: “The community participate in the enhancement and promotion of Misty Peaks Reserve”; and Management Policy 15.1, which states: “Public participation shall be encouraged by providing volunteer opportunities in Misty Peaks Reserve”.

Programming for any subsequent operational and/or capital planning for the park will be subject to organisational long term planning prioritisation. The management plan, once approved, will direct and support subsequent planning proposals.

Any potential proposed acquisition of land for addition to the park can only be dealt with as a separately considered proposal for the Council in the event the opportunity to acquire arises. The situation with Takapuneke Reserve was unique for that park and management plan.
### 3 Detailed submissions

The following lists proposed amendments to the draft management plan. These are indicative changes only and if accepted, any consequential amendments should also be made, whether listed here or not.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 2</td>
<td>This overview map should show the boundaries of the Hinewai and Purple Peak Curry Reserves, the main walking routes that access Misty Peaks and existing walks within the Reserve. These include the Skyline circuit link from Hinewai Reserve to Stony Bay Road, the shared walking/mountain bike track along the summit ridgeline of Misty Peaks linking Stony Bay Road to Lighthouse Road and the Newton Falls walk. It would be useful to show that both Stony Bay Road and Lighthouse Road currently provide the mountain biking and walking route direct from the town of Akaroa, and the town itself should be labelled.</td>
<td></td>
</tr>
<tr>
<td>Figure 1</td>
<td></td>
<td>Strengthen the context of the Reserve. Maps from Akaroa Country Walks brochure given below will assist.</td>
</tr>
<tr>
<td>View South West over Akaroa</td>
<td></td>
<td>The Akaroa Country Walks brochure maps were referred to, along with other existing resource material, during the draft Misty Peaks Reserve Management Plan preparation. It was deliberate to not show the boundaries of any other “reserve” and publicly accessible land areas, as the focus of the plan and the overview map is on Misty Peaks Reserve only.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>In addition, it was also deliberate to not show any existing track alignments on the overview map in order to not over complicate that map. Such information is also not included on the other maps in the draft reserve management plan as it is expected this information, along with representation of proposed new tracks, will instead be shown in possible future landscape development plans or the like.</td>
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<tr>
<td></td>
<td></td>
<td>However, it is agreed the town of Akaroa should be labelled. This was an omission.</td>
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<td></td>
<td></td>
<td>Therefore:</td>
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</tbody>
</table>

**Council officer suggestion 22** – Insert a label for Akaroa on the overview map on the third page of the draft reserve management plan.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 9 <em>Section 1 Introduction</em></td>
<td>Add an opening paragraph introducing the reserve at the start of Section 1, or add a preface at the start: Misty Peaks occupies 489ha of land, spectacularly positioned above the busy and popular tourist and holiday centre of Akaroa. It includes the summit ridgeline and land on both sides. The reserve is part of a contiguous area of land protected for biodiversity and recreation stretching over 2000ha and the Wildside project - a large scale collaborative project to protect endemic, threatened and iconic species over the south eastern part of Banks Peninsula. The maunga for Ōnuku, Teouheke, is a prominent peak on the Misty Peaks ridgeline, giving it a special significance to the rūnanga. The reserve includes part of the Akaroa water catchment and supplies streams leading to Marine protected areas in both the Akaroa harbour and outer coast. The Christchurch City Council purchased the land in 2007 recognising its outstanding value to the area for biodiversity, recreation and water quality, and now seeks to realise that value through this Reserve Management Plan. The Reserve Management Plan includes provision for development of a more detailed Landscape Plan which the Council will develop in conjunction with the local community and other stakeholders.</td>
</tr>
<tr>
<td>Page 9 <em>Location and Access Para 1</em></td>
<td>Remove reference to the Marine Reserve End the sentence after the words Flea Bay Road.</td>
</tr>
</tbody>
</table>

The suggestion of the submitter for an opening paragraph or preface to be added to the draft reserve management plan is acknowledged. Council officers believe, though, that the current Introduction section is appropriate, and point out that this is the culmination of an extensive multi-disciplinary review of the plan layout and content. This included consideration of elements, such as an opening paragraph or preface; however, it was decided the approach taken is the most appropriate. Council officers therefore advise no additions as suggested are required. Council officers response to the submitters request to remove reference to the marine reserve and penguin colony is that the reference is just contextual and not about making any connection with the park itself. However, the reference can be removed from the first paragraph in Subsection 1.1 on Page 9 of the draft reserve management plan, as follows:

**Council officer suggestion 23:**

Misty Peaks Reserve is located between Stony Bay Road and Lighthouse Road (the latter road continuing on to the Akaroa Heads lighthouse reserve) and also has a short boundary with Flea Bay Road that runs down to the Flea Bay marine reserve and Banks Peninsula / Te Pātaka a Rākaihautū largest penguin colony.
### Hearings Panel
11 March 2019

#### 23 Rod Donald Banks Peninsula Trust Submission content

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Page 9, 1.1 Location and Access</td>
<td>Rename this section and limit it to describing the Location only. Location</td>
<td>Access is an issue for Misty Peaks and requires a separate section so that it can be properly addressed.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 2</td>
<td>Use Maori names for the peaks in this paragraph.</td>
<td>Seems more appropriate to introduce the Te Reo names here than in the next paragraph.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access After Para 2</td>
<td>Move paragraph about Akaroa to 3rd paragraph. Add a sentence to the paragraph about Akaroa stating People come to enjoy the natural beauty of the area and experience nature. Recreational walking is a popular activity with residents and visitors, but opportunities for mountain biking and dog exercise are currently limited.</td>
<td>The most significant attribute of location is that the reserve is near to Akaroa. The Akaroa Information Centre reports that 50% of its enquiries are for recreational walking.</td>
</tr>
</tbody>
</table>

This is a generalised subsection of the Introduction section and appropriate for that section. In the more significant Issues and Management Objectives and Policies sections, access is addressed separately.

**Council officer suggestion 24:**

Add to the changes already proposed by Submitter 13 on Page 12 of this submissions analysis document ([Council officer suggestion 5](#)) (additions included here as tracked changes in blue):

The name Misty Peaks is derived from a Māori name (Ōteauheke, translating as ‘the place where the mist comes down’) for the Brasenose/Ōteauheke – Flag Peak /Ōtoki area. This area contains two of the highest peaks in the park. These are Brasenose/Ōteauheke (785 metres), which lies in Misty Peaks Reserve, and Flag Peak/Ōtoki (809 metres), which is in Armstrong Reserve.

Granted that this submitter suggested addition is likely a valid comment to be made about Akaroa in documentation referring to that place, it is not a comment needing to be made in the reserve management plan – therefore, no adjustment as suggested needs to be made.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 9, 1.1 Location and Access Para 6</td>
<td>Add an opening sentence to this paragraph:&lt;br&gt;The reserve is part of a 2000ha contiguous area of protection. This includes the adjacent Hinewai Reserve, and the Purple Peak Curry above Grehan Valley.</td>
<td>While these are not surrounded by Misty Peaks like Armstrong reserve, they equally or more significant, because they are larger and provide public access.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 8</td>
<td>Reword as follows:&lt;br&gt;Remove the paragraph addressing Access and place in a separate access section after Notable topographic features and Landscape</td>
<td>Access is one of the major issues for Misty Peaks and requires a more detailed explanation, which sits more logically after the landscape and features have been introduced.</td>
</tr>
</tbody>
</table>

It is intentional to not refer to other areas, including the ones mentioned by the submitter, in this section of the draft reserve management plan. Rather, they are all referred to in Section 7 of the draft reserve management plan. No change is therefore required to Subsection 1.1.

Council officers suggest no change, as already stated in response to the submitter’s suggestion at the top of the preceding page (Page 62) of this submission analysis document.
<table>
<thead>
<tr>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td>Page 10 Section 1.2 Notable Topographic Features</td>
<td>Combine the Landscape and Notable Topographic Features sections. Reword as: Misty Peaks Reserve provides the scenic backdrop for much of the Akaroa skyline. It is in a prominent location straddling the eroded crater rim of the ancient, now extinct, Akaroa shield volcano. The most notable feature of the reserve is the crater rim - spectacular summit ridgeline stretching 3.5kms along the Akaroa skyline providing superb views in all directions. It includes 4 rocky peaks ranging in height from just below 700m to over 800m. The west facing slopes on the Akaroa side present a dappled mosaic of regenerating native forest and open pastureland, with views somewhat marred by the large pine plantation near the eastern end of the ridgeline. Lower down the bush clad Aylmers Stream includes a notable waterfall (Newton’s Waterfall) in the stream’s true left fork about 250 metres upstream from the Akaroa water supply intake located at the mouth of the valley. This was a popular Akaroa walking destination in the early part of last century, and the purchase of Misty Peaks Reserve by the Council has re-enabled public access, making it a popular walk once again. The west side of the reserve surrounds a large area of private pastoral land is surrounded by the lower slopes of Misty Peaks on the Akaroa side. The east facing slopes are predominately covered in gorse, but provide superb views to the outer valleys and coast of the Wildside.</td>
<td>Landscape addressed first as Notable features are a subset. Council officers emphasise that the Introduction section is intended to be just that – introductory, and to be as concise, objective and focused as possible. It is not as critical to the draft reserve management plan as the Issues and Management Objectives and Policies sections are. Although it is true any amount of editing and addition could be done to the section, and in the draft reserve management plan preparation a lot was, Council officers consider it is not warranted nor necessary to make changes to Subsections 1.2 and 1.3 on Page 10 of the draft reserve management plan.</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<tr>
<td>-----------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Add Section 1.3 Access</td>
<td>The reserve currently has three entrances. The lower part of the reserve is accessed from the end of Aylmers Valley Road. There is a small space for off-road parking here. A short track leads to Newtons Waterfall. The upper part of the reserve can be accessed from either Stony Bay Road, just below the ridgeline on the western side, and Flea Bay Road along the summit. A shared use walking and biking track running connects the upland entrances. There are small off-road parking areas near each. All access roads are narrow shingle roads, and used for foot, cycle and vehicular access. Increased usage as the reserve develops will need to be addressed. Walkers from Akaroa can also access the reserve via the Purple Peak Curry Reserve and Hinewai coming along the ridgeline from the north on the Skyline Circuit route. There are unformed legal roads leading to Misty Peaks Reserve from Stanley Park in Akaroa that could be used to develop new off-road access to the Park.</td>
<td>The Plan should recognise and explain the roads, entrances and the existing tracks. The idea of developing the unformed legal roads for access needs to be explored.</td>
</tr>
<tr>
<td>Page 11 Sections 1.6, 1.7</td>
<td>An up to date ecological survey of the reserve should be conducted to provide more information for these sections and a baseline of what is present</td>
<td>More information on what is in the reserve and the threats would help inform the policies and the management of the reserve.</td>
</tr>
</tbody>
</table>

Council officers advise that such information as suggested by the submitter was evaluated in the draft reserve management plan preparation but is not included for a number of reasons, such as:

- To keep the draft plan description concise.
- Not refer to road details due to these not being under the jurisdiction of the park and the management plan – road access, road condition and vehicle parking need to be dealt with through other (roading) planning processes. This includes unformed legal roads.
- Future use and development of tracks, entrances, etc. will be addressed through subsequent implementation/landscape/development planning that can raise proposals to be considered for resourcing through the long term planning process.

No change or addition to Section 1 of the draft reserve management plan as suggested is supported.

Any research or surveys will need to be subsequently raised for consideration for resourcing through the Long Term Plan process. The reserve management plan, once approved, will be able to be used to justify/rationalise such proposals.

Misty Peaks Reserve submissions analysis
23 Rod Donald Banks Peninsula Trust

<table>
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<tr>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td>Page 12 Section 1.8 Recreation Use</td>
<td>Reword and expand</td>
<td>The existing tracks, how they are promoted, and their limitations should be described. (Note: brochures are produced by the Rod Donald Trust, and the trail head signage has been a joint project of the Trust and Council.)</td>
</tr>
</tbody>
</table>

Misty Peaks Reserve has attributes that lend to it being a good provider of opportunities for visitors to experience, mainly through walking and mountain biking, wonderful views from what is a prominent ridge crest, and natural areas.

Currently there are only two public tracks established in Misty Peaks, a short walk to Newtons Falls, and the upland track connecting Stony Bay and Flea Bay Roads. These tracks are promoted to the public as part of the Akaroa Country Walks network, in a brochure available at Information centres and on trail head signage in various locations, but not as yet Misty Peaks.

Both tracks have their limitations. The Newtons Falls track is a one way experience, and does not link further into the reserve or to the upland areas. The upland track follows the summit ridgeline for about half its length, but then leaves the ridgeline and drops down on the Flea Bay side, losing 100m in altitude before rising to the ridge again. It would be much improved as a route that stayed on the summit ridgeline.

Walkers using the Akaroa Country Walks maps and brochures are currently encouraged to access the Misty Peaks summit ridgeline track from Akaroa on the Skyline Circuit route to minimise road walking. The loop route return, however, is still on Lighthouse Road.
<table>
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<tr>
<td>Page 12 Section 1.8 Recreation Use (continued)</td>
<td>The Misty Peaks summit ridgeline track offers the only opportunity for off-road mountain biking in Akaroa, as biking is not permitted in Hinewai and Purple Peak Curry Reserves. Mountain bikes access this track using either the Stony Bay or Lighthouse Road due to this restriction.</td>
<td>Plan should offer some direction on the potential for new recreational opportunities based on what is needed to round out the recreational spectrum in Akaroa. Mountain biking is recommended for Misty Peaks as there is no other mountain biking available. Similarly, dogs.</td>
</tr>
<tr>
<td></td>
<td>Otherwise Misty Peaks Reserve is primarily an undeveloped and natural area and presents scope for further development and to provide recreational opportunities that add to what is currently available from Akaroa.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Mountain biking is not well catered for in Akaroa, and Misty Peaks lends itself to this use to provide complimentary recreational opportunities to those available in the adjacent reserves of Hinewai and Purple Peak Curry Reserve. Misty Peaks also has the potential to provide for recreational horse riding and dog walking, as these are also not permitted in the other reserves.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The addition of tracks that linking the town to the park would greatly improve access to it. Internal tracks linking the lower part of the reserve to the summit ridgeline are also needed to alleviate the current use of the steep, shingle roads adjoining the park.</td>
<td></td>
</tr>
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<td></td>
<td>There is the potential for formal occupations to be granted to individuals or companies that provide non-exclusive tourism/recreation guided experiences through the park.</td>
<td>Unclear what is meant by the term non-exclusive?</td>
</tr>
</tbody>
</table>

The primary use of Misty Peaks Reserve is to be consistent with the classified purpose for the reserve (as a scenic reserve subject to the Reserve Act 1977), which is to protect the natural environment and landscape. Although recreation is a secondary use for the park it needs to be compatible with the primary use. Definitely walking is, and mountain biking in certain places, plus horse riding but this only on certain routes where there is no impact on the environment or other uses. Use for dog walking, however, is limited by the Council’s Dog Control Policy 2016 to just the Newton’s Waterfall walking track and only when they are on a leash.

Such a track network has already been identified by Council officers as a worthwhile prospect but it is not possible to raise such development in the draft reserve management plan, this being the prerogative of subsequent landscape development planning.

By “non-exclusive” it is intended to mean that there is no exclusion of the general public to freely access at any time the same places and tracks that are used by the formal occupier.
<table>
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<tbody>
<tr>
<td>Page 12, Section 2, Issues Rename</td>
<td>Put the information from Section 3 Vision before the Issues 2 VISION</td>
<td>Provide clarity on where the Management Plan is heading. Set the context for the issues (which currently introduce aims such as ultimately de-stocking the park) and then the Objectives. See Garden of Tane RMP for example (Note comments on the current Section 3 are given below).</td>
</tr>
<tr>
<td>Page 13 para 5</td>
<td>Replace: wilding pines with <em>pine plantation</em> and wilding pines</td>
<td>Clarity.</td>
</tr>
<tr>
<td>Page 13, last para</td>
<td>As per revised Introduction proposed - move footnote as a consequential amendment.</td>
<td></td>
</tr>
</tbody>
</table>

The accepted format for Council reserve management plans is for the issues, which are statements of fact, to be introduced first because these feed into, and influence, the nature of the direction for the parks as embodied in the vision and objectives and policies, these being statements of intent in response to the issues raised.

The reference to ultimately de-stocking the park in Issue Subsection 2.2 is in the context of the issue of moving the park from a pastoral past to a scenic and outdoor and recreational experience future. This is promoted as part of the vision for the park.

No change to the sequence of sections is therefore required.

Council officers agree to the text replacement.

**Council officer suggestion 25:**

Make the following change to the first line of the fifth paragraph on Page 13 of the draft reserve management plan:

In the case of the *pine plantation* and wilding pines in Misty Peaks Reserve, it is unlikely that timber merchants would attempt to remove them as they are generally in poor condition, and road access for logging trucks off Stony Bay Road is difficult.

Council officers disagree, as the Wildlife Project is a separate matter to the draft reserve management plan.
<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Page 15, Section 2.7 Access and Use</td>
<td>Reward from Para 2 as follows: <em>The most challenging issue for developing Misty Peaks is access. All roads leading to reserve entrances are narrow and shingle in parts. All are currently used for foot, cycle and vehicular access, which is adequate while the reserve experiences low usage, but will need to be addressed as usage increases. Potential solutions are to develop one or more of the unformed legal roads from Stanley Park leading to the reserve, and/or to Aylmers Valley road for safer shared use.</em></td>
<td>Reward to take into account that there are already recreational tracks and connections, but that better connections are critical to the development of the reserve.</td>
</tr>
</tbody>
</table>

Council officers note that, although there are existing tracks and connections to, and within, Misty Peaks Reserve, most of these are informal and based on previous farm access routes, and are not currently plotted and promoted as recreation tracks by the Council – hence not stating these in the draft reserve management plan. The expectation is that future landscape planning will identify and raise proposed track formalisation/development for resourcing through the Long Term Plan process.

Issues around the public road access to the park, and the unformed legal roads, are matters outside the jurisdiction of the reserve management plan. Submitter comments and suggestions on these will be referred to the roading section of the Council for information and consideration.
<table>
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<tbody>
<tr>
<td>Page 15, Section 2.7 Access and Use (continued)</td>
<td>Additionally, tracks are needed within the reserve to enable access between the lower entrances and upland areas without using the vehicle roads. An internal loop route within the reserve is essential. There are excellent prospects for a family friendly loop track along the forks of Aylmers Stream, including past Newton’s Waterfall, for a track along the length of the ridgeline, and to use existing graded farm tracks to create a loop route from the Aylmers Valley entrance to the summit ridgeline. There is a need to consider additional opportunities for connections between Misty Peaks Reserve and other publicly accessible areas by way of walking routes and tracks; for example, with the Akaroa Country Walks network and the Banks Track. The Public Open Space Strategy 2010-2040 envisages a connection across from the Woodills Track at Purple Peak Road creating a mid-level walking route above Akaroa. Subdivision of land above Akaroa may present opportunities to secure such access and should not be missed. It is expected that as the connections to Akaroa and internal tracks are developed there will be an increased demand for access by a range of users and, in particular, for mountain biking. Careful management of potential conflicting uses and overuse is important, and provision of appropriate facilities, good track marking and information is needed. The development of ad hoc tracks by members of the public is not permitted.</td>
<td>These track possibilities are noted by Council officers for future planning. The Akaroa Country Walks network is the brand for all tracks from Akaroa in the hillslopes facing the town. Hinewai forms part of this. Beware the Urumau Reserve experience, where mountain bikers constructed ad hoc trails to the detriment of biodiversity work done by other community members and erosion issues.</td>
</tr>
</tbody>
</table>

Council officer suggestion 26:

Make the following change to the fourth paragraph of Subsection 2.7 on Page 15 of the draft reserve management plan:

There is a need to consider additional opportunities for connections between Misty Peaks Reserve and other publicly accessible areas by way of walking routes and tracks; for example, with Hinewai Reserve and properties that have the Banks-Track® crossing them.

The reason for this change is to not presume or pre-lead the establishment of any formal agreed connections with neighbouring property owners or recreation networks by not naming any.

Ad hoc, unauthorised by Council, development activity, including of tracks, in any Council park is not permitted. This is covered by the Council’s Parks and Reserves Bylaw and does not need to be restated in the reserve management plan. Definitely no such activity will be tolerated in Misty Peaks Reserve.
### Reference | Suggested amendment | Reason
--- | --- | ---
Page 15, Section 2.8 Facilities and Utilities | Reword: Generally, the aim for Misty Peaks Reserve is for it have minimal building, and for any buildings that are required to be unobtrusive. A day shelter on the summit ridgeline and toilets will be necessary as use of the reserve grows. These could be simple composting or pit toilets, sited well away from waterways, meeting the permitted activity standards in the Land and Water Regional Plan. Where buildings are needed to enable the best management and use of the park, they should be considered if they support the direction, values and objectives for the park. | The experience of Hinewai and Banks Track is that shelter is necessary on the summit ridgeline for public safety and toilets will be needed as use grows, but these should be kept simple to minimise issues. The ECAN LWRP sets out the standards for pit toilets as a permitted activity. Council officers point out that this reference to buildings in Subsection 2.8 is related to an issue raised around there needing to be a limited number and size of buildings in the park. It is not a statement of intent (that is covered by draft Utility Policy 11.1 (Page 23 of the draft reserve management plan)) nor with detail about what could be built (that is the realm of subsequent landscape development planning). |
Page 16 Section 2 | Add a new Section 2.9 The reserve surrounds a large area of undeveloped private land on its northwestern side as shown in the map below. It is desirable that this be added to the park if possible at some stage in the future. | This is not a matter for the draft management plan to raise. |
Page 17, Section 3.1 Park Purpose | Move to section 2 and reword 2.1 Park Purpose To protect and foster the environmental, landscape, biodiversity, historic and cultural values of Misty Peaks Reserve as part of a wider area of contiguous protection and provide low impact and varied outdoor recreation experiences that are exciting, memorable and educational and act as a drawcard for Akaroa. Misty Peaks is a fantastic opportunity so aim higher and be bolder! | The Park Purpose is specifically and solely for Misty Peaks Reserve and not inclusive of other areas. Therefore, the suggested addition, which in any case will expand the purpose to an unwieldy size that is not typical, is not accepted.
<table>
<thead>
<tr>
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</table>
| Page 17, Section 3.2 Management Aims | Reward as:  
- Protect and enhance natural values through restoration of native biodiversity across the reserve  
- Provide public access on an extensive and well maintained network of tracks and trails creating a variety of experiences and appealing to a wide range of users  
- Maintain and promote the historical, cultural, environmental values and feature and retain views from key points  
- Provide and maintain facilities as needed  
- Collaborate with and work toward shared aims with the Wildside project, neighbouring reserves, Akaroa Country Walks track network, Public Open Space Strategy and the Akaroa community.  
- Ensure the reserve adds value to, connects with and complements the other recreational opportunities in the area. | Again, be bolder and aim higher. |

As with the response to the submitter suggested expansion to the Park Purpose above, the same applies to the Management Aims.

The Reserve should not be managed in isolation, but in conjunction with the other relevant biodiversity and recreation projects in the area.

| Page 18, Policy 3.1 | Reword promoted to explained. | More accurately describes what is proposed. |

Council officers agree. Therefore:

**Council officer suggestion 27:**

Make the following change to Management Policy 3.1 on Page 18 of the draft reserve management plan:

The European history of settlement, native tree extraction, exotic plantation planting and extensive pastoral farming of the land, including that in the park, shall be recorded and promoted explained.
<table>
<thead>
<tr>
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<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 19 Policy 4.4</td>
<td>Add the Wildside project and Pest Free Banks Peninsula 2050 consortium.</td>
<td>The Wildside includes Misty Peaks and is a pest management program. The Council is a signatory to the Pest Free Banks Peninsula collaboration and Misty Peaks should recognise this.</td>
</tr>
<tr>
<td>Page 19 Add Policy</td>
<td>4.5 Removal of exotics and wildings Exotic species that present a weed threat and wilding pines will be removed. The pine plantation along the summit will either be removed or managed for native succession as determined by the Landscape Plan.</td>
<td>The future management of the pine plantation needs to be signalled.</td>
</tr>
<tr>
<td>Page 19 Policy 5.1</td>
<td>Add and the Wildside project.</td>
<td>The Wildside includes Misty Peaks and a native fauna protection program.</td>
</tr>
<tr>
<td>Page 20, Sect 4.6, Fire</td>
<td>Add another Policy 6.5 No Smoking is permitted in the Park</td>
<td>Smoking is another fire risk.</td>
</tr>
</tbody>
</table>

Council officers advise that, notwithstanding that the Council has entered into other agreements, it is not valid to restate any as management policy in the draft reserve management plan. Therefore, the proposed addition is not supported.

The proposed new policy is not required as the Council’s obligation with regard to pest plant and animal pest control is addressed in Management Policy 4.4 (Page 19 of the draft reserve management plan). Any decision as to specific method of management of exotics and wildings is a matter for the park management (Parks Unit Regional Parks Team) in conformance with the reserve management plan and the pest plans referred to in Management Policy 4.4.

No, because the Wildside project is a wider programme than just Misty Peaks Reserve, the management of which is not dictated by that project – rather, it is expected the management of the park, as much as possible, is consistent with and supports the aims of the Wildside project.

Unfortunately, as much as parks planners would love to ban smoking in Misty Peaks Reserve (other than if it was treated as an “open fire”, meaning then that arguably the use of matches or lighters could be disallowed (ref. draft Management Policy 6.3)), it is the Smokefree Public Places Policy 2009 that is the public document addressing smoking – this policy, though, is about requesting people not to smoke in public open space areas for the health of visitors but does not ban smoking.
<table>
<thead>
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</thead>
<tbody>
<tr>
<td><strong>Page 20</strong></td>
<td><strong>Policy 8.2</strong> [Reword as Walking and mountain biking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.]</td>
<td>Why should track installation be minimal? The reserve has been in existence for 11 years, and this comment proposes no more than what already exists. Preclude Mountain bikers making their own tracks. The POSS envisages a mid level cross country track connecting across the back of Akaroa from Woodills Road north through to Lighthouse or Aylmers Valley Road. This should be part of the Management Plan.</td>
</tr>
<tr>
<td>Page 20 Additional policy</td>
<td>8.6 Tracks and facilities will be well maintained, and according to NZ track standards.</td>
<td>Important that this is an objective.</td>
</tr>
<tr>
<td>Page 20 Policy 8.3</td>
<td>Add day shelter on summit ridgeline track.</td>
<td>No change to Management Policy 8.2 is warranted.</td>
</tr>
</tbody>
</table>
| Page 22 8.6        | Add Helicopter and aircraft landing is permitted for emergency or management use only. Drone flying is not permitted except with permission from the Council. Restrict the motor size for ebikes.                                                                 | There is no need to direct standard of provision of facilities in reserve management policy as this is guided in other Council documents such as the Parks & Waterways Access Policy 2002.  
No, this is not a reserve management policy but rather a proposed action that would need to be raised in subsequent landscape development planning for consideration, if supported, for funding through the Long Term Plan.  
The flying devices referred to by the submitter are controlled through other Council documents (i.e. Parks and Reserves Bylaw 2016 and the 'Drones' and Remotely Piloted Aircraft Systems Policy 2016) and not the reserve management plan, so no addition to, or new, reserve management policy is required.  
Also, as with other vehicles, there is no capacity/need to control ebike engine size on formed roads or identified carparks. |
<table>
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<th>Council officer suggestion</th>
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<tr>
<td>Page 22, Policy 8.7</td>
<td>Dogs should be allowed, with appropriate management as they are in many other Council reserves, and the Council’s dog by law changed as a result.</td>
<td>Dogs are not permitted in Hinewai or Purple Peak Curry Reserve. Allowing dog walking in Misty Peaks reserve would provide a complementary activity. The Rod Donald Trust regularly receives queries from people seeking places to walk dogs.</td>
<td>The reserve management plan needs to reflect, and be consistent with, the Dog Control Policy 2016, which identifies Misty Peaks Reserve as an area where dogs are prohibited to protect grazing stock, with the exception of the walking track to Newton’s Waterfall in the Aylmers Valley, where dogs are allowed but with the proviso that they are on a leash.</td>
</tr>
<tr>
<td>Page 22, Policy 8.9</td>
<td>Camping should be prohibited.</td>
<td>The RMP should state a no camping policy due to the fire risk, regardless of Council overall policy.</td>
<td>However, as it stands, with the application of the Parks and Reserves Bylaw 2016, Misty Peaks Reserve does not currently, and may never, meet the criteria for allowing camping (i.e. there being no designated camping area) – a reason for justifying that may always be the risk of fire.</td>
</tr>
<tr>
<td>Page 23, Policy 10.1</td>
<td>Reword. Currently unclear.</td>
<td>What does “shall provide continuous access” mean?</td>
<td>Council officer suggestion 28: Make the following change to Management Policy 10.1 on Page 23 of the draft reserve management plan to make the policy clearer: Public formed roads shall provide continuous access to Misty Peaks Reserve.</td>
</tr>
</tbody>
</table>
## 23 Rod Donald Banks Peninsula Trust

### Submission content

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| Page 23  
Policy 10.3 | **Reword as:** Attractive, adequate, clear and informative directional and destination signage that is compatible with other walking signage in the area and acknowledges Misty Peaks tracks as part of the wider network shall be provided. | The signage needs to be compatible with other walking signage in the area and part of the cohesive network – not always the Council’s signage guidelines, and it needs to acknowledge that people may be walking or biking to other places than just the reserve itself. So, the signage needs to be part of a cohesive network. |

| Page 24  
Connections  
Add another policy | **Add 13.2** Co-operation and respect will be given to the other existing organisations and projects in the area with similar aims, such as Hinewai and Purple Peak Curry Reserve, the Wilside Project, the Akaroa Country Walks network and Banks Track to develop the biodiversity and public open space of Misty Peaks in a way that aligns with and complements them. | A policy to recognise Misty Peaks as part of the wider collaborative effort. |

### Council officer suggestion

The Council’s signage guidelines guide the design, layout and appearance of the signage, not the content, which can be anything deemed appropriate. Although the focus will be on the park itself, the signage could also refer to links to adjacent and nearby areas.

The Council’s intention, of course, is to manage Misty Peaks Reserve in a manner that is appropriate for the park’s reserve classification, inherent values and provision of opportunities for the public to access and enjoy it, whilst also, as much as is possible, seeking to have the park fit in with the management of similar adjoining or nearby areas, with the managers of those areas doing likewise with Misty Peaks Reserve. Although, as for the managers of those other areas, there is no compunction for the Council to do this, Council officers believe a shared area approach is ideal. It, though, requires cooperation by all parties.

The suggested addition is not considered by Council officers to be management policy and is not advised to be accepted for inclusion in the draft reserve management plan.
**23 Rod Donald Banks Peninsula Trust**

**Submission content**

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<tr>
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<tbody>
<tr>
<td>Page 25 Community Involvement Objective 15</td>
<td>Change wording to: 15 Establish a Reserve Management Committee for the Misty Peaks Reserve Policy 15.1 A Reserve Management Committee is to be established for Misty Peaks in line with the Council’s Reserves Management Committee Terms of Reference and may include stakeholders from the local and wider community. Policy 15.2 The Reserve Management Committee will develop a Landscape Plan in conjunction with Council staff within 2 years of its appointment to foster appropriate development in the reserve. Policy 15.2 The Reserve Management Committee may involve the wider community in the management of the reserve by organising volunteer opportunities and events.</td>
<td>Reserve Management Committees are a way to keep the reserve relevant and informed. They should be the ones to oversee a Landscape Plan. The public should play a greater role in management of the reserve.</td>
</tr>
<tr>
<td>Page 25 Add new objective 4.17 Carbon sequestration OBJECTIVE: 17 Earn an income for the park through financial recognition of its carbon sequestration Policy 17.1 Register the Park under the ETS for carbon credits. Re-use the income to support the development, management and maintenance of the park.</td>
<td>As has already been stated, it is not part of the current management regime of Council parks for new Reserve Management Committees to be established, as park management is appropriately dealt with by the Council’s Parks Unit. The management role is also delegated by the Council to the Parks Unit to perform. In the case of Misty Peaks Reserve, though, there is capacity for Regional Parks Team staff to liaise with interested parties, as necessary, on an ongoing basis with respect to the management and enhancement of the park. Any prospect for a Reserve Management Committee, or something similar formally involving community and interested groups in the management of Misty Peaks Reserve would need to be put as a Parks Unit supported proposal before the elected members of the Council for resolution. This is not a prospect to be initiated through the reserve management plan; rather, it needs to be raised, if the desire is there, in action planning, and really it need to be first considered by the Council in the district wide context before considering applying it to a particular Council managed area.</td>
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<td>Page 32</td>
<td>Add to Section 5.8 before the Banks Peninsula Track Company paragraph in Akaroa Country Walks is a network of public tracks starting and ending in Akaroa township, promoted with brochures and maps available at Information Centres throughout the Peninsula and Christchurch City via the online resource <a href="http://www.bankspeninsulawalks.co.nz">www.bankspeninsulawalks.co.nz</a>, and from the main tourism site <a href="http://www.akaroa.com">www.akaroa.com</a>, and on trail head signage at four major track entrances at Akaroa. The network includes all the existing public tracks in the hills behind Akaroa, including Newtons Waterfall and the current Misty Peaks summit ridgeline track. The Newtons Waterfall walk is routed via Aylmers Valley Road. The summit ridgeline track, named Misty Peaks, is presented as a shared use loop track from Akaroa accessed via Stony Bay Road and Lighthouse Road for bikers, and as an extension to the Skyline Circuit route for walkers to minimise road walking. The Akaroa Country Walks network and associated promotional materials are reviewed annually to incorporate changes and new developments. Please also include the map of the Akaroa Country Walks either in this section or an appendix to the Plan.</td>
<td>The Akaroa Country Walks walking network needs to be acknowledged first. This is a public network and very heavily used and promoted through all Information centres and the principal tourism website for Akaroa, and includes the existing Misty Peaks tracks. It is the principal way that visitors find out about Misty Peaks at present. Information to assist the Council with appreciating this network is presented in Appendix 1.</td>
</tr>
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</table>

Misty Peaks Reserve submissions analysis

Page 78 of 89
### Council officer suggestion 29:
Add the following paragraph at the start of Subsection 5.8 (Access and connections) on Page 32 of the draft reserve management plan:

> The Rod Donald Banks Peninsula Trust promotes a network of freely publicly accessible walking tracks and routes on private and public land in the Akaroa area, including along the summit ridge of Misty Peaks Reserve, this being currently a route and not a formal track. This network is promoted to the public on its website (www.bankspeninsulawalks.co.nz).

### Council officer suggestion 30:
Adjust the current first paragraph of Subsection 5.8 on Page 32 of the draft reserve management plan, as follows:

> The Banks Peninsula Track Company is a co-operative of neighbouring properties and operates a commercial two to three day walk eco-tourism experience business along a route that includes along side the section of Flea Bay Road where it passes through this runs beside Misty Peaks Reserve enroute from the summit ridge down to Flea Bay.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
<th>Council officer suggestion</th>
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</thead>
<tbody>
<tr>
<td>Page 32 Section 5.8 Access and Connection</td>
<td>Add final paragraph. Misty Peaks Reserve has good views over Flea Bay, home to the Pohatu Marine Reserve and the largest penguin colony on Banks Peninsula/ Te Pātaka o Rākaihautū.</td>
<td>Appropriate place to mention the Pohatu Marine Reserve, although it does not seem directly relevant.</td>
<td>Not necessary to add.</td>
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<tr>
<td>Page 35 last para</td>
<td>Reword last sentence as: The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of Hinewai Reserve.</td>
<td>Trust alone is ambiguous here.</td>
<td>This has already been suggested to be adjusted as part of the requested amendment of the paragraph that the sentence is in by another submitter (see Council officer suggestion 14 on Page 24 of this submissions analysis document).</td>
</tr>
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</table>
Appendix 1 Akaroa Country Walks

This appendix gives information on the Akaroa Country Walks network to assist the Council to appreciate and understand how tracks in Akaroa are currently presented and promoted to the public through tourism information centres and websites.

Figure 1 Akaroa Country Walks brochure cover listing Newtons Waterfall and Misty Peaks

The brochure is produced by the Rod Donald Banks Peninsula Trust and available at all Information Centres on Banks Peninsula, the DOC visitor centre in Christchurch and at several other retail outlets.
Figure 2 Main map from brochure showing walks in Misty Peaks numbered 6 and 7 and the interconnections between tracks.

Walkers using the brochure are encouraged to access Misty Peaks via walk 5 - Skyline circuit for an extended ridgeline experience and to minimise road walking. Mountain bikers access via Stony Bay Road.

A matching map is on the website www.bankspeninsulawalks.co.nz. All walking enquiries received through the principal tourism website www.akaroa.com are redirected through to www.bankspeninsulawalks.co.nz.
23 Rod Donald Banks Peninsula Trust

Submission content

**MISTY PEAKS**

A challenging mountain bike ride from Akaroa or an excellent addition to Skyline circuit for more time on the tops.

Directions: The full walk or mountain bike ride starts in Akaroa at Rue Balguerie. When you reach Nettle Creek studio, carry straight ahead up Stony Bay Road and follow it almost all the way to the top (approx 2 hours walking). The entrance to Misty Peaks Reserve is at a farm gate just before the ridge line, Skyline Circuit walkers also join the route here.

Follow the farm track skirting gently below the rocky summit of Mt Berard. The views of the harbour are spectacular, until the track goes behind the pine plantation. When you reach a metal gate with views to the Pacific ocean through it and stay on the track going downhill. You lose about 100 m in altitude before the track rounds a bluff and climbs again to reach the ridge line south of the Brasenose summit. As it flattens out, make a little diversion across the open land to a rocky outcrop for more magnificent views of the harbour.

Return to the farm track and follow it to the Flox Bay Road trail head. Then walk up Flox Bay Road to Lighthouse Road and down Lighthouse Road back to Akaroa.

**NEWTONS FALLS**

A delightful walk past charming cottages and along a quiet lane to a waterfall beauty spot.

Directions: Walk up Rue Jolie past the school, Turn left onto Bruce Terrace and after a little bridge turn left again onto Percy Street where you will pass many lovely cottages.

Turn left when you reach Aylmers Valley Road. Now follow this quiet gravel road for 1 km to its end at the lower entrance to Misty Peaks Reserve.

**Figure 3 Misty Peaks and Newtons Falls detailed walk descriptions**

Misty Peaks Reserve submissions analysis
23 Rod Donald Banks Peninsula Trust

Submission content

Akaroa Country Walks Trail Head signage is currently installed at the track entrances at the top of Woodills Road, Purple Peak Road, Heritage Park on Long Bay Road, Grehan Valley Road below Purple Peak Curry Reserve entrance and at the Akaroa Information Centre. The signs were developed as a joint project with the Council to match the main map given in the Akaroa Country Walks brochure and include the Misty Peaks walks.

Figure 4 Trail head sign at top of Purple Peak Road
23 Rod Donald Banks Peninsula Trust
Submission content

Council officer suggestion

Figure 5 Sign content

Misty Peaks Reserve submissions analysis
Appendix 2 Potential Unformed Legal Road connections providing improved off-road access from Akaroa

Public access to Misty Peaks would be improved if walking/biking connections were developed using unformed legal roads. The map below shows all public roads (formed and unformed) in purple. Suggested routes to develop for access are overlaid with red dotted lines.

Note: The Rod Donald Trust has not walked or attempted to ground-truth these unformed legal road options, but would be available to assist the Council with this. The unformed legal roads highlighted are selected because they appear to avoid dwellings and pasture land, but clearly there are other options also available.

Figure 6 Potential walking/biking connections via unformed legal roads from Stanley Park
24 Jan Cook
Submission content

I generally support the Draft Plan, but request additions to it based on the following.

I request that the Management Plan allows for the storage and disposal of Akaroa’s treated wastewater, if the Reserve is found to be suitable for this purpose.

In July 2017 I submitted comments to the "Misty Peaks Management Plan initial information gathering" consultation, which included the following -

"Retain any potential for parts of the Reserve to be used for disposal of Akaroa’s treated wastewater. If this waste is not to be discharged to the Harbour, then disposal to the catchment from which it came must be given proper consideration."

I am disappointed that this has not been included in the summary of Public Feedback so far on the Council’s website. Nor has it been mentioned in the draft Management Plan.

In May 2017 I submitted the following to the Council’s consultation on “Akaroa Reclaimed Water - Beneficial Reuse, Treatment and Disposal Options”

The Council must make a strong commitment to ultimately re-using 100% of the wastewater via purple pipes and recharge to the Akaroa catchment.

Reasons

1. We consider that disposal to the harbour of appropriately treated wastewater is environmentally safe, but acknowledge the concerns of Ngai Tahu in this regard.

2. Along with the immediate introduction of water conservation measures (less water used means less down the drain) and re-use in Akaroa (for public parks and toilets and potentially for private use via purple pipe), the Council needs to properly investigate the option of returning the wastewater to the catchment that it was taken from.

This submitter suggestion, along with all the comments and suggestions received from the information gathering phase consultation, was carefully considered by Council officers in the context of preparing the draft reserve management plan. It was concluded to not be a matter that could be raised in management policy in the draft reserve management plan, as the focus for that plan is on promoting the core park values – that is, including nature protection/enhancement, water quality protection and outdoor recreation opportunities provision.

The irrigation prospect comment was not included in the summary of feedback from the first consultation because it was considered to not be a matter to be addressed through the reserve management plan process. However, it has been reviewed with Council staff involved with waste water management.

Council officers consider the potential use of Misty Peaks Reserve for waste water (albeit of near drinking quality) irrigation would have to have a strong park-benefit case of argument successfully put, notwithstanding thorough cost-benefit analysis being made, in the event of a future proposal being put before the Council.
3. It would appear that the Misty Peaks Reserve, and other surrounding reserve areas, have been discounted because they are too steep. The Council does not appear to have asked the question “What slope gradient would be geo-technically safe for disposal if the water was applied to a larger area at a lower rate?”

4. Akaroa experiences water shortages and restrictions every summer, with water extraction reducing local streams to minimum flows. Using wastewater to irrigate reserves and gardens in Akaroa and to recharge the catchment is a sustainable solution, that benefits the community and the environment.

5. If, as is proposed, the water is to be treated to a very high standard then there should be no risk to public health. The water would simply find its way back to the streams and reservoirs, along with normal rainfall, and be treated for potable use. If the wastewater is considered to be safe for disposal into areas such as Takamatua and Robinsons Bay where residents draw their domestic (untreated) water supplies, then it must also be safe for disposal to the Akaroa water catchment.

6. There are substantial areas of established trees and vegetation in this area so disposal could begin immediately. Established trees also increase the capacity for disposal to continue during wet weather, thus reducing water storage requirements.

7. The impact of climate change is likely to bring weather that is drier, wetter and more stormy, along with sea level rise. Water will become an increasingly valuable resource, and Akaroa should seize the opportunity to ‘future proof’ both its water supply and wastewater treatment.

The Community response to this consultation strongly favoured a ‘purple pipe system’ for Akaroa.

Council investigations since then have failed to find suitable land locations for storage and disposal within the Akaroa Harbour Basin. The suitability of Misty Peaks Reserve to take the residual and emergency flows from a purple pipe system warrants further investigation.

In addition to the reasons above, storage of wastewater could also provide fire fighting ponds - a resource that is urgently needed for Akaroa.

Most importantly, disposal to the Akaroa catchment would be an Akaroa-based solution to its wastewater problem.

Generally, though, key regional parks such as Misty Peaks Reserve are not anticipated to be used for Council function/public benefit wider than the core function/benefit of recreational open space provision and natural environment protection as dictated by the park’s scenic reserve status.

However, if there is proven to be a good mutual benefit (for both the park and its intrinsic values, and the wider community environment), then it certainly could be something for the Council to consider (although not in this reserve management plan forum), as long as there is no detriment to park values, no restriction to park recreational access, no park environmental/landscape damage and no impact on park funds.
25 Banks Peninsula Track Ltd
Submission content

I represent Banks Peninsula Track Ltd which is a privately owned cooperative offering the only multi-day walking experience on Banks Peninsula. Five families on adjoining properties care for the tracks and accommodation offered to walkers.

We are now into our 30th season and have hosted thousands of walkers over that time.

www.bankstrack.co.nz

The objectives listed in the plan are comprehensive and cover many important aspects for the care of the reserve into the future.

In the 1890’s the huge beech forest on the Flea Bay side was destined to be milled but was accidentally destroyed by fire.

After one hundred and fifty years of pastoral farming, it is now wonderful to see the amazing regeneration since the Christchurch City Council purchased the property and removed animals from the area.

This bush is now providing a backdrop vista for our walkers and will further enhance the area’s reputation as a special walking place.
## TE OKA RESERVE SUBMISSIONS ANALYSIS

### Submitter

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<td>Pat McIntosh</td>
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<td>Joanna Saunders</td>
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<td>Michael Will</td>
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<td>Little River Wairewa Community Trust</td>
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<td>Te Kete o Wairewa Limited</td>
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<td>Rod Donald Banks Peninsula Trust</td>
<td>Yes</td>
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No. to be heard: 4
1 Adrian Cogle, 2 Pat McIntosh

Submission content

1 Adrian Cogle

Plan fit for Recreation Reserve as per Reserves act 1977. However, I seek to have included:

(1) Specific reference to land purchase/boundary rationalisation, namely areas below the road encompassing Tumbledown Bay and the triangular segment on the true right of the Te Oka Stream down to and including the Bay area. Acquisition of these two areas will significantly add to the management objectives of amenity and recreation.

Any purchase to be conducted on the basis of willing seller and buyer and not defined by any time limitations never the less I feel that action to purchase these small parcels needs a specific focus in the plan.

(2) A defining issue for our age is climate change. The acquisition of the land presents council with opportunity to contribute to amelioration of impacts through carbon sequestration. With this in mind the experience at Hinewai should be adopted for Te Oka. (See small Landcare video).

Action: To engage with Landcare Research to fully scope opportunities that may exist for carbon credits and to apply for as indicated.

2 Pat McIntosh

This seems more like the framework for a plan than the plan itself. How are the "issues" to be resolved?

When can the walking track network be extended to enable more access and a variety of loops? At present there are only two paths, the valley track and the ridge track. Are toilet facilities to be made available to visitors?

In general, though the plan is comprehensive and useful and I like the focus on conservation values, but would promote an aim to restore a native vegetation corridor from the Bossu Road to the sea rather than to emphasise the pastoral history in the lower reaches.

Council officers advise that this reserve management plan does not have the jurisdiction to raise any potential land purchases for addition to the park or for boundary rationalisations. Any would need to be raised as proposals to be considered separately by the Council. The land areas mentioned by the submitter are mostly privately owned land areas. Land on the seaward side of these areas, and the sandy beach areas extending to the sea, are in the public realm as legal road / "Queens Chain", extending seaward to the Common Marine and Coastal Area.

Carbon sequestration/credits are a matter for the Council to potentially consider, if it wishes to, but outside the gambit of this reserve management plan process.

By its nature, the reserve management plan needs to focus on, and be limited to, management policy. However, the draft plan sets the direction for future planning to deal with raised issues and propose development and actions for improvement to meet the reserve purpose.

Council officers agree that a focus should be on environmental protection and enhancement, along with appropriate public access, whilst acknowledging all values, including all history. They believe a good balance has been achieved in the albeit concise draft reserve management plan.
Support most of the plan with the exception of 8b, 8.5. prohibiting dogs. I request that dogs on a lead and under control are allowed. They will cause a lot less damage to the environment than people and mountain bikes. It is now very difficult to walk safely on any roads in the area due to the amount of traffic and on small roads which still have a speed limit of 100km. Responsible dog owners are often excluded which is unfair as we live in a rural area.

Council officers note that the Christchurch City Council Dog Control Policy 2016 identifies Te Oka Regional Park and Tumbledown Bay as areas where dogs are prohibited to protect wildlife values, particularly seals and endangered birds, including penguins.

The Council’s website dog control area map (https://www.ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/dog-control-policy-and-bylaw-2016/) shows Te Oka Regional Park (including all of Te Oka Reserve and the Te Oka Bay area) as a dog prohibited area (Council officer note: This prohibition does not include disability assist, working or authorised hunting dogs).

The reserve management plan needs to reflect, and comply with, the dog policy. To improve achievement of this: Council officer suggestion 1 – Make the following adjustments to Management Policy 8.5, and its accompanying comment, on Page 21 of the draft reserve management plan:

Dogs, with the exception of working and other dogs under the control of the grazing lessee, disability assist dogs and Parks Unit authorised hunting dogs, shall not be permitted in Te Oka Reserve at all times.

Comment: The Christchurch City Council Dog Control Policy 2016 identifies Te Oka Bay Regional Park, which equates to Te Oka Reserve and Te Oka Bay, and Tumbledown Bay as areas where dogs are prohibited to protect wildlife values, particularly seals and endangered birds, including penguins.
4 Michael Will

Great idea and fully support any biodiversity on the Peninsula, I just wish that ECan accepted our proposal for funding to help with fencing when we offered a covenant over Le Bons Bay of nearly 60 acres to do a very similar project.

5 Alison Evans

I support the plan but it is very light on details regarding pest plant and animal control. Please ensure that there is more consideration given to controlling wilding pines. Just look over the hill in Reynolds Valley and Okuti Valley if you need evidence that they are spreading exponentially. There is also a big issue with Sycamore in Okuti Valley which will make it over the hill sooner or later. There also needs to be a predator trap line established if you are serious about protecting the values in the park. Okuti Valley is heaving with feral cats and they will also have an impact on the biodiversity.

6 Ralph Roden

Would like to see overnight camping along the lines of the DOC camp sites.

7 Wendy Biggs

I would encourage trapping of possums and other pests which threaten our native bird species, control of invasive weeds and replanting of native plants.

Congratulations to the CCC for purchasing this block of land. Thank you.

8 Brenda Reading

Please consider camping for horse riders and not just trails.

9 Amanda Smith

Fantastic more horse riding routes for the common good.
10 Rachel Edwards, 11 Bridget Bucknell, 12 Aaron Lock, 13 Amanda Smith

Submission content

10 Rachel Edwards

However, I do not support any use of poisons of any kind in this or any area. It needs to be maintained by use of natural methods, such as steam or boiling water for weeds. And I also propose no charges of any kind are made for public use of this area. I would also like to see a hut put in place for the public to enjoy. However again no charges are to be charged, families should not have to pay to appreciate and enjoy nature, exercise should be free of charge, it’s the kiwi way!

11 Bridget Bucknell

The times I’ve been to Te Oka bay I have witnessed men in boats and jet skis who are there purely for paua and cray fish gathering.

I would like to see these bays as 'engine free' and any seafood gathering done from human energy expenditure, i.e.: wetsuits, kayaks.

City folk come over and rape our local Kia Moana supply. Makes me sick.

12 Aaron Lock

Great to include access and facilities for surfers.

13 Amanda Smith

Horse riding trails too please :-)
14 Geoff Spearpoint

The overall objectives & plans look good. I support them. I live @ Birdlings Flat, and therefore this reserve and the walking tracks will be useful to me & friends, offering a place to walk when lambing closes most tracks & all other times of the year.

My suggestion is keep it simple, marked tracks as much as possible, but no need to bench them down here.

With natives, the best action is just to let them grow, rather than expensive programmes planting.

I think this reserve is a useful addition for recreation & biodiversity, and leads to & from a wonderful coast.

15 Hugh Wilson

I have made a much longer submission on the Misty Peaks Reserve Management Plan, and generally my suggestions in that submission would be relevant also to Te Oka.

Here are some quick comments on the Te Oka plan.

Page 10. 1.4 You mention "coastal forest" on the headland, so why say "almost completely forested with the exception of the coastal headland"? Yes, the coastal headland would have been forested, at the dry end of the forest spectrum.

Council officers respond that the intention was to state that the headland had a pre-human occupation vegetation that was a combination of shrubland, tussock and coastal forest but acknowledge the paragraph is misleading, so:

Council officer suggestion 2 – Adjust the first paragraph of Subsection 1.4 (History of use) on Page 10 of the draft reserve management plan to make it unambiguous:

Before human occupation the area that now contains Te Oka Reserve was almost completely forested, with the exception of On the coastal headland, where though, a mix of low coastal shrubland, tussock and coastal forest would likely have occurred.
Page 13. 2.1 Do you want to also mention rabbits?

Can do:

Council officer suggestion 3 – Add “rabbits” to the last paragraph of Subsection 2.1 (Flora and fauna) on Page 13 of the draft reserve management plan, as follows:

Other animal pests that at some stage may require some level of control include deer, goats, feral livestock, pigs, mustelids, rats, hedgehogs, rabbits and hares.

Page 15 “vehicle access is required” - could you maybe start to lessen this obsession with motor vehicles? Why not replace “Due to the distance and elevation to cross over from Little River, vehicle access to the park is required” with “Access on foot or mountain bike will appeal too many, but may prove challenging to others; roads provide vehicle access, although steep and unsealed.”

Page 16 and 21. I support the suggestion that walking tracks, mountain bike tracks, and horse-riding tracks are kept separate.

Council officer suggestion 4 – Make the following changes to the first paragraph of Subsection 2.7 (Access and use) on Page 15 of the draft reserve management plan:

Physical access is required for visitors to experience and enjoy the park. Due to the distance, and elevation to cross over, from Little River, vehicle access to the park is required. Access on foot or by mountain bike, or even by horse, will appeal too many but may prove challenging to others; roads provide vehicle access, although in places are steep and unsealed. The road on the park side is steep and unsealed at the lower elevations, and often corrugated in dry conditions, on the park side.
Page 19. I strongly suggest prompt removal of the pine plantation and of wilding pines, with follow-up removal of regenerating pines at the plantation, and ongoing removal of wildings elsewhere as they appear. That is, don’t delay on this. Regard it as a priority. Just get on with it. There is no need to replace the pines with native “plantings”; nature will do it. Leave it to natural regeneration and watch for a few nasty invasive exotics - mainly the pines themselves, but also sycamore, old man’s beard clematis, etc.

Page 20. GRAZING. Grazing at a MODERATE level by sheep is certainly an option in extensive pasture and lower altitude tussock areas, but at the end of the grazing lease in 2019 DON’T BE TIMID about restricting grazing to a MUCH SMALLER area than that grazed now, and don’t completely rule out retiring MOST OF THE RESERVE from grazing. Also, keep CATTLE out of it altogether.

Page 28. In the figure you mistakenly label Te Oka Reserve as MISTY PEAKS RESERVE.

Page 38. I suggest calling Nematoceras macranthum Corybas macranthus and Nematoceras trilobus Corybas trilobus.

Delete Red leaved sedge Carex tenuiculmis. The record is based on a dubious identification.

Corrections to your fish names: Note Bluegill bully Gobiomorphus hubbsi
7.3 3rd line - Anguilla dieffenbachii

Page 40. You could probably add “although an extensive and highly significant population of pikao occurs along nearby Kaitorete.”.

Note also - the generally accepted botanical name of pikao/pingao is Ficinia spiralis rather than Dermoschoenus spiralis. I and most other botanists accept this name change as justifed.

Maybe for clarity you could write pikao (pingao) / golden sand ledge / Ficinia (Dermoschoenus) spiralis.

Thanks for the opportunity to comment. Although I won’t be at the hearings panel, don’t hesitate to contact me for any further botanical or management clarification I might be able to help with.

Council officers take heed of the submitter’s firm viewpoint on the pine plantation and wilding pines but consider the option to deal with these in the way he suggests is provided for, in terms of potentially determining to take that future action, by Management Policy 4.5 on Page 19 of the draft reserve management plan. One modification to that management policy, due to the submitter’s advocacy, is supported, as follows (Council officer suggestion 5):

Exotic tree plantations shall be evaluated and considered for removal and replacement with native plant species.

Was corrected at the start of the public consultation.

These species references were sourced from information provided as part of an ecological study for Banks Peninsula undertaken in 2015 for the purpose of detailing Sites of Ecological Significance for the Christchurch District Plan. Changes to be made as suggested by the submitter and where supported by Council officers.
The reasons for my submission are:

The Department of Conservation (the Department) supports the Christchurch City Council in the preparation of the Te Oka Reserve - draft Management Plan (draft Plan) to support the long-term management of this scenic reserve as required by the Reserves Act 1977.

Te Oka Scenic Reserve (the reserve) is surrounded by a number of scenic reserves managed by the Department through the Canterbury (Waitaha) Conservation Management Strategy 2016 (CMS). The land adjoins the Banks Peninsula Marine Mammal Sanctuary.

The Banks Peninsula area is notable for its remoteness as recognised in the Public Open Space Strategy 2010-2040.

In the CMS, 2.8 Banks Peninsula/Te Pātaka o Rākaihautū Place, the Department’s emerging priorities include:
- Whole-peninsula threat management in conjunction with the councils, the Banks Peninsula Conservation Trust and the wider community (e.g. for goats, possum, Darwin’s barberry, fire).
- Indigenous biodiversity management in existing reserves and integration with other-agency and private reserves, threatened species habitat management ..., and the provision of technical expertise (e.g. for Nature Heritage Fund, Overseas Investment Commission, and community trusts).

The CMS Outcomes relevant to this draft Plan include:
- The natural values of the Peninsula remain prominent as an Outstanding Natural Feature and Landscape, particularly in the coastal environment and on the ridgelines.
- The community is active in indigenous biodiversity protection and is encouraging and achieving whole-catchment management and protection through integrated reserves, covenants and sustainable land management.
- The Banks Peninsula scenic reserves remain natural and unmodified when viewed from afar and from within.
16 Department of Conservation
Submission content

Submission Point 1:

Section 3.2 Management Aims

Submission:
The Department supports the management aims of the draft plan, with the following amendments to reflect the indigenous biodiversity and integrated management outcomes sought by the Department and wider community.

Decision sought:
Amend management aims to include:
- Protect and enhance natural values and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Encourage and enable integration with other agencies and reserves.
- Facilitate appropriate access for people to experience and appreciate a natural environment in a semi-remote setting.

Submission Point 2:

Section 4.4 Vegetation
Objective 4a
Native vegetation is encouraged

Submission:
The Department supports the intent of the plan on the regeneration of native vegetation, with the following amendments to terminology to read ‘indigenous vegetation’ for consistency with the CMS. We recommend this change in terminology for the whole draft plan where it states ‘native vegetation’.

The Department recommends supporting the ongoing work with Wairewa Rūnanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of Inanga spawning in the stream.

The Department recommends a monitoring programme for the nationally critical Banks Peninsula fork fern *Tmesipteris horomoka*. The monitoring to be undertaken consistent with current approaches at other scenic reserves on the Banks Peninsula. This would include baseline monitoring for 2 years and ongoing monitoring of status and react appropriately.

Council officer suggestion 6 – That the submitter proposed amendment to Subsection 3.2 Management Aims in the draft reserve management plan (Page 17 of the plan) is made, as follows:
- Protect and enhance natural values and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Encourage and enable integration with other agencies and reserves.
- Facilitate appropriate access for people to experience and appreciate a natural environment in a semi-remote setting.

Council officer suggestion 7 – That all references (up to eight occurrences) in the draft reserve management plan to “native vegetation” be replaced with “indigenous vegetation”.

Te Oka Reserve submissions analysis
Decision sought:
Amend Objective 4a to read: Indigenous vegetation is maintained and enhanced.

Suggested new implementation policies:
Support the ongoing work with Wairewa Rūnanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of Inanga spawning in the stream.

Implement a monitoring programme for the nationally critical Banks Peninsula fork fern Ti mesipteris horomaka.

Submission Point 3
Section 4.4 Vegetation
Policy 4.4
Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).

Submission:
The Department has recently signed a Memorandum of Understanding to help launch a Pest Free Banks Peninsula 2050. This was signed by a number of agencies including Christchurch City Council and the Banks Peninsula Conservation Trust. Pest Free Banks Peninsula 2050 is building on the Government’s Predator Free NZ initiative.

Council officer suggestion

Council officer suggestion 8 – That the submitter’s request be implemented, as follows:

Amendment of Objective 4a (Page 19) in the draft reserve management plans:

Native Indigenous vegetation is encouraged maintained and enhanced

Council officers advise that the Council will continue whatever current liaison it has with Wairewa Rūnanga and Te Kete o Wairewa Limited with regard to indigenous vegetation in the Te Kaio/Tumbledown Bay area, whilst respecting private property rights. It is noted that this area is outside the jurisdiction of the Te Oka Reserve and the management plan so new management policies referring to such engagement and species monitoring are not appropriate. The submitter suggested actions will be referred to the relevant sections of the Council to consider for potential future raising for implementation.
16 Department of Conservation
Submission content

The Banks Peninsula receives sustained possum control through Environment Canterbury’s targeted rating and the goat control group (DOC, CCC, BPCP and ECan). Recently, with the help of the Rod Donald Banks Peninsula Trust it was proven that goats could be eradicated from two parts of the Peninsula.

Decision sought:
Amend Policy 4.4 to read: Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan, Environment Canterbury’s Regional Pest Management Plan (RPMP), Ngāi Tahu and Predator Free 2050.

Submission Point 4

Section 4.5 Fauna
Objective 5
Natural habitat for native fauna is enhanced and protected

Policy 5.1
The presence of native fauna shall be supported and increased through complementary natural habitat management.

Submission:
The Department supports enhancing the overall biodiversity of the reserve in particular populations of rifleman/titipounamu, tomtit/miromiro, lizards and invertebrates. There is potential for translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/toutouwai and yellowhead/mohua. As such a new policy is sought to allow for such translocations of indigenous fauna onto Banks Peninsula.

The Department recommends re-establishing a seabird based ecosystem on the headlands of the reserve with a predator fenced area and subsequent re-establishment of species such as tītī/sooty shearwater, kōrure/mottled petrel, spotted skinks and Cooks scruffy grass.

Council officer suggestion
Council officers acknowledge, and were, during the preparation of the draft reserve management plan, cognisant of, the Predator Free 2050 programme that the Christchurch City Council supports. However, it is noted that this initiative has a wider application than just Te Oka Reserve and is appropriately referenced in wider sphere Council plans than the reserve management plan. The Council and ECan pest plans are included as a condition of draft Management Policy 4.4 because these are the key legal and regulatory plans needing to be followed. Both these also provide the framework for the sort of commitments to connect with others and contribute to shared programmes such as those mentioned above. Also, engagement with tangata whenua on values is covered in all these mentioned plans and programmes, and is specifically addressed in Policy Subsection 4.2 Tangata whenua on Page 18 of the draft reserve management plan. Therefore, Council officers consider no amendment to draft Management Policy 4.4 is warranted.
Re-establish a seabird based ecosystem on the headlands of the reserve with a predator fenced area and subsequent re-establishment of species such as tītī/sooty shearwater, kōrure/mottled petrel, spotted skinks and Cooks scurvy grass.

Submission Point 5

4.8 Recreation

Submission:

The Department supports the recreation objective 8a and Policies 8.1, 8.2 and 8.3, and supports recreational walking and mountain biking on tracks within the reserve.

Decision sought:
The Department supports recreational walking and mountain biking in the reserve, with the following amendments to Policy 8.3 to include poling of routes, recreational information including leaflets, brochures and updated information on websites.

Council officer suggestion

Council officers comment that although any increase in indigenous fauna in the park is to be valued, actions other than management to enhance and protect natural habitat to support such things as the translocation of species are not in the jurisdiction of the reserve management plan. Rather, they need to be raised as operational actions to be prioritised and funded through the Council’s Long Term Plan process. Therefore, the insertion of the submitter proposed policy, which in any case is not a management one, is not supported.

The submitter’s suggestion for the re-establishment of a seabird-based ecosystem on the headlands of the park with a predator fenced area, and re-establishment of species of plants and animals, can only be dealt with by raising it as a potential project for approval and funding through the Long Term Plan process. It is not a matter for policy in the reserve management plan. This suggestion will be referred to relevant Council officers for evaluation.

Although the examples given of support facilities (on the park only!) in draft Management Policy 8.3 were not intended to be all inclusive, Council officers feel it does not hurt to add more, and so suggest the following addition to the draft policy on Page 21 of the draft reserve management plan (Council officer suggestion 9):

Visitor experience and recreation support facilities, including, for example but not limited to, information boards/signs, track markers and poling of routes, lookout points, bridges and seating, shall be provided as required.

Recreation information material including leaflets, brochures and updated information on websites, although not just to do with tracks, is already covered in the comment for Interpretation Management Policy 14.1 on Page 25 of the draft reserve management plan.
Submission Point 6

Objective 8b
Certain activities are controlled

Given the proximity of the reserve to the marine mammal sanctuary, the Department supports Policy 8.5 dogs shall not be permitted in Te Oka Reserve at all times, with the exception of working and other dogs under the control of the grazing lessee.

Submission Point 7

4.13 Connections
Objective 13
Physical connection with neighbouring/nearby open space areas/use is fostered.

The Department supports the intent of this policy.

Submission Point 8

4.16 Monitoring and research
Objective 16: The park’s effectiveness and condition, and needs, over time are well understood.
Policy 16.1
Appropriate monitoring and research programmes shall be allowed and encouraged.

Decision sought:
The Department seeks the Council to include implementation policies in the draft plan to demonstrate how the management aims are to be implemented and achieved over the life of the plan.

Submission Point 9

The Department supports the submissions of the Banks Peninsula Conservation Trust and the Rod Donald Trust.

The Department supports the Banks Peninsula Conservation Trust 8 Goals for the 2050 Ecological Vision of the Banks Peninsula.

Te Oka Reserve submissions analysis
17 Valma Soper
Submission content

I believe the reserve should have a hands off approach within reason. The native bush which has started to regenerate should be allowed to flourish, with careful management, using limited stock to control grass while regeneration takes place. The area supports biodiversity at the moment. Should the use change markedly all species will be under threat. There should be no large scale sporting activities, other than walking allowed on tracks only. A commercial venture would ruin the reserve, promises of being environmentally friendly never work out for the best. Human pollution should be kept to a minimum to allow this special place to thrive.

Council officer suggestion

Council officers acknowledge the concerns of the submitter and reassure readers that all raised issues are, and will be, addressed – that is, and for example, (1) level of stock grazing will be carefully reviewed, and (2) there is no intention to promote large scale sporting activities or support inappropriate commercial activities being raised for elected Council approval. However, activities other than walking on tracks are provided for, such as mountain biking and horse riding on tracks or trails identified for those purposes (see Recreation Management Policy 8.1 on Page 21 of the draft reserve management plan). Also, appropriate commercial activities, that are consistent with the park’s direction and reserve purpose, are able to be considered for approval, as provided for in Management Policy 9.1 on Page 22 of the draft reserve management plan.
The Peninsula Tramping Club is actively involved in outdoor recreation. The club is Christchurch based, running a mix of multi-day, weekend, and day trips. Club members tramp and mountain bike in many parts of the South Island, including day trips and “base camps” on the Peninsula.

The area covered by the reserve is not commonly familiar to current PTC members. Indeed, it is probably many years since Tumbledown Bay was a regular summer walk down the Te Oka Bay Rd for a picnic on the beach and swim, as noted in cl.1.8 of the draft. Therefore, any use of the area beyond that has been as individuals.

Numbers of members are also active in work groups run by environmental bodies such as F&B, Summit Rd Society, Quail Island, CCC and Ecan for Wilding Pines in the Castle Hill basin. They would therefore have an interest in any volunteer projects as they are planned by the reserve management.

Our submission SUPPORTS the draft and we appreciate the Council intention and policies to provide for public access in an environmentally sensitive manner. Our specific comments, including concerns, are:

1.8 Recreation Use:

We note the same reference to potential “formal occupation” by commercial organizations as in the Misty Peaks draft. Again, we would hope that any concession is subject to substantial analysis versus the objectives and policies of the plan, but note the existing farm infrastructure and its potential now under Council ownership, for ongoing availability for both camping and accommodation.

2.2 Transition from a pastoral past:

We note the intention to carefully phase retirement from grazing, always with benefitting biodiversity and recreation as prime objectives.

2.7 Access and use:

We note in the fourth paragraph the intention to provide a network of walking and MTB tracks and particularly the final sentence concerning overuse by mountain biking. We appreciate and support this concern.

Council officers can reassure the submitter that “formal occupation ... granted to individuals or companies that provide non-exclusive tourism/recreation guiding opportunities through the park” as described in the draft reserve management plan’s issues section (see Subsection 2.7 Access and use, Page 15 in the draft plan) is referring to the usual process of formalising an external party occupying and/or using a public park to provide the public with an appropriate facility or service (sometimes for a charge) to improve the public’s capacity to enjoy the park for the purpose it is set aside or reserved. A usual example is a sports club on a recreation reserve with a ground lease for the land under its clubrooms. In Te Oka Reserve’s case, it is more likely to be, as examples, a licence to use a track route in the park for guided walks, or a lease to use one of the former farm buildings for outdoor education or visitor/walker accommodation. Management Policy 9.1 of the draft plan (on Page 22) provides for commercial operators to be considered for approval to occupy and/or operate on the park for activities consistent with the park’s direction and reserve purpose.
18 Peninsula Tramping Club

Submission content

We also note in paragraph five the thought that ultimately Te Oka could be part of a multiday system similar to the successful Rod Donald Trust walk and have no immediate concerns about this concept.

But overall, we agree with your question in paragraph seven on how much development and to what standard. Hopefully each development will be consulted separately as they arise.

2.8 Facilities and utilities:

We appreciate the statement that “Te Oka Reserve should be kept as free as possible of NEW build structures - - - “

4.8 Recreation:

We support the intent of Policy 8.1 with mountain biking restricted to certain tracks.

4.9 Commercial activities

As for Misty Peaks, we are concerned about the provision of rights to occupy by commercial operators and how this would be controlled.

4.12 Buildings:

Again, we support the objective to ensure minimal buildings or structures in the reserve.

4.15 Community involvement:

We note Policy 15.1 and appreciate the intent to encourage public involvement via volunteer opportunities.

Council officer suggestion

Reference to the first paragraph on Page 16 of the draft reserve management plan. Proposed management policies in the draft reserve management plan that refer to the development and use of the park all provide for the ultimate approval of such development of use only when it supports the statutory purpose of the reserve and is non-impacting. Generally, public notification, followed by elected member consideration and determination will be required if it is to be by an external party on a commercial basis.
The Little River Wairewa Community Trust requests that it be able to make a submission to the Christchurch City Council in regards the Te Oka Reserve.

The following are some of the areas of concern, and future direction, that the Trust feels needs to be addressed.

Little River Wairewa Community Trust wishes to continue to be the local Community based representative and that it be informed of ongoing decisions and developments.

A desire to see the development of an “isolated region” status to protect and enhance the areas current wilderness character.

The promotion of non-motorised, access and recreational activities.

Continued monitoring of the intensity of use, in alignment with its isolated regional status, e.g., questioning and consideration to not upgrading the roading access or the building of physical structures.

The development of an associated, and adjacent Marine Park from Birdlings Flat to Akaroa’s South Head, to ensure endangered species safety, plus retention and development of biodiversity, encompassing those sea areas off of South Bays.

To develop and support a Southern Bays Regional Tourism hub in Little River that supports Little River Wairewa Trust’s current initiatives to provide infrastructure and regional support whilst negating a more fractionalised development.

Develop a vision for the coordinated approach to the Southern Bays region to support CCC, Runanga, private owners, and all affected parties. This could be in the form of a Southern Bays Regional Park Charter.
20 Banks Peninsula Conservation Trust
Submission content

The Banks Peninsula Conservation Trust was formed in 2001. It is a non-profit charitable organisation that works with landowners, agencies, runanga, sponsors, and the wider community to promote the conservation and enhancement of indigenous biodiversity and sustainable land management on Banks Peninsula.

The Trust was formed as a community-driven organisation to facilitate the protection of biodiversity on private land using voluntary methods. This was following a mediated settlement of land-owner appeals to the Environment Court regarding the then Banks Peninsula District Council’s decisions to impose rules about biodiversity protection on private land.

The wide-spread community support for our conservation efforts is the result of: (a) working with landowners in a non-challenging and empowering way through voluntary protection methods; and (b) operating in a collaborative way that engages the community and provides the linkages between community aspirations for biodiversity protection and enhancement, partnership and funding support from the corporate sector, and the local authorities and agencies with a mandate for conservation work.

The Trust has a reputation for taking a strategic approach to biodiversity management and protection and is recognised as being efficient and effective with the resources available. The biodiversity outcomes able to be achieved by the Trust, working in partnership with CCC, other agencies, organisations and landowners, are limited by the available funds.

In 2017 BPCT led the development of, and launched, the Banks Peninsula/Te Pātaka o Rākaihautū (including the Port Hills) Ecological Vision 2050 (attached). The Christchurch City Council (along with a number of other organisations and agencies) have endorsed the eight Ecological Goals set out in this Vision. The eight Goals are aspirational but achievable and are being used to guide conservation management work to result in a substantial improvement in the state of indigenous biodiversity on Banks Peninsula/Te Pātaka o Rākaihautū by 2050. The Goals build on and seek to implement Christchurch City Council’s Biodiversity Strategy 2008 – 2035, Environment Canterbury’s Regional Biodiversity Strategy (2008), the Mahiānui Iwi Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).
20 Banks Peninsula Conservation Trust

Submission content

All 8 Goals are interrelated and together contribute a significant improvement in the protection and enhancement of indigenous biodiversity on Banks Peninsula that align with the biodiversity priorities outlined in the Council’s Long-term Plan, and the District Plan. We wish to bring the following goals to the attention of the Council as they are particularly relevant to the Te Oka Reserve, and we request that the management plan be amended to place the management plan and the management of the reserve clearly within the context of the Ecological Vision 2050.

1. Goal Two – Protection of Rare Ecosystems

While forest was the predominant vegetation type on the Peninsula before the arrival of humans, several other originally rare ecosystem types were also present on the Peninsula including terrestrial, freshwater and estuarine systems.

While some of these ecosystem types still remain, others have declined markedly. In some cases, the original areas are still largely present but are seriously threatened by invasive plants and their control needs to be considered as a priority under this goal.

2. Goal Four – Establishment and protection of four core areas of indigenous forest (1000ha)

Large core forest areas, including their associated rocky outcrops, wetlands etc., are important to enable the full range of biodiversity to flourish on the Peninsula. These areas need to be large enough to allow viable populations of key fauna (especially birds) and flora to survive and be resilient against external perturbations such as extreme dry summers or severe winters. The core areas should comprise contiguous blocks of forest and will include a mix of old growth remnants, regenerating forest and, when necessary, restoration plantings. Ideally, they will include altitudinal and topographic diversity to buffer against climate change and to allow mobile species such as birds to exploit seasonally available food resources, and they should be relatively compact in shape.

Protection should comprise several elements including (1) appropriate protection such as covenanting, (2) exclusion of domestic livestock, (3) control, and where possible exclusion, of introduced herbivores (deer, goats, possums etc.) and carnivores (mustelids, rodents etc.) to levels that allow indigenous species to flourish, and (4) control of weeds to levels that do not threaten biodiversity values.

The Te Oka Reserve is ideally situated to form one of these core areas. This is noted.
3. Goal Six – Indigenous flora and fauna are increasingly abundant

Many plant and animal species on the Peninsula appear to have increased in abundance over the last few decades as a result of habitat protection, pest control and through the general increase in indigenous woody vegetation. This appears to be the case for both relatively common species such as bellbird and tomtit and perhaps kereru, as well as some rare species (e.g. blue penguins). However, for other species, changes have been neutral and in some cases species may still be declining.

4. Goal Eight – Banks Peninsula is effectively free of pest animals

Goal 8 of the Ecological Vision is that Banks Peninsula/Te Pātaka o Rākaihautū is effectively free of pest animals. The ‘Predator Free New Zealand 2050’ project announced by the Government in 2016 has the ambitious goal of trying to remove possums, rodents and mustelids progressively from large areas of mainland New Zealand. Banks Peninsula/Te Pātaka o Rākaihautū is the largest true Peninsula in New Zealand (ca. 100,000 ha) and could be one of the first large areas of New Zealand to become effectively free of these pest predators. Other introduced mammals are also key biodiversity predators (both as herbivores and carnivores) and in the case of Banks Peninsula/Te Pātaka o Rākaihautū include feral deer (red and fallow), goats, pigs, rabbits, hares, feral cats and hedgehogs.

‘Effectively free of pest animals’ means that all the pest animals listed above have been reduced to numbers that do not threaten biodiversity values. This is a pragmatic definition and accepts that while it may be possible to eliminate some pest animal species from the Peninsula (e.g. goats or deer), it may not be possible to eliminate them all (e.g. rodents). The intent is to reduce all pest animals to zero or as close to zero as possible across the Peninsula.

The removal of pest animals from Banks Peninsula will ensure indigenous species become more abundant and widespread across the Peninsula and into Christchurch City. This includes the common species that characterise the Peninsula today (birds, invertebrates, lizards), as well as currently rare or endemic species (e.g., penguins, falcon, tītī, jewelled gecko, ruru, long-tail bats, lamprey, fragrant tree daisy, Akaroa daisy). Success will be demonstrated by robust scientific evidence that shows species are increasing in abundance and diversity, as well as anecdotal evidence, such as bird song, reported by the community.
20 Banks Peninsula Conservation Trust

Submission content

The City Council has recently signed the Memorandum of Understanding on Pest Free Banks Peninsula and is an active participant in the Banks peninsula Pest Free Working Group.

BPCT seeks the following changes to the draft Te Oka Management Plan:

Amend the Vision, Management Objectives and Policies, Background Information, Further Reading and Appendices sections to place Te Oka Reserve, and the management plan specifically, within the context of the Banks Peninsula/Te Pātaka o Rākaihautū Ecological Vision 2050 and provide that in terms of biodiversity values the vision and objectives of the reserve are to implement insofar as they are relevant, the 8 Goals of that Vision.

Amend the draft plan to specifically provide that the Council will investigate, in collaboration with other stakeholders, the extent to which the Te Oka Reserve can become a ‘core area’ as set out in Goal Four of the 2050 Ecological Vision.

Conclusion

BPCT would be pleased to further engage with the Council on how the Goals of the Ecological Vision might be best implemented within the reserve, in a way which is integrated with biodiversity management of surrounding landholdings and the wider Peninsula.

Council officer suggestion

Council officers note that, as an area of regional park land owned by the Council and managed for reserve purposes, Te Oka Reserve is already subject, in a general sense, to any commitment or undertaking by the Council to support the goals of the Ecological Vision 2050. The commitment or undertaking does not need to be specifically repeated in the draft reserve management plan.

The prospect for Te Oka Reserve to become such a ‘core area’ is not a matter for management policy but can be considered as part of the subsequent action planning for the park, as well as in area strategic planning. Council officers support this prospect and will raise it the strategic planning section of the Council organisation.

Council officers involved with the ongoing management, planning and protection of Te Oka Reserve will likely communicate with external parties such as BPCT as required.
We support the idea in principle but consider the plan requires further work.

Please find attached letter.

**Te Oka Reserve Management Plan**

1. We act for Te Kete O Wairewa Limited, the charitable / business arm of Wairewa Runanga Incorporated.

2. We are in support of the plan generally and are pleased to see action is being taken in respect of the reserve. The plan as it is currently drafted provides a broad overview of the background and the issues moving forward. We anticipate further detail following the submission phase.

3. We are concerned that as currently drafted the management plan makes only a brief reference to the issues facing the area and does not highlight the potential challenges and changes in any great detail. Of particular note is the absence of any reference to our client as adjoining owner and plans to address the relevant issues facing both parties, including but not limited to car parking, access road and long-term ablution facilities.

4. We also note the plan as currently drafted does not address the complex relationship of recreation and conservation. We draw attention to the balance achieved at Orton Bradley Park and Hinewai Reserve. These examples should be drawn upon for details of how to achieve a balance between these two issues.

5. Our client notes that as this only a draft there will be further detail added. In view of this our client expects that the vision as set out on page 17 will be further developed and a fuller definition will be provided.

6. We would like the opportunity to speak to our submission.
22 Rod Donald Banks Peninsula Trust
Submission content

1 Introduction

The Rod Donald Banks Peninsula Trust (Trust) is a charitable trust and CCO founded by the Christchurch City Council in 2010 for the benefit of the present and future inhabitants of Banks Peninsula and for visitors to the area. The Trust has objectives to promote sustainable management and conservation of the natural environment and environmental based projects focussed on the maintenance and development of recreation facilities including parks, reserves and walkways.

The Trust seeks to work in partnership with other organisations to achieve its objectives and to align activities with the projects and initiatives of Christchurch City Council. It aims to work holistically on projects underpinned by four key pillars of improved public walking and biking access, enhancing biodiversity, building and promoting knowledge and working in partnership with others.

The Trust produces a range of walking publications including the Akaroa Wairewa Summits and Bays brochure. This includes the walk down the main spur on Te Oka reserve, but not the other tracks shown in the draft Management plan.

The Trust has an aspiration to extend the Te Ara Pātaka tramping network around the Southern Bays, including through the Te Oka reserve and making use of its overnight accommodation. We are pleased that note of this has been made in the draft plan.

We have worked with staff from the Christchurch City Council in the development of our brochures and have attended a joint meeting with Wairewa rōnanga discussing some of the issues around increased visitation to Te Oka.

We support the submission from Department of Conservation.
22 Rod Donald Banks Peninsula Trust
Submission content

2 Te Oka issues and opportunities

The Trust supports the introduction of a Reserve Management Plan for the Te Oka Reserve, but suggests the Council needs to more fully analyse and address the issues and opportunities outside the immediate reserve boundaries and consider how they will be addressed as the Reserve itself develops. To relegate these issues to “out of scope” is counter-productive to developing a future vision for the Reserve as they frame the context for its development and are critical to its future success.

We briefly canvas these issues and opportunities in this submission, but recommend that the Council carries out further work before adopting a Reserve Management Plan for Te Oka. We are concerned that unless these issues and opportunities have been discussed and a path forward charted in the Management Plan, the later “Landscape Plan” process is likely to flounder, as it will be restricted by the Plan.

We suggest that the starting point is further analysis of the biodiversity and recreational potential of Te Oka and how it can complement and add to the other opportunities already available on Banks Peninsula, alongside a commitment to work in with neighbouring property owners, particularly Wairewa rūnanga.

We also suggest that the Council prioritises development of the Misty Peaks Reserve while it works to resolve some of the issues around Te Oka.

2.1 Issues

We identify three major issues facing Te Oka Reserve that need to be addressed as part of the Reserve development.

2.1.1 Road access a limiting factor
Te Oka is in a remote location and served only by steep, narrow shingle roads. This limits the extent to which the reserve can develop to attract a higher volume of visitors without road upgrades.

If the intent is to attract high visitor numbers (for example by development as a mountain bike park), then the Management Plan should make this clear, and present a staged development indicating at what visitation level the road will need to be upgraded, and some ideas as to what might be feasible.

There is no stated intention to attract high visitor numbers for what is considered to be a semi-remote park experience, although it is noted as an issue in the draft reserve management plan that the access road is steep and unsealed at the lower elevations and often corrugated in dry conditions.
22 Rod Donald Banks Peninsula Trust

Submission content

Alternatively, if the strategy is to encourage visitors on foot or bike from the Bossu Road, or fewer visitors who stay longer and get more out of their visit, then this needs to be stated. The accommodation available at the Park is a plus to such a “longer stay strategy”.

2.1.2 Key attractions are not part of the reserve

The key attractions in the area, Tumbledown Bay and Devils Gap Peak do not form part of the reserve. Working in with the neighbouring landowners to develop secure access to these attractions would greatly strengthen what the reserve has to offer. This may be an area where the Rod Donald Banks Peninsula Trust can assist.

In particular, most people visiting or staying at Te Oka reserve are likely to visit Tumbledown Bay beach. Access to Tumbledown beach is currently available from the road because of the goodwill of the landowner, Wairewa rūnanga. It is vital that as the Council develops Te Oka, it takes the rūnanga with it on its vision for the reserve, and does not create a situation where the current public access to the beach is withdrawn. Public toilets, rubbish and people management at Tumbledown are already an issue and the Reserve Management plan needs to acknowledge the connections and these issues and present some way forward.

Existing Council signage on Te Oka Reserve directs visitors to Tumbledown beach. See Appendix 2.

2.1.3 On-site management

Currently the farm lessee lives on site. The Reserve Management Plan indicates that grazing is to be gradually withdrawn, but makes no mention of the current farm manager’s house, whether this will continue to be occupied by a Reserve Manager, or how accommodation on the site is to be marketed and managed. Given the remoteness of the location, and the need to service accommodation, the issue of whether there is to be a resident manager needs to be addressed. The Trust recommends that an on-site manager is retained in this remote location to keep an eye on things, service the accommodation, manage the residual grazing and ensure public facilities such as tracks are maintained.

Council officer suggestion

It is deliberate at this point to not dictate how people may approach the park. With time, and development of facilities and utilities, as mentioned in the issues section of the draft reserve management plan, there may be more opportunity to encourage “best value” access to, and use of, the park.

Council officers again advise that ongoing area planning and engagement will optimise the integrated development and use of publicly accessible outdoor recreation resources for the area that Te Oka Reserve is part of.

The draft reserve management plan must focus just on Te Oka Reserve because the proposed management policies can only apply to the Council administered reserve areas. Council officers are well aware of the Tumbledown Bay issues and are already involved in liaison with the private property owners to seek to resolve issues. This will continue to happen.

This is because no decision on future occupation and use is able to be made while the farm buildings and facilities are formally occupied (under the grazing lease) by the lessee. This will happen with pending expiry and review of the lease. As to options for future use, this can only be considered through ongoing action/development planning, not through the reserve management plan.
2.2 Opportunities

What does Te Oka Reserve offer that is special and different from other reserves in the area? What type of visitors is it likely to appeal to? These questions need to be analysed and form the basis of planning. We make some suggestions below, based on our experience of promoting walking, biking and biodiversity on Banks Peninsula.

2.2.1 Southern Bays location
Currently the Southern Bays would be one of the least visited and least well known areas of Banks Peninsula. Other than Tumbledown Bay used by people seeking a gentle beach, and Magnet Bay by surfers, the area is little known and visited. It is not clear that beach-goers are likely to make significant use of Te Oka given the nearest access point is a 20 minute walk up the road.

From a biodiversity perspective Te Oka gives almost summit to sea protection, unlike the other reserves in the area which are mainly in upland areas, so perhaps the real opportunity at Te Oka is as a biodiversity reserve, with public recreation coming second. In this case some sort of management philosophy such as that expressed at Hinewai, where conservation comes first and public recreation second, needs to be included in the Reserve Management Plan.

There are other major biodiversity initiatives in the Southern Bays, including the Oashore property which is largely managed for conservation. There may be opportunities for linkages here, particularly with the Pest Free Banks Peninsula consortium now underway.

2.2.2 Walking linkages
The Rod Donald Trust envisages Te Oka providing walking access from the Bossu Road down to the coastline as part of extending the Te Ara Pātaka tramping track from Saddle Hill Reserve on the Bossu Road to Birdlings Flat. The Trust anticipates starting work on this extension once it has completed securing access along the existing track linking Gobbies Pass to Hilltop. This is likely to be at least 2 or 3 years in the future.

Te Oka Reserve submissions analysis
22 Rod Donald Banks Peninsula Trust

Submissions content

At such a time, the Trust would like to see the “backpacker” accommodation at Te Oka managed as a tramping hut and bookable via the DOC website to match with the other huts on the route. The Trust could potentially be involved with the management of the hut. There may be synergies for the cottage on Te Oka to be used as accommodation for parties seeking to have exclusive use of accommodation. This could tie in with a building on Saddle Hill Reserve if this was developed by the Trust or DOC for tramping parties in tandem.

2.2.3 Mountain biking

Mountain biking is an increasingly popular recreational activity, but there are few places on Banks Peninsula where mountain bikers can get off-road. The large area of Te Oka may make it an appealing destination if it was substantially developed for mountain biking, but this would need to be done in conjunction with decisions about the roading and toilets.

The new bridge across the canal draining Te Roto o Wairewa may provide better access to Te Oka for mountain bikers or part of the whole experience.

There need to be discussions with the mountain biking users as to what would appeal to them, to determine if Te Oka should be a mountain bike park.

Mountain bikers can also bring issues, such as construction of informal tracks in biodiversity areas and disturbing stock, and these would need to be dealt with.

2.2.4 Working with runanga

Perhaps the most exciting potential for Te Oka is to develop in conjunction with the adjoining Tumbledown/Te Kaio property owned by Wairewa Rūnanga. That could enable Te Oka to develop as a special place where people can better understand and appreciate the natural world through Te Ao Māori.

2.3 Hui and further consultation needed

The Trust has made detailed comments on the proposed Reserve Management plan, but suggests that rather than hold a hearing and aiming to adopt the plan at this stage, it would be far better for the Council to hold a hui with all interested parties to brainstorm the issues and ideas on how Te Oka could be developed in future. We do not consider this has been well enough thought through in the draft.

Council officer suggestion

With review of the situation upon expiry of the grazing lease and right of the lessee to manage use of the buildings, including public bookings of the house and the backpacker’s accommodation, options for management and use of the buildings can then be considered.

Te Oka Reserve will not be developed and promoted for any particular recreational pursuit. Rather it will be managed as a semi-remote experience where more than one compatible recreational activity can occur, such as mountain biking. Any track development will be strictly controlled by the Council’s Regional Parks Team.

This would be the optimum position. Yet, this will involve ongoing planning and engagement outside the sphere of the draft reserve management plan, which must focus on management of Te Oka Reserve by the Council.

The full statutory and engagement process has, and is, being followed. This has included working with Mahaonui Kurataiao Ltd to engage with Wairewa Rūnanga, which would have raised any requirement for a hui (not raised) to be convened. Rather, the Rūnanga’s input was addressed through a provided Cultural Values Report (CVR) mandated by the Rūnanga.
22 Rod Donald Banks Peninsula Trust
Submission content

2.4 Stakeholder input through a Reserve Management Committee or similar
If the Council does proceed with the Plan in its current form, then we strongly advocate that a Reserve Management Committee or similar including the interested parties is set up, and tasked with developing the proposed Landscape Plan. This could be done in conjunction with the Community Board, to ensure that there is collaboration with neighbours, and that development in the reserve is matched to resolution of the issues with Te Oka Road and toilets and management at adjoining Tumbledown.

3 Detailed submissions
The following lists proposed amendments to the draft management plan. These are indicative changes only and if accepted, any consequential amendments should also be made, whether listed here or not.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 2</td>
<td>Show only the walking track down the main spur on the map.</td>
<td>The track from the Bossu Road down the central spur ridgeline is currently the only track signposted for public access. The other tracks may be present, but to the public are not distinguishable from other farm tracks on the property</td>
</tr>
<tr>
<td>Figure 1 Reserve Map</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 9</td>
<td>Combine the Landscape and Notable Topographic Features sections. Reword as:</td>
<td>Landscape addressed first as Notable features are a subset.</td>
</tr>
<tr>
<td>Section 1.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Notable Topographic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Features</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 10</td>
<td>It would be useful to state if there is any known pre-European use of the reserve land</td>
<td></td>
</tr>
<tr>
<td>Section 1.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>History of human use</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Establishment of a reserve management committee or similar will need to be raised by Council officers, if this is supported, as a proposal reported through the Banks Peninsula Community Board to the Council for consideration and adoption.

No change – the white line is showing approximate walking routes only. Granted though, currently there is one identified walking track in Te Oka Reserve, and this is the one down the spur.

Council officers emphasise that the Introduction section is intended to be just that – introductory, and to be as concise, objective and focused as possible. It is not as critical to the draft reserve management plan as the Issues and Management Objectives and Policies sections are. Although it is true any amount of editing and addition could be done to the section, and in the draft plan preparation a lot was, Council officers consider it is not warranted, nor necessary, to make changes to Subsections 1.2 on Page 9 and 1.3 on Page 10 of the draft reserve management plan.

Only historic information that could be directly attributed to the Te Oka Reserve valleys was inserted.
**22 Rod Donald Banks Peninsula Trust**

**Submission content**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 10 Section 1.4 History of human use</td>
<td>No mention is made of the former Southern Bay walkway that traversed from Oashore to Okuti valley via Te Oka, which provided the second night of accommodation. There are old stiles etc left from these days, and probably the building now referred as a backpackers was killed out in this manner to provide track accommodation.</td>
<td>By its nature as a concise document with a focus on management direction, the draft reserve management plan is “bare boned” when it comes to such things as resource description (historical use, etc.). However, reference in Subsection 1.4 on Page 10 of the draft reserve management plan to this former walkway can be made.</td>
</tr>
<tr>
<td>Page 11 Sections 1.6, 1.7</td>
<td>An up to date ecological survey of the reserve should be conducted to provide more information for these sections and a baseline of what is present</td>
<td>Any research or surveys will need to be subsequently raised for consideration for resourcing through the Long Term Plan process. The reserve management plan, once approved, will be able to be employed to justify/rationalise such proposals.</td>
</tr>
<tr>
<td>Page 15 Section 2.7 Access and use</td>
<td>Para 1 reword second sentence: Te Oka Reserve is in a remote setting and all the roads leading to the park are steep and narrow. Bossu Road gives access to the upper part of the park and Te Oka Bay Road to the lower part, including the beaches and accommodation buildings. This road is steep, narrow and unsealed at the lower elevations and often corrugated, making it difficult for oncoming vehicles to pass each other. This means that unless the Te Oka Bay road undergoes significant upgrade, development of the Park will need to be done in the context of minimising the increase in vehicular traffic on this road.</td>
<td>There is no denying by Council officers of the limitations of the road accesses to the park. There is no doubt that the condition and maintenance of the roads, as public ones, need to be planned and programmed for but this is the responsibility of the Council’s road section, which will undertake its role in the context of prioritised programmes for all public roads on Banks Peninsula. It is not a function of the reserve management plan to raise detailed issues and needs for these roads, other than making reference to their state, which is done in the first paragraph of Subsection 2.7 on Page 15 of the draft reserve management plan. No change to the subsection is therefore supported by Council officers.</td>
</tr>
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</table>
### 22 Rod Donald Banks Peninsula Trust

**Submission content**

<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>Page 15, Section 2.7, Access and Use</td>
<td>Last para – suggest the following: <em>The difficulty of access without major upgrade to the Te Oka Bay Road is the major issue facing the development of more recreation at this reserve. A strategy of encouraging low visitor numbers for high quality experiences is the more realistic way to develop. This could include people arriving by foot on the long distance walkway proposed and encouraging people to stay overnight for a longer experience in the reserve. Another option might be to encourage cross country mountain biking via the Rail Trail and Bassu Road.</em></td>
<td>Suggest that given the difficulty of vehicular access, the Reserve Management Plan promotes non-vehicular access.</td>
</tr>
<tr>
<td>Page 16, Section 2.8, Facilities and Utilities</td>
<td>Para 2 – the sentence below needs re-working. Suggest as follows: <em>There are already a good number of structures in the former farm homestead area and yards in the mid Te Oka valley.</em></td>
<td>What does “it is expected” mean. Either there are or there aren’t a good number of structures!</td>
</tr>
<tr>
<td>Page 16, Section 2.8</td>
<td>The Management Plan needs to show both of the accommodation buildings on the map, images of both, and address how the public are to be informed about them, and deal with issues around booking and servicing. Who handles the bookings, who services the accommodation, where does the income go, is it returned to the Reserve are some of the questions to answer. It also needs to show the current lessees house and state whether an on-site manager is to be retained once the grazing is withdrawn.</td>
<td>We question statement that two former farm buildings are regularly let out to visitors. Earlier this year, the Trust asked about including how to book the accommodation in our Akaroa Wairewa Summit and Bays brochure and were referred by Regional Parks staff to the lessee who declined for it to be included saying it was too early. We see these buildings are now on <a href="http://www.holidayhomes.co.nz">www.holidayhomes.co.nz</a>, but not with listings that make them appear attractive nor any mention that they are in Te Oka Reserve.</td>
</tr>
</tbody>
</table>

Council officers do not support reference, in what is just a brief outline of issues, to any focus or limitation on what visitors can chose to do in terms of access to, and their use of, Te Oka Reserve. The potential strategies suggested by the submitter, though, will be invaluable for consideration in ongoing area planning.

In association with the formal occupation of the park’s former farm buildings area granted through the grazing lease, the lessee has the right to control the booking of the buildings for accommodation. Therefore, it is intentional for reference to, and description and mapping of, the buildings in the draft reserve management plan to be limited. No change to Subsection 2.8 on Page 16 of the draft reserve management plan is supported.

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*Te Oka Reserve submissions analysis*
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Page 17</td>
<td>2.9 Collaborating with neighbours Some of the notable features in the area, and those which visitors are highly likely to want to access, are either on neighbouring properties or accessed via them. These include the Devils Gap rock on Kennethmont Farms and Tumbledown Beach accessed via land belonging to Wairewa rūnanga through the Te Koio Trustee Company Ltd. Devils Gap rock is popular with climbers, who might want to stay the accommodation at Te Oka, and visitors making a weekend at Te Oka are likely to want to climb it also, as there is easy access for walkers. The most popular spot in the area is Tumbledown Bay with its safe, sandy swimming beach. The rūnanga currently permit beach access across their land and have constructed a good track to the beach, but are concerned about the need for toilets as this beach is popular in summer. Working constructively with neighbours is a management aim, as increasing visitation to Te Oka is likely to impact on both, particularly Tumbledown.</td>
<td>Yes and yes!</td>
</tr>
<tr>
<td>Page 17</td>
<td>Move Section 3 Vision to before Section 2 Issues</td>
<td>The Vision informs the issues. I.e., if there was no vision of people visiting, the roading access would not be an issue.</td>
</tr>
</tbody>
</table>

Te Oka Reserve submissions analysis
### Reference | Suggested amendment or comment | Reason |
--- | --- | --- |
Page 17  
Section 3.2  
Management Aims | Reward as:  
- Protect and enhance natural values through restoration of native biodiversity across the reserve  
- Provide public access on a network of tramping tracks through the park and support it with overnight accommodation  
- Maintain and promote the historical, cultural, environmental values and feature and retain views from key points  
- Provide and maintain facilities as needed  
- Collaborate with and work toward shared aims with neighbouring properties  
- Ensure the reserve adds value to, connects with and complements the other recreational opportunities in the area. | The Management Aims are specifically and solely for Te Oka Reserve and not to cover other areas. They are also intended to be concise and open rather than detailed, prescriptive or development/action committing. The management objectives and policies instead provide more directional detail. Therefore, the submitter suggested expansions and additions to these are not accepted. |
Page 18  
Section 4.3  
European History  
Add objective | 3.2 The dwellings will be used to house a resident manager and provide visitor accommodation. Visitor accommodation should include both shared use tramping accommodation and exclusive use, and be managed through a booking system. | Somewhere the matter of renting out accommodation to visitors needs to be addressed.  
Currently there is a resident farm manager living in one of the houses not available for rent. The Management Plan needs to indicate whether this is to continue. The Trust recommends that in this remote location it would be desirable to have an on-site manager and for that person to also manage the holiday accommodation. |
Page 21  
Section 8.3 | Add visitor accommodation to the list of facilities. | Refer to the Council officer response on Page 31 of this submissions analysis document to the submitter suggestion for change to Subsection 2.8 on Page 16 of the draft reserve management plan. This is also not a farming history matter, and the future prospect of a different management of the buildings will need to be covered in action planning, not in the management plan. |

<table>
<thead>
<tr>
<th>Item</th>
<th>22 Rod Donald Banks Peninsula Trust</th>
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<tbody>
<tr>
<td>Attachment D</td>
<td>Item 4</td>
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Te Oka Reserve submissions analysis | Page 33 of 41
## Item 4

<table>
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<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 21, Section 4.8 Recreation Additional policy</td>
<td>Add 8.4 Tracks and facilities will be well maintained.</td>
<td>Important that this is an objective.</td>
</tr>
<tr>
<td>Page 22, Section 10 Access Objective</td>
<td>Rework Objective 10 to state: Objective: 10 Encourage the park to be accessible by the public in a manner that does not add significantly to the traffic on Te Oka Bay Road</td>
<td>The Access issues need to be dealt with, not dodged by stating the roads are outside the scope of the plan. They need to frame the usage of the park in a way that does not increase road usage, or the management plan needs to signal that the Council will have to improve Te Oka Bay road with passing bays and more seal or it will create a dangerous situation.</td>
</tr>
</tbody>
</table>

There is no need to direct standard of provision of facilities in reserve management policy as this is guided in other Council documents, such as the Parks & Waterways Access Policy 2002.

With respect, Council officers disagree and restate that it is not the place of the reserve management plan to direct public road requirements, other than acknowledging the nature of the roads “servicing” access to Te Oka Reserve. This is not denying that the best development, management and use of the park is not in isolation to how the public roads are developed and maintained. Therefore, ongoing integrated area planning is critical. However, no rewording of Objective 10 as suggested is supported.
## 22 Rod Donald Banks Peninsula Trust

**Submission content**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 25 Community Involvement Objective 15</td>
<td>Change wording to: 15 Establish a Reserve Management Committee for the Te Oka Reserve Policy 15.1 A Reserve Management Committee is to be established for Te Oka in line with the Council’s Reserves Management Committee Terms of Reference and may include stakeholders from the local and wider community Policy 15.2 The Reserve Management Committee will develop a Landscape Plan in conjunction with Council staff within 2 years of its appointment to foster appropriate development in the reserve Policy 15.3 Representatives from neighbouring properties, Wairewa Runanga and Kennethmont Farm will be invited to sit on the Reserve Management Committee. Policy 15.4 The Reserve Management Committee may involve the wider community in the management of the reserve by organising volunteer opportunities and events.</td>
<td>Reserve Management committees are a way to keep the reserve in touch with its neighbours and other interested parties. A local group should be the ones to oversee a Landscape Plan in conjunction with Regional Parks staff. The public need a greater role in management</td>
</tr>
<tr>
<td>Page 25 Add new objective</td>
<td>4.17 Carbon sequestration OBJECTIVE: 17 Earn an income for the park through financial recognition of its carbon sequestration Policy 17.1 Register the Park under the ETS for carbon credits. Re-use the income to support the development, management and maintenance of the park.</td>
<td>There is a potential revenue source here that should be seriously investigated. Other large reserves such as Hinewai are supporting their staff costs through the sale of carbon credits.</td>
</tr>
</tbody>
</table>

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The potential establishment of a reserve management committee for Te Oka Reserve cannot be predetermined through management objective and policy – that would be the realm of future action planning raising a proposal for elected member consideration, if supported. The same applies for subsequent planning and partner/key stakeholder engagement – these are led by separate processes. Therefore, no to the submitter suggested changes to Community involvement Policy Subsection 4.15 on Page 25 of the draft reserve management plan.

This is not a prospect to be initiated through the reserve management plan; rather, it needs to be raised, if the desire is there, in action planning, and really it need to be first considered by the Council in the district wide context before considering applying it to a particular Council managed area.
### 22 Rod Donald Banks Peninsula Trust

**Submission content**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Section 5</strong></td>
<td><strong>Background</strong></td>
<td>Add information on the Akaroa Wairewa Summits and Bays walking brochure</td>
</tr>
<tr>
<td><strong>Section 5.7</strong></td>
<td><strong>Section 5.7</strong></td>
<td>The main track in Te Oka Reserve is promoted in the Akaroa Wairewa Summits and Bays brochure produced by Rod Donald Banks Peninsula Trust available at Information Centres throughout the Peninsula and Christchurch City, and via the online resource <a href="http://www.bankspeninsulawalks.co.nz">www.bankspeninsulawalks.co.nz</a> under the Greater Banks Peninsula tab.</td>
</tr>
</tbody>
</table>

**Council officer suggestion**

It is well and good that the Te Oka Reserve walking opportunity is promoted in publicly accessible information sources but it is not necessary nor appropriate for those to be referred to in the reserve management plan, especially if there is a commercial element – i.e. the public need to purchase the brochure. Council officers do note, though, that the information provided by the Trust is of a quality standard.
Appendix 1 Akaroa Wairewa Summits and Bays brochure

Te Oka Reserve submissions analysis
Cover of the Akaroa Wairewa Summit and Bays brochure and main map locating Te Oka reserve and the signposted track down the spur ridgeline as #5 on the map.
22 Rod Donald Banks Peninsula Trust

Submission content

Council officer suggestion

Te Oka Reserve

Best done downhill as a spectacular walk from summit to swimming beach if a vehicle picks you up at the bottom, or climb back up as well for a jolly good workout!

Getting There: Take the Okaki Valley turnoff from SH75 just south of Little River, and continue up to the junction with Bassus Road where the track starts.

Directions: Climb over the stile and through the gate straight ahead. You are now on a double-fenced "stock route" until you reach Te Oka Bay Road near the bottom. Leave gates as you find them on the way—taking care if some people go ahead to respect this.

An open gate can lead to stock escaping, a closed gate can deprive them of access to water. Walk slowly past sheep, avoid eye contact, and give them space to run back past you so you don’t crowd them into the next gate. See if you agree with our count of 18 gates on the way!

The wide view to the ocean and the bays below is fabulous, but keep an eye for the minutiae too. Landmarks near the top include a group of maturer "old man pines" and a stock pen where 6 different paddocks come together. The gnarled old fence posts along the stock route are made from the totara trees that once covered this land. Lower down you pass bush featuring Manuka (rare on Banks Peninsula). Look for the fallen tree in a barrel and the double cabbage tree gate.

When you reach Te Oka Bay Road, turn right for Tumbledown/Te Koio Bay or left for Te Oka. Its about 20 minutes down the road to either beach. Tumbledown is a gentle sandy beach with safe swimming. Please respect that the Tumbledown foreshore is private land belonging to Wairau Charities, who kindly allow the public beach access, so keep strictly to the marked track with the ladder stairs through this sensitive area. Te Oka is a wilder rocky beach with sand exposed only at low tide and stronger surf. The strange cries you hear at either are seals. Keep at least 20m away (four car lengths) and respect this is their home.

There are no toilets at either beach, but plans underway to place some at Tumbledown.

Te Oka Reserve submissions analysis

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22 Rod Donald Banks Peninsula Trust
Submission content

Description and illustration of the spur ridgeline walk.

At the time of developing this brochure (January 2018) there was no sign of the other walks shown on the Reserve Management Plan and the farm lessee declined to have information about the rental accommodation included in the brochure.

There are now two listings on www.holidayhomes.co.nz that may be these accommodation facilities, and the Trust would be keen to promote them if they are now available for booking.

Appendix 2 Council signage at Te Oka
22 Rod Donald Banks Peninsula Trust
Submission content

Council officer suggestion

Signage on the spur ridgeline track indicating public access to both Te Oka and Tumbledown beaches.
As of January 2018, this was the only signage in evidence.
5. Volumes of Submissions

Reference: 19/200231
Presenter(s): Liz Ryley, Committee Advisor

1. Purpose of Report
1.1 The purpose of this report is to collate for the consideration of the Hearings Panel the submissions received in response to the consultation on the Misty Peaks Reserve and Te Oka Reserve Draft Management Plans.

2. Executive Summary
2.1 A volume of submissions received from submitters who have asked to be heard in person by the Hearings Panel and are scheduled to be heard at the meeting is appended as Attachment A.
2.2 Volumes of submissions received from submitters who have not asked to be heard in person for Misty Peaks Reserve and Te Oka Draft Management Plans are appended as Attachments B and C.

3. Staff Recommendations
It is recommended that the Hearings Panel:
1. Accept the written submissions included in the volumes of submissions.

Attachments

<table>
<thead>
<tr>
<th>No.</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Volume of Submissions - To Be Heard - Misty Peaks and Te Oka Reserves</td>
<td>225</td>
</tr>
<tr>
<td>B</td>
<td>Volume of Submissions - Not Heard - Misty Peaks</td>
<td>284</td>
</tr>
<tr>
<td>C</td>
<td>Volume of Submissions - Not Heard - Te Oka Reserve</td>
<td>340</td>
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</table>

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:
   (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
   (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.
## Signatories

<table>
<thead>
<tr>
<th>Role</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Author</td>
<td>Liz Ryley - Committee Advisor</td>
</tr>
<tr>
<td>Approved By</td>
<td>Liz Ryley - Committee Advisor</td>
</tr>
</tbody>
</table>
Submissions on the
Misty Peaks Reserve Draft
Management Plan
and
Te Oka Reserve
Draft Management Plan

VOLUME 1

Heard Submissions
Monday 11 March 2019


<table>
<thead>
<tr>
<th>Time</th>
<th>Submission Number</th>
<th>Submitter</th>
<th>Page No</th>
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<tbody>
<tr>
<td>11.00am</td>
<td>20638</td>
<td>Jan Cook - Misty Peaks Reserve</td>
<td>227</td>
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<tr>
<td>11.05am</td>
<td>20635</td>
<td>Friends of Banks Peninsula Incorporated Society</td>
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<td></td>
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<td>- Suzanne Church - Misty Peaks Reserve</td>
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<tr>
<td>11.15am</td>
<td>20495</td>
<td>Francis Helps - Misty Peaks Reserve</td>
<td>231</td>
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<tr>
<td>11.20am</td>
<td>19676</td>
<td>Jack and Charlotte Gibbs - Misty Peaks Reserve</td>
<td>235</td>
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<tr>
<td>11.25am</td>
<td>20595</td>
<td>Department of Conservation</td>
<td>237</td>
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<td>- Rachel Brown - Misty Peaks Reserve</td>
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<td>11.35am</td>
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<td>Department of Conservation</td>
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<td>- Rachel Brown - Te Oka Reserve</td>
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<tr>
<td>11.45am</td>
<td>20639</td>
<td>Te Kete o Wairewa Limited</td>
<td>248</td>
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<td></td>
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<td>- Theo Bunker, Mortlock McCormack Law - Te Oka Reserve</td>
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<tr>
<td>11.55am</td>
<td>20628</td>
<td>The Little River Wairewa Community Trust</td>
<td>250</td>
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<tr>
<td></td>
<td></td>
<td>- Stuart Wright-Stow - Te Oka Reserve</td>
<td></td>
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<tr>
<td>12.05pm</td>
<td>20636</td>
<td>Rod Donald Trust</td>
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CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

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<tr>
<th>Full Name:</th>
<th>Jan Cook</th>
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<td>Date Submitted:</td>
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<td>Name of Organisation:</td>
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<td>Role in Organisation and No. of people represented:</td>
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<tr>
<td>Do you support the plan?</td>
<td>do not support the plan</td>
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Comments:
I generally support the Draft Plan, but request additions to it based on the following.
I request that the Management Plan allows for the storage and disposal of Akaroa's treated wastewater, if the Reserve is found to be suitable for this purpose.
In July 2017 I submitted comments to the Misty Peaks Management Plan initial information gathering consultation, which included the following -
Retain any potential for parts of the Reserve to be used for disposal of Akaroa's treated wastewater. If this waste is not to be discharged to the Harbour, then disposal to the catchment from which it came must be given proper consideration.
I am disappointed that this has not been included in the summary of Public Feedback so far on the Council's website. Nor has it been mentioned in the draft Management Plan.
In May 2017 I submitted the following to the Council's consultation on Akaroa Reclaimed Water - Beneficial Reuse, Treatment and Disposal Options
The Council must make a strong commitment to ultimately re-using 100% of the wastewater via purple pipes and recharge to the Akaroa catchment.
Reasons
1. We consider that disposal to the harbour of appropriately treated wastewater is environmentally safe, but acknowledge the concerns of Ngai Tahu in this regard.
2. Along with the immediate introduction of water conservation measures (less water used means less down the drain) and re-use in Akaroa (for public parks and toilets and potentially for private use via purple pipe), the Council needs to properly investigate the option of returning the wastewater to the catchment that it was taken from.
3. It would appear that the Misty Peaks Reserve, and other surrounding reserve areas, have been discounted because they are too steep. The Council does not appear to have asked the question: What slope gradient would be geo-technically safe for disposal if the water was applied to a larger area at a lower rate?
4. Akaroa experiences water shortages and restrictions every summer, with water extraction reducing local streams to minimum flows. Using wastewater to irrigate reserves and gardens in Akaroa and to recharge the catchment is a sustainable solution, that benefits the community and the environment.
5. If, as is proposed, the water is to be treated to a very high standard then there should be no risk to public health. The water would simply find its way back to the streams and
reservoirs, along with normal rainfall, and be treated for potable use. If the wastewater is considered to be safe for disposal into areas such as Takamatua and Robinsons Bay where residents draw their domestic (untreated) water supplies, then it must also be safe for disposal to the Akaroa water catchment.

6. There are substantial areas of established trees and vegetation in this area so disposal could begin immediately. Established trees also increase the capacity for disposal to continue during wet weather, thus reducing water storage requirements.

7. The impact of climate change is likely to bring weather that is drier, wetter and more stormy, along with sea level rise. Water will become an increasingly valuable resource, and Akaroa should seize the opportunity to future proof both its water supply and wastewater treatment.

The Community response to this consultation strongly favoured a purple pipe system for Akaroa. Council investigations since then have failed to find suitable land locations for storage and disposal within the Akaroa Harbour Basin. The suitability of Misty Peaks Reserve to take the residual and emergency flows from a purple pipe system warrants further investigation.

In addition to the reasons above, storage of wastewater could also provide fire fighting ponds - a resource that is urgently needed for Akaroa.

Most importantly, disposal to the Akaroa catchment would be an Akaroa-based solution to its wastewater problem.

Attachments: No
Submission: 24
CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

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<th>Suzanne Church</th>
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<td>Name of Organisation:</td>
<td>Friends of Banks Peninsula Incorporated Society</td>
</tr>
<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>Secretary 60</td>
</tr>
<tr>
<td>Do you support the plan?</td>
<td>do not support the plan</td>
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</tbody>
</table>
| Comments: | Misty Peaks Reserve - Management Plan
The Friends of Banks Peninsula requests that the Management Plan includes provisions that retain the potential for the reserve to be used for storage and irrigation of wastewater from the Akaroa Wastewater Treatment Plant.
The principle objective of the Friends of Banks Peninsula Incorporated (the Society) is to protect and enhance the environmental heritage of Banks Peninsula. The Society was established in 1980 and has been involved with the Akaroa Wastewater issue for many years. It is represented on the current Wastewater Working Party and made a detailed submission to the Council's Akaroa Reclaimed Water - Beneficial Reuse, Treatment and Disposal Options consultation in April 2017. At this point the Council has been unable to find suitable or sufficient land areas in the Akaroa Harbour Basin for wastewater disposal and the suitability of the Misty Peaks land warrants further investigation.
The Society supports a wastewater disposal system for Akaroa that is sustainable and resilient.
Minimises environmental risk.
Takes account of climate change and sea level rise.
Regards wastewater as a resourc irrigation (where it is beneficial, not just for disposal),
fire fighting storage, non-potable reuse.
Treats wastewater to a very high standard (watering leafy vegetables) so as to maximise beneficial reuse.
Meets cultural and community concerns to the fullest extent practicable.
The Society believes that a reticulated Purple Pipe system (along with increased water conservation measures) meets the above criteria and has the potential, over time, to reuse all of Akaroa's wastewater.
In the shorter term such a system would need to operate in conjunction with another method to deal with residual and emergency flows. Storage and irrigation at Misty Peaks could be a viable alternative to continuing harbour discharge. It is intended that a Purple Pipe system would be treated to a very high standard, so disposal in this area would not be a safety risk to Akaroa's water supply.
The advantages of Misty Peaks are
Owned by Council so no land purchase required.
A large area of land so irrigation could be at a low rate, thus minimising land instability and saturation risks. |
<table>
<thead>
<tr>
<th>Environmental benefits: native forest regeneration and carbon sequestration. End to harbour discharge. Wastewater storage could double as fire fighting ponds. Is an Akaroa-based solution. The Friends of Banks Peninsula welcomes the opportunity to present further information in support of this submission to the Hearing Panel.</th>
</tr>
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<td>Submission:</td>
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Misty Peaks Reserve Management Plan

Submission

Introduction.
My name is Francis Helps
Our family farms 500 hectares at Flea Bay and are also shareholders in the Banks Track. My wife Shireen is proprietor of Pohatu Penguins Ltd., a sea kayaking and eco-tourism business. Both 2018 Sustainable Business Award finalists.
We have a 50 year history of on farm conservation with 5 covenants and one reserve to protect old growth and regrowth forest, historic sights and penguin nesting habitat. We are one of the two farming families that started the Wildside program 30 years ago. Most of our on farm conservation work is funded by these three businesses. I am also a founding member of the Banks Peninsula Conservation Trust and that organisations Covenants chair.

History.
The reference to most of Misty Peaks Reserve being made up of former Mt. Desmond Station is not historical correct. It was only known as that by the last two owners. The reserve is made up of three much older properties. Brazenose, , Mt. Clair, and 100 > hectares of the property known then as Mt. Desmond,

While sounding pedantic this does have a bearing on how these properties were managed. Brazenose and Mt. Desmond had little or no gorse and had strict weed control programs. Mt. Clair had gorse but also had an active gorse control program. It was the last two owners who allowed the present gorse infestation.

When the CCC staff were preparing the report that lead to the purchase of Misty Peaks by the CCC I was invited to meet them to discuss this proposed purchase. Something I thought at the time as very refreshing and inclusive, however given my later experience of the poor and aggressive corporate culture of the CCC particularly Compliance, Planning and Consenting I have now little trust in CCC even though I have enjoyed working with the Port Hills reserve staff.

Gorse.
Most of Misty Peaks is in an irreversible condition as far as gorse control is concerned. While ungrazed gorse areas do provide regrowth opportunities for Kanuka and mixed hardwoods there is as yet no evidence that it will assist the propagation of the former dominate podocarp, Thin- Bark Totara. However it is doubtful that prostate montane flowers, herbs and shrubs will be able compete with gorse. There are definite winners and losers using gorse as a nursery crop in an upland montane situation.
Gorse control on exposed ridges and rocky outcrops would benefit these species. While I am grateful that the boundary fence on the CCC side is kept clear of gorse, the methods sometime used by the CCC are too timid therefore costly. A more efficient method than hand weeding in my experience has little effect on native regrowth. I must point out that when my brother and I bought we had all the gorse and the neighbouring properties relatively little. This situation has now reversed with no visible gorse at combined with rapid regrowth of native vegetation.
2.

By having block gorse in the head of the catchment for the streams the CCC is not a good neighbour. We have to control gorse along these streams plus the beach and lower small areas of valuable valley floors. With our fenced off stream riparian strips and cattle/sheep stocking policies we have good regrowth of sedges and mixed hardwoods in these areas without gorse, which would swamp some species and contaminate the rest of our farm.

We farmers are subject to the requirements of the Weed and Pest Management Strategy, however the CCC in allowing single weed plants, gorse, to develop into block infestation is acting contrary to that Strategy. Something farmers are no allowed to do. I personally consider the ever spreading tide of gorse an eyesore.

Gorse like all legumes is a nitrogen fixer which in the head waters of a stream catchment can lead to a higher level of dissolved nitrogen in those streams. Something the great New Zealand public, in spite of our best efforts, are very quick to blame farmers for.

Fire.

The large areas of gorse, rank naturalised exotic grasses, tussocks and snow grass on Misty Peaks provide a huge amount of fuel for wildfires. In fact the area from the Lighthouse road saddle to the Le Bons Bay tops poses a potential serious fire problem. Hinewia Reserve is the only property that has fire ponds. Through the summer and autumn months in particular members of our family have to tell travellers not to light fires or put out fires in the parking areas of the Misty Peaks Reserve.

Fire Control.

In the case of a wildfire in Misty Peaks our family will not contribute to the cost of any fire fighting in Misty Peaks even though we may be deemed to have benefited from fire control. Also we will hold the CCC responsible for any fence repairs.

Pine Trees.

The pine trees to the north of Brazenose should be removed.

Public walking and cycling tracks.

The only shelters and toilet facilities along the summit ridge between the Lighthouse Road saddle and the Cabstand are provided by the Banks Track. This is no less than what can be expected from a commercial walking business. I object that our clean valley catchments can be used as a public toilet. We the locals from time to time have to rescue from the Misty Peaks walkway ill-equipped or lost walkers who are generally in the first stages of hypothermia.

A track should be established from Flea Bay/ Aylmers Valley saddle to Brazenose top. Onuku will have to be consulted but historically this was a popular walking destination. We as locals have always known that Oteatuheke was tapu.

The original traditional Brazenose access via Picnic Creek no longer exists because of block gorse. This was part of the bridal/pack trail from Akaroa to Flea Bay and the Lighthouse in earlier times. There was a formed zig zag track up to the Letter Box Saddle below Brazenose with trails down to the Flea Bay road and along the ridge towards the lighthouse. We were still using it as a bridal trail in the our first years at when that area was free of gorse.
3.

The Banks Track is a privately owned walking track. There will be no connection with CCC public tracks. Such a connection would only come about as the result of a commercial agreement between Banks Track shareholders and the CCC. Even though some of the privately owned covenants received outside funding from various agencies and charities these funds were awarded by way of contestable grants not subsidies. Therefore the landowners concerned have in no way surrendered any property rights particularly rights of access to CCC or the public.

Most of the users of the Misty Peaks walking tracks are touring freedom travellers. The track head parking areas are used by the same people as overnight even multi day camp sites.

Boundary with Neighbours.
The draft plan says that the establishment of regrowth native forest up to the reserve boundary will depend on the CCC's neighbours. This is a statement that I very much object to, the CCC will do well to keep its eyes and policies on its side of the boundary fence. The farming neighbours have enough to do dealing with the restrictive and costly zonings in the District Plan without the CCC holding them responsible for any retardation of regrowth on the boundary. The Wildside landowners have an outstanding record of on farm conservation.

Pests
The draft Plan stated that a Hinewai hands-off approach as to certain aspects of reserve management would be adopted. All conservation land and projects require management which in turn means resources, financial or otherwise. Even Hinewai requires these. With Misty Peaks introduced mammalian pest control is required not only for reserve management but for the CCC to be a proper partner in the Wildside project.
To do otherwise would again demonstrate that the CCC is not a good neighbour. We as probably the largest neighbour to Misty Peaks experience bad grass grub infestations along our boundary, in spite of proper and simple control methods, because of the insects coming out of the rank naturalised exotic grasses in the Misty Peaks reserve.

Possum control within the Misty Peaks Reserve must be co-ordinated with and be part of the ratepayer funded community Peninsula wide Possum control Program.

Misty Peaks Reserve is one of the later conservation areas added to a network of older reserves and covenants within the immediate vicinity.
Nikua Palm Reserve,
Dan Rogers Reserve,
Foggy Gully Covenant,
Fern Gully Covenant,
Lighthouse Reserve,
Tutakahikura Reserve,
4 QE 11 Covenants,
Pohatu Covenant,
Pohatu Marine Reserve,
Armstrong Reserve,
Hinewai, Maurice White Forest Trust.
Therefore Misty Peaks must be managed in co-ordination with all these neighbouring protected areas not in total isolation. More importantly that there are people living and earning a living from sustainable land use within the larger area. Misty Peaks must not impinge on or negatively affect their way of life and property management or rights.

I wish to speak in support of my submission.

Francis Helps
# CHRISTCHURCH CITY COUNCIL
## Misty Peaks Reserve – Draft Management Plan

**- Received via Have Your Say -**

**Submissions close Tuesday 18 December 2018**

| Full Name: | Jack & Charlotte Gibbs |
| Date Submitted: | 10/30/2018 10:00:55 AM |
| Would you like to attend the hearings for this consultation? | Yes |

| Name of Organisation: | |
| Role in Organisation and No. of people represented: | |
| Do you support the plan? | |

**Comments:**

About half of the area is a private reserve, with grazing now excluded; And the other half, the length nearest the Flea bay junction, is still grazed. We are extremely keen on native flora and fauna, hence the large area of reserve. We have an extensive network of traps to reduce the predator population. This includes a line of 20 mustelid traps from one end of the property to the other (north to south) with an additional line of 4 down Haylocks Road. To control Possum we have a dozen Tims and Possum Master traps around the house and an extensive network of feratox (Charlotte has a licence) bait stations along our farm tracks, including those that run parallel with Lighthouse Road. Last year we caught over 250 possum with a significant proportion being near Lighthouse Road.

Our policy with gorse has been to focus on invasions where they are in the areas we graze or are above and nearby to areas we graze. Gorse deep in our reserves where it will soon be overrun by natives is left to itself.

we would love it if you were to pursue a similar and complimentary programme of predator control; And also keep gorse under control along our boundary, especially where we are grazing on the other side.

We have been in touch with Paul Devlin, who was extremely helpful and encouraging when we moved here. We updated him a few months ago, as so he knows the situation and at a practical level is keen to work with us once the plan has been completed. However, having read the draft plan it appears very light on detail and maybe even a little vague about what predator control and invasive weed management will take place. I have never been involved in this kind of process before, but I suspect that the more rigorous the targets in the plan the easier it will be for everyone thereafter.

I also feel that as a general point, with so much land now dedicated as reserve in this part of the Peninsula the improvements in flora we are seeing are also improving the habitat for invasive predators which consequently means that we have to be more vigilant and better organised in our control.

Please feel free to get in touch to discuss any of this, 20.11.2018

I have been thinking some more about the plan and would like to attend the hearing in Akaroa and speak in support of my submission.

My biggest fear remains that if managing the Misty Peaks Reserve is treated as a business as usual, then Paul Devlin vont given enough resources to do the job properly.

For example, this winter the periodic possum control managed by ECAN that is paid for out of our rates took place on our property. They caught 8 possum. Since the beginning of October we
have caught over 25. As you can imagine I am a little nervous when you mention that the existing predator control programmes under CCC and ECAN will form the template for Misty Peaks; And fear that it will simply become a reservoir for predators to breed in - especially when the neighbours, like us, are working hard and creating a great habitat for predators to migrate too. As an active participant in the Wildside programme of BPCT I feel that this would be counterproductive.

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Submission on the Misty Peak Reserve - draft Management Plan

Reserves Act 1977

To: Christchurch City Council
Name of submitter: Lou Sanson
Director-General Department of Conservation
My submission relates to: Misty Peak Reserve – draft Management Plan
My submission is: I seek the relief/amendments detailed below

The reasons for my submission are:

The Department of Conservation (the Department) supports the Christchurch City Council in the preparation of the Misty Peak Reserve - draft Management Plan (draft Plan) to support the long-term management of this scenic reserve as required by the Reserves Act 1977.

Misty Peak Scenic Reserve (the reserve) is surrounded by Armstrong Scenic Reserve and adjoined by the Tutakahahikura Scenic Reserve. Both of these reserves are managed by the Department through the Canterbury (Waitaha) Conservation Management Strategy 2016 (CMS). The privately owned Hinewai reserve is adjoining.

The Banks Peninsula area is notable for its remoteness as recognised in the Public Open Space Strategy 2010-2040.

In the CMS, 2.8 Banks Peninsula/Te Pātaka o Rākaihautū Place, the Department’s emerging priorities include:

- Whole-peninsula threat management in conjunction with the councils, the Banks Peninsula Conservation Trust and the wider community (e.g. for goats, possum, Darwin’s barberry, fire).
- Indigenous biodiversity management in existing reserves and integration with other-agency and private reserves, threatened species habitat management ..., and the provision of technical expertise (e.g. for Nature Heritage Fund, Overseas Investment Commission, and community trusts).

The CMS Outcomes relevant to this draft Plan include:
- The natural values of the Peninsula remain prominent as an Outstanding Natural Feature and Landscape, particularly in the coastal environment and on the ridgelines.
- The community is active in indigenous biodiversity protection and is encouraging and achieving whole-catchment management and protection through integrated reserves, covenants and sustainable land management.
- The Banks Peninsula scenic reserves remain natural and unmodified when viewed from afar and from within.

Submission Point 1:

Section 3.2 Management Aims
  - Protect and enhance natural values.

Submission:
The Department supports the management aims of the draft plan, with the following amendments to reflect the indigenous biodiversity and integrated management outcomes sought by the Department and wider community.

Decision sought:
Amend management aims to read:
  - Protect and enhance natural values and indigenous biodiversity.
  - Maintain and promote the historic features and cultural values.
  - Encourage and enable integration with other agencies and reserves.
  - Facilitate appropriate access for people to experience and appreciate a natural environment.

Submission Point 2:

Section 4.4 Vegetation
Objective 4a
Native vegetation is encouraged

Submission:
The Department supports the intent of the plan on the regeneration of native vegetation, with the following amendments to terminology to be ‘indigenous vegetation for consistency with the CMS. We recommend this change in terminology for the whole draft plan where it states ‘native vegetation’.

Decision sought:
Amend Objective 4a to read: Indigenous vegetation is maintained and enhanced.

Submission Point 3

Section 4.4 Vegetation
Policy 4.4
Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).

Submission:
The Department supports the statements in the draft plan for ongoing predator control as part of the Wildside Project. This initiative is a collaborative project between community trusts, councils and the Department to protect the long-recognised special biodiversity of the south-eastern bays from outer eastern Akaroa Harbour to Le Bons Bay. This collaboration should be recognised in policy. This will reflect the integrated initiatives of all groups that are being undertaken on Banks Peninsula, not just those by local government and is consistent with pest management priorities in the CMS.

The Department has recently signed a Memorandum of Understanding to help launch a Pest Free Banks Peninsula 2050. This was signed by a number of agencies including Christchurch City Council and the Banks Peninsula Conservation Trust. Pest Free Banks Peninsula is building on the Government’s Predator Free NZ initiative.

The Banks Peninsula receives sustained possum control through Environment Canterbury’s targeted rating and the goat control group (DOC, CCC, BPCP and ECan). Recently, with the help of the Rod Donald Banks Peninsula Trust it was proven that goats could be eradicated from two parts of the Peninsula.

Decision sought:
Amend Policy 4.4 to read: Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan, Environment Canterbury’s Regional Pest Management Plan (RPMP), Ngāi Tahu, Banks Peninsula Wildside Project and Predator Free 2050.

Submission Point 4

Section, 4.5 Fauna
Objective 5
Natural habitat for native fauna is enhanced and protected

Policy 5.1
The presence of native fauna shall be supported and increased through complementary natural habitat management.

Submission:
The Department supports enhancing the overall biodiversity of the reserve in particular populations of rifleman/titipounamu, tomtit/miromiro, lizards and invertebrates. There is potential for translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/toutouwai and yellowhead/mohua. As such a new policy is sought to allow for such translocations of indigenous fauna onto Banks Peninsula.
The Department supports the statement in the draft plan to ensure integrated management of Armstrong Reserve and Misty Peaks reserve, which should be extended to include Tutakahahikura Scenic Reserve and Hinewai Reserve. This highlights the outcomes identified in the CMS for integrated management of catchments and reserves in Banks Peninsula.

Decision sought:
Add a new implementation policy to read:
Encourage translocations of indigenous fauna into the reserve currently missing from the Peninsula.

Submission Point 5

4.8 Recreation

Submission:
The Department supports the recreation objective 8a and Policies 8.1, 8.2 and 8.3, and supports recreational walking and mountain biking on tracks within the reserve.

Decision sought:
The Department supports recreational walking and mountain biking in the reserve, with the following amendments to Policy 8.3 to include poling of routes, recreational information including leaflets, brochures and updated information on websites.

Submission Point 6

4.9 Commercial activities

The Department supports Objective 9 and Policy 9.1, for commercial guided walking for the Banks Peninsula Track. The Department has issued a concession for guided walking over public conservation land along the route of the track. This is identified in 5 Background Information, 5.8 access and connections.

Submission Point 7

4.16 Monitoring and research
Objective 16: The park’s effectiveness and condition, and needs, over time are well understood.
Policy 16.1
Appropriate monitoring and research programmes shall be allowed and encouraged.

Decision sought:
The Department seeks the Council to include implementation policies in the draft plan to demonstrate how the management aims are to be implemented and achieved over the life of the plan.
Submission Point 8

The Department supports the submissions of the Banks Peninsula Conservation Trust and the Rod Donald Trust.

The Department supports the Banks Peninsula Conservation Trust 8 Goals for the 2050 Ecological Vision of the Banks Peninsula.

I wish to be heard in support of my submission.

[Signature]

Andy Thompson  
Operations Manager Mahaanui  
Acting pursuant to delegated authority

Date  
12th December 2018

Note: A copy of the Instrument of Delegation may be inspected at the Director-General’s office at Conservation House Whare Kaupapa Atawhai
Submission on the Te Oka Reserve - draft Management Plan

Reserves Act 1977

To: Christchurch City Council

Name of submitter: Lou Sanson
Director-General Department of Conservation

My submission relates to: Te Oka Reserve – draft Management Plan

My submission is: I seek the relief/amendments detailed below

The reasons for my submission are:

The Department of Conservation (the Department) supports the Christchurch City Council in the preparation of the Te Oka Reserve - draft Management Plan (draft Plan) to support the long-term management of this scenic reserve as required by the Reserves Act 1977.

Te Oka Scenic Reserve (the reserve) is surrounded by a number of scenic reserves managed by the Department through the Canterbury (Waitaha) Conservation Management Strategy 2016 (CMS). The land adjoins the Banks Peninsula Marine Mammal Sanctuary.

The Banks Peninsula area is notable for its remoteness as recognised in the Public Open Space Strategy 2010-2040.

In the CMS, 2.8 Banks Peninsula/Te Pātaka o Rākaihautū Place, the Department’s emerging priorities include:

- Whole-peninsula threat management in conjunction with the councils, the Banks Peninsula Conservation Trust and the wider community (e.g. for goats, possum, Darwin’s barberry, fire).
- Indigenous biodiversity management in existing reserves and integration with other-agency and private reserves, threatened species habitat management ..., and the provision of technical expertise (e.g. for Nature Heritage Fund, Overseas Investment Commission, and community trusts).

The CMS Outcomes relevant to this draft Plan include:
- The natural values of the Peninsula remain prominent as an Outstanding Natural Feature and Landscape, particularly in the coastal environment and on the ridgelines.
- The community is active in indigenous biodiversity protection and is encouraging and achieving whole-catchment management and protection through integrated reserves, covenants and sustainable land management.
- The Banks Peninsula scenic reserves remain natural and unmodified when viewed from afar and from within.

Submission Point 1:

Section 3.2 Management Aims

Submission:
The Department supports the management aims of the draft plan, with the following amendments to reflect the indigenous biodiversity and integrated management outcomes sought by the Department and wider community.

Decision sought:
Amend management aims to include:

- Protect and enhance natural values and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Encourage and enable integration with other agencies and reserves.
- Facilitate appropriate access for people to experience and appreciate a natural environment in a semi-remote setting.

Submission Point 2:

Section 4.4 Vegetation
Objective 4a
Native vegetation is encouraged

Submission:
The Department supports the intent of the plan on the regeneration of native vegetation, with the following amendments to terminology to read ‘indigenous vegetation’ for consistency with the CMS. We recommend this change in terminology for the whole draft plan where it states ‘native vegetation’.

The Department recommends supporting the ongoing work with Wairewa Rūnanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of Inanga spawning in the stream.

The Department recommends a monitoring programme for the nationally critical Banks Peninsula fork fern *Tmesipteris horomaka*. The monitoring to be undertaken consistent with current approaches at other scenic reserves on the Banks Peninsula. This would include baseline monitoring for 2 years and ongoing monitoring of status and react appropriately.
Decision sought:
Amend Objective 4a to read: indigenous vegetation is maintained and enhanced.

Suggested new implementation policies:

Support the ongoing work with Wairewa Rūnanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of Inanga spawning in the stream.

Implement a monitoring programme for the nationally critical Banks Peninsula fork fern *Tmesipteris horomaka*.

**Submission Point 3**

**Section 4.4 Vegetation**

**Policy 4.4**

*Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan and Environment Canterbury’s Regional Pest Management Plan (RPMP).*

Submission:

The Department has recently signed a Memorandum of Understanding to help launch a Pest Free Banks Peninsula 2050. This was signed by a number of agencies including Christchurch City Council and the Banks Peninsula Conservation Trust. Pest Free Banks Peninsula 2050 is building on the Government’s Predator Free NZ initiative.

The Banks Peninsula receives sustained possum control through Environment Canterbury’s targeted rating and the goat control group (DOC, CCC, BPCP and ECan). Recently, with the help of the Rod Donald Banks Peninsula Trust it was proven that goats could be eradicated from two parts of the Peninsula.

Decision sought:
Amend Policy 4.4 to read: Pest plant and animal pest control programmes shall be planned and implemented in accordance with the Christchurch City Council Pest Plan, Environment Canterbury’s Regional Pest Management Plan (RPMP), *Ngāi Tahu*, and Predator Free 2050.

**Submission Point 4**

**Section 4.5 Fauna**

**Objective 5**

*Natural habitat for native fauna is enhanced and protected*

**Policy 5.1**

*The presence of native fauna shall be supported and increased through complementary natural habitat management.*
Submission:
The Department supports enhancing the overall biodiversity of the reserve in particular populations of rifleman/tītīpounamu, tomtit/miromiro, lizards and invertebrates. There is potential for translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/tōtouwai and yellowhead/mohua. As such a new policy is sought to allow for such translocations of indigenous fauna onto Banks Peninsula.

The Department recommends re-establishing a seabird based ecosystem on the headlands of the reserve with a predator fenced area and subsequent re-establishment of species such as tītī/sooty shearwater, kōrure/mottled petrel, spotted skinks and Cooks scurvy grass.

Decision sought:

Add new implementation policies to read:

Encourage translocations of indigenous fauna into the reserve currently missing from the Peninsula.

Re-establish a seabird based ecosystem on the headlands of the reserve with a predator fenced area and subsequent re-establishment of species such as tītī/sooty shearwater, kōrure/mottled petrel, spotted skinks and Cooks scurvy grass.

Submission Point 5

4.8 Recreation

Submission:
The Department supports the recreation objective 8a and Policies 8.1, 8.2 and 8.3, and supports recreational walking and mountain biking on tracks within the reserve.

Decision sought:
The Department supports recreational walking and mountain biking in the reserve, with the following amendments to Policy 8.3 to include poling of routes, recreational information including leaflets, brochures and updated information on websites.

Submission Point 6

Objective 8b
Certain activities are controlled

Given the proximity of the reserve to the marine mammal sanctuary, the Department supports Policy 8.5 dogs shall not be permitted in Te Oka Reserve at all times, with the exception of working and other dogs under the control of the grazing lessee.
Submission Point 7

4.13 Connections
Objective 13
Physical connection with neighbouring/nearby open space areas/use is fostered.

The Department supports the intent of this policy.

Submission Point 8

4.16 Monitoring and research
Objective 16: The park’s effectiveness and condition, and needs, over time are well understood.
Policy 16.1
Appropriate monitoring and research programmes shall be allowed and encouraged.

Decision sought:
The Department seeks the Council to include implementation policies in the draft plan to demonstrate how the management aims are to be implemented and achieved over the life of the plan.

Submission Point 9

The Department supports the submissions of the Banks Peninsula Conservation Trust and the Rod Donald Trust.

The Department supports the Banks Peninsula Conservation Trust 8 Goals for the 2050 Ecological Vision of the Banks Peninsula.
I wish to be heard in support of my submission.

________________________
Andy Thompson
Operations Manager Mahaanui
Acting pursuant to delegated authority

Date
12th December 2018

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai
<table>
<thead>
<tr>
<th>Full Name</th>
<th>Michael O’Flaherty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
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<tr>
<td>Would you like to attend the hearings for this consultation?</td>
<td>Yes</td>
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<tr>
<td>Name of Organisation</td>
<td>Te Kete o Wairewa Limited</td>
</tr>
<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>Solicitor Several</td>
</tr>
<tr>
<td>I/We support the plan</td>
<td></td>
</tr>
<tr>
<td>Comments:</td>
<td>We support the idea in principle but consider the plan requires further work. Please find attached letter.</td>
</tr>
<tr>
<td>Attachments</td>
<td>Yes</td>
</tr>
<tr>
<td>Submission:</td>
<td>21</td>
</tr>
</tbody>
</table>
18 December 2018

Christchurch City Council
53 Hereford Street
Christchurch Central
CHRISTCHURCH 8154

Te Oka Reserve Management Plan

1 We act for Te Kete O Wairewa Limited, the charitable / business arm of Wairewa Runanga Incorporated.

2 We are in support of the plan generally and are pleased to see action is being taken in respect of the reserve. The plan as it is currently drafted provides a broad overview of the background and the issues moving forward. We anticipate further detail following the submission phase.

3 We are concerned that as currently drafted the management plan makes only a brief reference to the issues facing the area and does not highlight the potential challenges and changes in any great detail. Of particular note is the absence of any reference to our client plans to address the relevant issues facing both parties, including but not limited to car parking, access road and long-term ablution facilities.

4 We also note the plan as currently drafted does not address the complex relationship of recreation and conservation. We draw attention to the balance achieved at Orton Bradley Park and Hinewai Reserve. These examples should be drawn upon for details of how to achieve a balance between these two issues.

5 Our client notes that as this only a draft there will be further detail added. In view of this our client expects that the vision as set out on page 17 will be further developed and a fuller definition will be provided.

6 We would like the opportunity to speak to our submission.

Yours faithfully
Mortlock McCormack Law

Michael O'Flaherty
Senior Solicitor
<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Stuart Wright-Stow</th>
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<tbody>
<tr>
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<td>12/18/2018 9:30:01 AM</td>
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<td>Would you like to</td>
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<td>attend the hearings for</td>
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<td>this consultation?</td>
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<tr>
<td>Name of Organisation:</td>
<td>The Little River Wairewa Community Trust</td>
</tr>
<tr>
<td>Role in Organisation and</td>
<td>Trustee</td>
</tr>
<tr>
<td>No. of people represented:</td>
<td>80</td>
</tr>
<tr>
<td>I/We</td>
<td>support the plan</td>
</tr>
</tbody>
</table>
| Comments:                  | The Little River Wairewa Community Trust requests that it be able to make a submission to the Christchurch City Council in regards the Te Oka Reserve.  
The following are some of the areas of concern, and future direction, that the Trust feels needs to be addressed.  
Little River Wairewa Community Trust wishes to continue to be the local Community based representative and that it be informed of ongoing decisions and developments.  
A desire to see the development of an isolated region' status to protect and enhance the areas current wilderness character.  
The promotion of non-motorised, access and recreational activities.  
Continued monitoring of the intensity of use, in alignment with its isolated regional status, eg questioning and consideration to not upgrading the roading access or the building of physical structures  
The development of an associated, and adjacent Marine Park from Birdlings Flat to Akaroa's South Head, to ensure endangered species safety, plus retention and development of biodiversity, encompassing those sea areas off of South Bays  
To develop and support a Southern Bays Regional Tourism hub in Little River that supports Little River Wairewa Trusts current initiatives to provide infrastructure and regional support whilst negating a more fractionised development.  
Develop a vision for the coordinated approach to the Southern Bays region to support CCC, Runanga, private owners, and all affected parties. This could be in the form of a Southern Bays Regional Park Charter. |
| Attachments                | No                                                     |
| Submission:                | 19                                                     |
CHRISTCHURCH CITY COUNCIL  
Misty Peaks Reserve – Draft Management Plan  
- Received via Have Your Say -  
Submissions close Tuesday 18 December 2018

<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Suky Thompson</th>
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<tbody>
<tr>
<td>Date Submitted:</td>
<td>12/18/2018 2:50:44 PM</td>
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<tr>
<td>Would you like to attend the hearings for this consultation?</td>
<td>Yes</td>
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<thead>
<tr>
<th>Name of Organisation:</th>
<th>Rod Donald Banks Peninsula Trust</th>
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<tbody>
<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>Manager 10</td>
</tr>
<tr>
<td>Do you support the plan?</td>
<td>support the plan</td>
</tr>
</tbody>
</table>

| Comments: | We support the plan to the extent that it goes, but feel it needs to aim much higher, set Misty Peaks within the context of the other reserves and walks in Akaroa, and the Akaroa economy, make definite commitments to progress, improve access to the reserve and include a Reserve Management Committee. Please see our submission attached. |

<table>
<thead>
<tr>
<th>Attachments:</th>
<th>Yes</th>
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<tr>
<td>Submission:</td>
<td>23</td>
</tr>
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</table>
Draft Misty Peaks Reserve Management Plan
Submission of Rod Donald Banks Peninsula Trust

Submitter Details: Rod Donald Banks Peninsula Trust

Contact Person: Suky Thompson, Trust Manager

The Trust wishes to be heard in support of its submission.

1 Introduction

The Rod Donald Banks Peninsula Trust (Trust) is a charitable trust and a CCO founded by the Christchurch City Council in 2010 for the benefit of the present and future inhabitants of Banks Peninsula and for visitors to the area. The Trust has objectives to promote sustainable management and conservation of the natural environment and environmental based projects focussed on the maintenance and development of recreation facilities including parks, reserves and walkways.

The Trust seeks to work in partnership with other organisations to achieve its objectives and to align activities with the projects and initiatives of Christchurch City Council. It aims to work holistically on projects underpinned by four key pillars of improved public walking and biking access, enhancing biodiversity, building and promoting knowledge and working in partnership with others.

The Trust produces a range of walking publications including the Akaroa Country Walks brochure which features walks on and connecting to the Misty Peaks Reserve, and a website www.bankspeninsulawalks.co.nz

We have close working relationships with the Christchurch City Council Regional Parks Team, Hugh Wilson, manager of the nearby Hinewai and Purple Peak Curry Reserves, NZ Native Forest Restoration Trust, Department of Conservation, private landowners in the vicinity of the reserve and the business group Akaroa District Promotions.

2 Misty Peaks opportunity

The Trust supports the introduction of a Reserve Management Plan for the Misty Peaks Reserve, and is in agreement with the draft Plan as far as it has gone, but would like the Council to take a much more aspirational and holistic approach and commit to making progress on the reserve in the near future.

We suggest that development at Misty Peaks takes priority over Te Oka Reserve because there are fewer issues to resolve and the developing Misty Peaks appropriately is likely to have economic benefits for Akaroa at the time when cruise ships transition back to Lyttelton.

Misty Peaks is an extraordinary area of land with huge potential for further development. It is

- spectacularly positioned right above the busy and popular tourist and holiday centre of Akaroa, including the summit ridgeline and land on both sides of the ridge
- forms part of a contiguous area of land protected for biodiversity and recreation stretching over 2000ha
- already offers some walking and mountain biking opportunities as part of larger loops linked to the Akaroa township.
- is part of the Wildside - a collaborative effort to protect endemic, threatened and iconic species over 13,500ha in the south eastern part of Banks Peninsula.
- includes the maunga mountain for Ōnukū rūnanga
- protects catchment for the Akaroa township and streams that feed into two marine reserves
- has the potential to contribute to climate change mitigation through carbon sequestration.

Our submission recommends the following to strengthen the Management Plan and help Misty Peaks achieve its potential to contribute to Akaroa and the wider region through adding new recreational opportunities and large scale biodiversity enhancement.

- Open the plan with a fuller description of the context within which Misty Peaks sits giving consideration to the matters above and showing this context more fully on the introductory map. Some of the information in the Background section could move to the Introduction and be used to inform the Objectives of the Plan.
- Acknowledge “Akaroa Country Walks”, the existing recreational track network around Akaroa and describe where Misty Peaks currently fits. We provide more information on this network in Appendix 1 to this submission.
- Acknowledge that the road connections are an issue for Misty Peaks. Neither of the roads accessing the summit ridgeline – Stony Bay Road and Lighthouse Road – are suitable for increased traffic or large vehicles, nor is Aylmers Valley Road which accesses the lower part of the reserve.
- Determine how to best provide access from Akaroa to the reserve. We suggest that walking and biking access could be developed on unformed legal roads from the top of Stanley Park, or Aylmers Valley Road could be developed for some shared use. Developments in the reserve that increase use should trigger one of these options. We provide more information in Appendix 2.
- As a bare minimum, commit to developing the Newtons Waterfall loop track to a suitable standard for families, make the summit track connect Stony Bay and Flea Bay Roads without losing altitude on the eastern side, and create a circular loop track connecting the lower part of the reserve to its upland areas to preclude recreational users having to use gravel roads for upland access.
- Develop more mountain biking in Misty Peaks. The other reserves above Akaroa – Hinewai and Purple Peak Curry Reserve do not permit mountain biking. Developing mountain biking in Misty Peaks would add to and complement the existing recreational opportunities and could support the local Akaroa economy by bringing a new group of recreationalists to the area. This could be important as the economy recalibrates when cruise ships relocate to Lyttelton. Note that while suggesting mountain biking would provide a new visitor group for the town, we also acknowledge that it needs to be carefully managed in the reserve.
- Consider allowing dogs into the Misty Peaks Reserve. Again, neither the Hinewai or Purple Peak Curry Reserves permit dogs, meaning dog walking recreationalists have few opportunities for longer walks with dogs.
- Both Hinewai and Purple Peak Curry Reserves are managed with a philosophy that puts conservation goals first if there is a conflict with public use. We suggest that Misty Peaks could offer the reverse, and put recreation first.
- Commit to working collaboratively with the Wildside Project to co-ordinate species enhancement and pest control and with the managers of the adjacent reserves. Similarly acknowledge that the Council has signed up to Pest Free Banks Peninsula collaboration.
- Consider how Misty Peaks could be used for carbon sequestration and the potential to gain
some income from this to support further work on the reserve.

- Commit to involving the local community and other stakeholders in the management of the reserve through a Reserve Management Committee.

- Commit to developing the detailed Landscape Plan within a defined year frame (we suggest two years to match the cruise issue for Akaroa).

- We note that the lower part of the Reserve surrounds a private block of land and suggest the Reserve Management Plan recommends acquiring part or all of this if it comes on the market, as the Takapuneke Reserve Management Plan did with the Red House.

- We support the submission from Department of Conservation.
## 3 Detailed submissions

The following lists proposed amendments to the draft management plan. These are indicative changes only and if accepted, any consequential amendments should also be made, whether listed here or not.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
</tr>
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<tbody>
<tr>
<td>Page 2 Figure 1 View South West over Akaroa</td>
<td>This overview map should show the boundaries of the Hinewai and Purple Peak Curry Reserves, the main walking routes that access Misty Peaks and existing walks within the Reserve. These include the Skyline circuit link from Hinewai Reserve to Stony Bay Road, the shared walking/mountain bike track along the summit ridgeline of Misty Peaks linking Stony Bay Road to Lighthouse Road and the Newton Falls walk. It would be useful to show that both Stony Bay Road and Lighthouse Road currently provide the mountain biking and walking route direct from the town of Akaroa, and the town itself should be labelled.</td>
<td>Strengthen the context of the Reserve. Maps from Akaroa Country Walks brochure given below will assist.</td>
</tr>
<tr>
<td>Page 9 Section 1 Introduction</td>
<td>Add an opening paragraph introducing the reserve at the start of Section 1, or add a preface at the start.: Misty Peaks occupies 489ha of land, spectacularly positioned above the busy and popular tourist and holiday centre of Akaroa. It includes the summit ridgeline and land on both sides. The reserve is part of a contiguous area of land protected for biodiversity and recreation stretching over 2000ha and the Wildside project - a large scale collaborative project to protect endemic, threatened and iconic species over the south eastern part of Banks Peninsula. The maunga for Ōnuku, Ōteauheke, is a prominent peak on the Misty Peaks ridgeline, giving it a special significance to the rūnanga. The reserve includes part of the Akaroa water catchment and supplies streams leading to Marine protected areas in both the Akaroa harbour and outer coast. The Christchurch City Council purchased the land in 2007 recognising its outstanding value to the area for biodiversity, recreation and water quality, and now seeks to realise that value through this Reserve Management Plan. The Reserve Management Plan includes provision for development of a more detailed Landscape Plan which the Council will develop in conjunction with the local community and other stakeholders.</td>
<td>Set the Reserve in context from the outset and the aspiration going forward.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 1</td>
<td>Remove reference to the Marine Reserve. End the sentence after the words Flea Bay Road.</td>
<td>The Marine Reserve is an important feature of the Wildside, but not a predominant feature requiring mention in the first paragraph.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Location</td>
<td>Rename this section and limit it to describing the Location only.</td>
<td>Access is an issue for Misty Peaks and</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
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<tr>
<td>Access</td>
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<tr>
<td>Page 9, 1.1 Location and Access Para 2</td>
<td>Use Maori names for the peaks in this paragraph</td>
<td>Requires a separate section so that it can be properly addressed.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access After Para 2</td>
<td>Move paragraph about Akaroa to 3rd paragraph. Add a sentence to the paragraph about Akaroa stating <em>People come to enjoy the natural beauty of the area and experience nature. Recreational walking is a popular activity with residents and visitors, but opportunities for mountain biking and dog exercise are currently limited.</em></td>
<td>Seems more appropriate to introduce the Te Reo names here than in the next paragraph.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 6</td>
<td>Add an opening sentence to this paragraph: <em>The reserve is part of a 2000ha contiguous area of protection. This includes the adjacent Hinewai Reserve, and the Purple Peak Curry above Grehan Valley.</em></td>
<td>The most significant attribute of location is that the reserve is near to Akaroa. The Akaroa Information Centre reports that 50% of its enquiries are for recreational walking.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 8</td>
<td>Rword as follows: Remove the paragraph addressing Access and place in a separate access section after Notable topographic features and Landscape</td>
<td>Access is one of the major issues for Misty Peaks and requires a more detailed explanation, which sits more logically after the landscape and features have been introduced.</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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</tr>
<tr>
<td>Page 10 Section 1.2 Notable Topographic Features</td>
<td>Combine the Landscape and Notable Topographic Features sections. Reword as: Misty Peaks Reserve provides the scenic backdrop for much of the Akaroa skyline. It is in a prominent location straddling the eroded crater rim of the ancient, now extinct, Akaroa shield volcano.</td>
<td>Landscape addressed first as Notable features are a subset.</td>
</tr>
<tr>
<td>Add Section 1.3 Access</td>
<td>The reserve currently has three entrances. The lower part of the reserve is accessed from the end of Aylmers Valley Road. There is a small space for off-road parking here. A short track leads to Newtown's Waterfall. The upper part of the reserve can be accessed from either Stony Bay Road, just below the ridgeline on the western side, and Flea Bay Road along the summit. A shared use walking and biking track running connects the upland entrances. There are small off-road parking areas near each. All access roads are narrow shingle roads, and used for foot, cycle and vehicular access. Increased usage as the reserve develops will need to be addressed. Walkers from Akaroa can also access the reserve via the Purple Peak Curry Reserve and Hinewai coming along the ridgeline from the north on the Skyline Circuit route. There are unformed legal roads leading to Misty Peaks Reserve from Stanley Park in Akaroa that could be used to develop new off-road access to the Park.</td>
<td>The Plan should recognise and explain the roads, entrances and the existing tracks. The idea of developing the unformed legal roads for access needs to be explored.</td>
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<tr>
<td>Reference</td>
<td>Suggested amendment</td>
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<tr>
<td>Page 11</td>
<td>An up to date ecological survey of the reserve should be conducted to provide more information for these sections and a baseline of what is present</td>
<td>More information on what is in the reserve and the threats would help inform the policies and the management of the reserve</td>
</tr>
</tbody>
</table>
| Page 12  | **Reword and expand**  
Misty Peaks Reserve has attributes that lend to it being a good provider of opportunities for visitors to experience, mainly through walking and mountain biking, wonderful views from what is a prominent ridge crest, and natural areas.  
Currently there are only two public tracks established in Misty Peaks, a short walk to Newtons Falls, and the upland track connecting Stony Bay and Flea Bay Roads. These tracks are promoted to the public as part of the Akaroa Country Walks network, in a brochure available at information centres and on trail head signage in various locations, but not as yet Misty Peaks.  
Both tracks have their limitations. The Newtons Falls track is a one way experience, and does not link further into the reserve or to the upland areas. The upland track follows the summit ridgeline for about half its length, but then leaves the ridgeline and drops down on the Flea Bay side, losing 100m in altitude before rising to the ridge again. It would be much improved as a route that stayed on the summit ridgeline.  
Walkers using the Akaroa Country Walks maps and brochures are currently encouraged to access the Misty Peaks summit ridgeline track from Akaroa on the Skyline Circuit route to minimise road walking. The loop route return, however, is still on Lighthouse Road  
The Misty Peaks summit ridgeline track offers the only opportunity for off-road mountain biking in Akaroa, as biking is not permitted in Hinewai and Purple Peak Curry Reserves. Mountain bikes access this track using either the Stony Bay or Lighthouse Road due to this restriction.  
Otherwise Misty Peaks Reserve is primarily an undeveloped and natural area and presents scope for further development and to provide recreational opportunities that add to what is currently available from Akaroa.  
Mountain biking is not well catered for in Akaroa, and Misty Peaks lends itself to this use to provide complimentary recreational opportunities to those available in the adjacent reserves of Hinewai and Purple Peak Curry Reserve.  
Misty Peaks also has the potential to provide for recreational horse riding and dog walking, as these are also not | The existing tracks, how they are promoted, and their limitations should be described.  
(Note: brochures are produced by the Rod Donald Trust, and the trail head signage has been a joint project of the Trust and Council.)  
Plan should offer some direction on the potential for new recreational opportunities based on what is needed to round out the recreational spectrum in Akaroa.  
Mountain biking is recommended for Misty |
<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td></td>
<td>permitted in the other reserves.</td>
<td>Peaks as there is no other mountain biking available. Similarly dogs.</td>
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<tr>
<td></td>
<td>The addition of tracks that linking the town to the park would greatly improve access to it. Internal tracks linking the lower part of the reserve to the summit ridgeline are also needed to alleviate the current use of the steep, shingle roads adjoining the park.</td>
<td>Unclear what is meant by the term non-exclusive?</td>
</tr>
<tr>
<td>Page 12, Section 2 Issues Rename</td>
<td>Put the information from Section 3 Vision before the Issues</td>
<td>Provide clarity on where the Management Plan is heading. Set the context for the issues (which currently introduce aims such as ultimately de-stocking the park) and then the Objectives. See Garden of Tane RMP for example (Note comments on the current Section 3 are given below).</td>
</tr>
<tr>
<td>Page 13 para5</td>
<td>Replace: wildling pines with <em>pine plantation and wilding pines</em></td>
<td>Clarity</td>
</tr>
<tr>
<td>Page 13, last para</td>
<td>As per revised Introduction proposed - move footnote as a consequential amendment</td>
<td></td>
</tr>
<tr>
<td>Page 15, Section 2.7 Access and Use</td>
<td>Reword from Para 2 as follows: <em>The most challenging issue for developing Misty Peaks is access. All roads leading to reserve entrances are narrow and shingle in parts. All are currently used for foot, cycle and vehicular access, which is adequate while the reserve experiences low usage, but will need to be addressed as usage increases. Potential solutions are to develop one or more of the unformed legal roads from Stanley Park leading to the reserve, and/or to Aylmers Valley road for safer shared use.</em> Additionally tracks are needed within the reserve to enable access between the lower entrances and upland areas</td>
<td>Reword to take into account that there are already recreational tracks and connections, but that better connections are critical to the development of the reserve</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<tr>
<td>Item 5</td>
<td>without using the vehicle roads. An internal loop route within the reserve is essential.</td>
<td>The Akaroa Country Walks network is the brand for all tracks from Akaroa in the hillslopes facing the town. Hinewai forms part of this. Beware the Urumau Reserve experience, where mountain bikers constructed ad hoc trails to the detriment of biodiversity work done by other community members and erosion issues.</td>
</tr>
<tr>
<td>Page15, Section 2.8 Facilities and Utilities</td>
<td>Generally, the aim for Misty Peaks Reserve is for it have minimal building, and for any buildings that are required to be unobtrusive. A day shelter on the summit ridgeline and toilets will be necessary as use of the reserve grows. These could be simple composting or pit toilets, sited well away from waterways, meeting the permitted activity standards in the Land and Water Regional Plan. Where buildings are needed to enable the best management and use of the park, they should be considered if they support the direction, values and objectives for the park.</td>
<td>The experience of Hinewai and Banks Track is that shelter is necessary on the summit ridgeline for public safety and toilets will be needed as use grows, but these should be kept simple to minimise issues. The ECan LWRP sets out the standards for pit toilets as a permitted activity.</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<tr>
<td>Page 16, Section 2</td>
<td>Add a new Section 2.9 The reserve surrounds a large area of undeveloped private land on its northwestern side as shown in the map below. It is desirable that this be added to the park if possible at some stage in the future.</td>
<td>Misty Peaks is a fantastic opportunity so aim higher and be bolder!</td>
</tr>
<tr>
<td>Page 17, Section 3.1 Park Purpose</td>
<td>Move to section 2 and reword 2.1 Park Purpose To protect and foster the environmental, landscape, biodiversity, historic and cultural values of Misty Peaks Reserve as part of a wider area of contiguous protection and provide low impact and varied outdoor recreation experiences that are exciting, memorable and educational and act as a drawcard for Akaroa.</td>
<td>Again be bolder and aim higher</td>
</tr>
<tr>
<td>Page 17, Section 3.2 Management Aims</td>
<td>Reword as: - Protect and enhance natural values through restoration of native biodiversity across the reserve - Provide public access on an extensive and well maintained network of tracks and trails creating a variety of experiences and appealing to a wide range of users - Maintain and promote the historical, cultural, environmental values and feature and retain views from key points - Provide and maintain facilities as needed - Collaborate with and work toward shared aims with the Wildside project, neighbouring reserves, Akaroa Country Walks track network, Public Open Space Strategy and the Akaroa community. - Ensure the reserve adds value to, connects with and complements the other recreational opportunities in the area.</td>
<td>The Reserve should not be managed in isolation, but in conjunction with the other relevant biodiversity and recreation projects in the area.</td>
</tr>
<tr>
<td>Page 18, Policy 3.1</td>
<td>Reword promoted to explained</td>
<td>More accurately describes what is proposed.</td>
</tr>
<tr>
<td>Page 19, Policy 4.4</td>
<td>Add and the Wildside project and Pest Free Banks Peninsula 2050 consortium.</td>
<td>The Wildside includes Misty Peaks and is a pest management program. The Council is a signatory to the Pest Free Banks Peninsula collaboration and Misty Peaks should recognise</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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</tr>
<tr>
<td>Page 19</td>
<td>4.5 Removal of exotics and wildings</td>
<td>The future management of the pine plantation needs to be signalled.</td>
</tr>
<tr>
<td>Add Policy</td>
<td>Exotic species that present a weed threat and wilding pines will be removed. The pine plantation along the summit will either be removed or managed for native succession as determined by the Landscape Plan.</td>
<td></td>
</tr>
<tr>
<td>Page 19</td>
<td>Add and the Wildside project.</td>
<td>The Wildside includes Misty Peaks and a native fauna protection program.</td>
</tr>
<tr>
<td>Policy 5.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 20, Section 4.6, Fire</td>
<td>Add another Policy 6.5 No Smoking is permitted in the Park</td>
<td>Smoking is another fire risk.</td>
</tr>
</tbody>
</table>
| Page 20  | Reword as Walking and mountain biking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.  
- This will include, but not be limited to, a circular route from Aylmers Valley entrance to the summit ridgeline track, a shorter circular route incorporating Newtons Falls and to a standard suitable for family walks, and a track running the length of the summit ridgeline.  
- Shared use tracks are only to be use where there is good visibility and in bushed areas walkers should be routed onto separate tracks. Any tracks developed must be as agreed with Council staff.  
- Additional connections to the Akaroa Country Walks network will be explored, including a low level connection to the Woodills track as identified in the Public Open Space Strategy 2010-2040 | Why should track installation be minimal? The reserve has been in existence for 11 years, and this comment proposes no more than what already exists. Preclude Mountain bikers making their own tracks. The POSS envisages a mid level cross country track connecting across the back of Akaroa from Woodills Road right through to Lighthouse or Aylmers Valley Road. This should be part of the Management Plan. |
<p>| Page 20  | 8.6 Tracks and facilities will be well maintained, and according to NZ track standards | Important that this is an |</p>
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Page 20</td>
<td>Add day shelter on summit ridgeline track</td>
<td>objective.</td>
</tr>
<tr>
<td>Policy 8.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 22</td>
<td>Add Helicopter and aircraft landing is permitted for emergency or management use only. Drone flying is not permitted except with permission from the Council Restrict the motor size for ebikes.</td>
<td>To protect the natural values of the park which include its peacefulness/</td>
</tr>
<tr>
<td>Policy 8.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 22</td>
<td>Dogs should be allowed, with appropriate management as they are in many other Council reserves, and the Council’s dog by law changed as a result.</td>
<td>Dogs are not permitted in Hinewai or Purple Peak Curry Reserve. Allowing dog walking in Misty Peaks reserve would provide a complementary activity. The Rod Donald Trust regularly receives queries from people seeking places to walk dogs.</td>
</tr>
<tr>
<td>Policy 8.9</td>
<td>Camping should be prohibited</td>
<td>The RMP should state a no camping policy due to the fire risk, regardless of Council overall policy.</td>
</tr>
<tr>
<td>Page 23,</td>
<td>Reword. Currently unclear</td>
<td>What does “shall provide continuous access” mean?</td>
</tr>
<tr>
<td>Policy 10.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 23,</td>
<td>Reword as: Attractive, adequate, clear and informative directional and destination signage that is compatible with other walking signage in the area and acknowledges Misty Peaks tracks as part of the wider network shall be provided.</td>
<td>The signage needs to be compatible with other walking signage in the area and part of the cohesive network—not</td>
</tr>
<tr>
<td>Policy 10.3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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</tr>
<tr>
<td>Page 24 Connections Add another policy</td>
<td>Add 13.2 Co-operation and respect will be given to the other existing organisations and projects in the area with similar aims, such as Hinewai and Purple Peak Curry Reserve, the Wildside Project, the Akaroa Country Walks network and Banks Track to develop the biodiversity and public open space of Misty Peaks in a way that aligns with and complements them.</td>
<td>A policy to recognise Misty Peaks as part of the wider collaborative effort</td>
</tr>
<tr>
<td>Page 25 Community Involvement Objective 15</td>
<td>Change wording to: 15 Establish a Reserve Management Committee for the Misty Peaks Reserve Policy 15.1 A Reserve Management Committee is to be established for Misty Peaks in line with the Council’s Reserves Management Committee Terms of Reference and may include stakeholders from the local and wider community. Policy 15.2 The Reserve Management Committee will develop a Landscape Plan in conjunction with Council staff within 2 years of its appointment to foster appropriate development in the reserve. Policy 15.2 The Reserve Management Committee may involve the wider community in the management of the reserve by organising volunteer opportunities and events.</td>
<td>Reserve Management Committees are a way to keep the reserve relevant and informed. They should be the ones to oversee a Landscape Plan. The public should play a greater role in management of the reserve.</td>
</tr>
<tr>
<td>Page 25 Add new objective</td>
<td>4.17 Carbon sequestration OBJECTIVE: 17 Earn an income for the park through financial recognition of its carbon sequestration Policy 17.1 Register the Park under the ETS for carbon credits. Re-use the income to support the development, management and maintenance of the park.</td>
<td></td>
</tr>
<tr>
<td>Page 32</td>
<td>Add to Section 5.8 before the Banks Peninsula Track Company paragraph</td>
<td>The Akaroa Country</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<td>-----------</td>
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</tr>
<tr>
<td>Section 5.8 Access and Connection</td>
<td>Akaroa Country Walks is a network of public tracks starting and ending in Akaroa township, promoted with brochures and maps available at Information Centres throughout the Peninsula and Christchurch City via the online resource <a href="http://www.bankspeninsulawalks.co.nz">www.bankspeninsulawalks.co.nz</a>, and from the main tourism site <a href="http://www.akaroa.com">www.akaroa.com</a>, and on trail head signage at four major track entrances at Akaroa. The network includes all the existing public tracks in the hills behind Akaroa, including Newtons Waterfall and the current Misty Peaks summit ridgeline track. The Newtons Waterfall is routed via Aylmers Valley Road. The summit ridgeline track, named Misty Peaks, is presented as a shared use loop track from Akaroa accessed via Stony Bay Road and Lighthouse Road for bikers, and as an extension to the Skyline Circuit route for walkers to minimise road walking. The Akaroa Country Walks network and associated promotional materials are reviewed annually to incorporate changes and new developments. Please also include the map of the Akaroa Country Walks either in this section or an appendix to the Plan.</td>
<td>Walks walking network needs to be acknowledged first. This is a public network and very heavily used and promoted through all Information centres and the principal tourism website for Akaroa, and includes the existing Misty Peaks tracks. It is the principal way that visitors find out about Misty Peaks at present. Information to assist the Council with appreciating this network is presented in Appendix 1.</td>
</tr>
</tbody>
</table>

| Page 32 Section 5.8 Access and Connection | Para 2 line 4 reword as: passes alongside Misty Peaks Reserve enroute.... | Correct Para 2. The Banks Track does not pass through Misty Peaks. It goes beside it on the Flea Bay Road. |

| Page 32 Section 5.8 Access and Connection | Add final paragraph. Misty Peaks Reserve has good views over Flea Bay, home to the Pohatu Marine Reserve and the largest penguin colony on Banks Peninsula/ Te Pātaka o Rākaihautū. | Appropriate place to mention the Pohatu Marine Reserve, although it does not seem directly relevant |

| Page 35 last para | Reword last sentence as: The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of Hinewai Reserve | Trust alone is ambiguous here. |
Appendix 1 Akaroa Country Walks

This appendix gives information on the Akaroa Country Walks network to assist the Council to appreciate and understand how tracks in Akaroa are currently presented and promoted to the public through tourism information centres and websites.

Figure 1 Akaroa Country Walks brochure cover listing Newtons Waterfall and Misty Peaks

The brochure is produced by the Rod Donald Banks Peninsula Trust and available at all Information Centres on Banks Peninsula, the DOC visitor centre in Christchurch and at several other retail outlets.
Figure 2 Main map from brochure showing walks in Misty Peaks numbered 6 and 7 and the interconnections between tracks.

Walkers using the brochure are encouraged to access Misty Peaks via walk 5 - Skyline circuit for an extended ridgeline experience and to minimise road walking. Mountain bikers access via Stony Bay Road.

A matching map is on the website [www.bankspeninsulawalks.co.nz](http://www.bankspeninsulawalks.co.nz). All walking enquiries received through the principal tourism website [www.akaroa.com](http://www.akaroa.com) are redirected through to [www.bankspeninsulawalks.co.nz](http://www.bankspeninsulawalks.co.nz).
MISTY PEAKS

A challenging mountain bike ride from Akaroa or an excellent addition to Skyline circuit for more time on the tops.

Directions: The full walk or mountain bike ride starts in Akaroa at Rue Balguerie. When you reach Nettie Creek studio, carry straight ahead up Stony Bay Road and follow it almost all the way to the top (approx 2 hours walking). The entrance to Misty Peaks Reserve is at a farm gate just before the ridgeline. Skyline Circuit walkers also join the route here.

Follow the farm track skirting gently below the rocky summit of Mt. Berard. The views of the harbour are spectacular, until the track goes behind the pine plantation. When you reach a metal gate with views to the Pacific go through it and stay on the track going downhill. You lose about 100 m in altitude before the track rounds a bluff and climbs again to reach the ridgeline south of the Brasenose summit. As it flattens out, make a little diversion across the open land to a rocky outcrop for more magnificent views of the harbour.

Return to the farm track and follow it to the Flea Bay Road trail head. Then walk up Flea Bay Road to Lighthouse Road and down Lighthouse Road back to Akaroa.

Figure 3 Misty Peaks and Newtons Falls detailed walk descriptions

NEWTONS FALLS

A delightful walk past charming cottages and along a quiet lane to a waterfall beauty spot.

Directions: Walk up Rue Jolie past the school. Turn left onto Bruce Terrace and after a little bridge turn left again onto Percy Street where you will pass many lovely cottages.

Turn left when you reach Aylmers Valley Road. Now follow this quiet gravel road for 1 km to its end at the lower entrance to Misty Peaks Reserve.

Lower Misty Peaks trail head

If you prefer to drive, there is a small parking area at the end of Aylmers Valley Road.

At the reserve entrance, walk through the metal gate and along a farm track.

Then after going over a stile, branch right and then almost immediately sharp right again into the bush on a small track signalled by an orange marker. In another few minutes you will reach the falls. Take care on the bush track after rain as it will be slippery.

A former beauty spot re-opens

Newtons Falls was such a popular beauty spot that it was put forward for protection as a reserve under New Zealand’s first Scenery Preservation Act in 1906. However, it was passed over, and some time later, being on private land, it was closed to public access. In a twist of fate the land was purchased by Christchurch City Council in 2007 to create Misty Peaks Reserve, enabling public access to be restored a century later.
Akaroa Country Walks Trail Head signage is currently installed at the track entrances at the top of Woodills Road, Purple Peak Road, Heritage Park on Long Bay Road, Grehan Valley Road below Purple Peak Curry Reserve entrance and at the Akaroa Information Centre. The signs were developed as a joint project with the Council to match the main map given in the Akaroa Country Walks brochure and include the Misty Peaks walks.

![Figure 4 Trail head sign at top of Purple Peak Road](image-url)
Figure 5 Sign content
Appendix 2 Potential Unformed Legal Road connections providing improved off-road access from Akaroa

Public access to Misty Peaks would be improved if walking/biking connections were developed using unformed legal roads. The map below shows all public roads (formed and unformed) in purple. Suggested routes to develop for access are overlaid with red dotted lines.

Figure 6 Potential walking/biking connections via unformed legal roads from Stanley Park

Note: The Rod Donald Trust has not walked or attempted to ground-truth these unformed legal road options, but would be available to assist the Council with this. The unformed legal roads highlighted are selected because they appear to avoid dwellings and pasture land, but clearly there are other options also available.
Draft Te Oka Reserve Management Plan

Submission of Rod Donald Banks Peninsula Trust

Submitter Details:
Postal Address: Rod Donald Banks Peninsula Trust

Contact Person: Suky Thompson, Trust Manager

The Trust wishes to be heard in support of its submission.

1 Introduction

The Rod Donald Banks Peninsula Trust (Trust) is a charitable trust and CCO founded by the Christchurch City Council in 2010 for the benefit of the present and future inhabitants of Banks Peninsula and for visitors to the area. The Trust has objectives to promote sustainable management and conservation of the natural environment and environmental based projects focussed on the maintenance and development of recreation facilities including parks, reserves and walkways.

The Trust seeks to work in partnership with other organisations to achieve its objectives and to align activities with the projects and initiatives of Christchurch City Council. It aims to work holistically on projects underpinned by four key pillars of improved public walking and biking access, enhancing biodiversity, building and promoting knowledge and working in partnership with others.

The Trust produces a range of walking publications including the Akaroa Wairewa Summits and Bays brochure. This includes the walk down the main spur on Te Oka reserve, but not the other tracks shown in the draft Management plan.

The Trust has an aspiration to extend the Te Ara Pātaka tramping network around the Southern Bays, including through the Te Oka reserve and making use of its overnight accommodation. We are pleased that note of this has been made in the draft plan.

We have worked with staff from the Christchurch City Council in the development of our brochures and have attended a joint meeting with Wairewa rūnanga discussing some of the issues around increased visitation to Te Oka.

We support the submission from Department of Conservation.

2 Te Oka issues and opportunities

The Trust supports the introduction of a Reserve Management Plan for the Te Oka Reserve, but suggests the Council needs to more fully analyse and address the issues and opportunities outside the immediate reserve boundaries and consider how they will be addressed as the Reserve itself develops. To relegate these issues to “out of scope” is counter-productive to developing a future vision for the Reserve as they frame the context for its development and are critical to its future success.

We briefly canvas these issues and opportunities in this submission, but recommend that the Council carries out further work before adopting a Reserve Management Plan for Te Oka. We are concerned that unless these issues and opportunities have been discussed and a path forward charted in the Management Plan, the later “Landscape Plan” process is likely to flounder, as it will be restricted by the Plan.
We suggest that the starting point is further analysis of the biodiversity and recreational potential of Te Oka and how it can complement and add to the other opportunities already available on Banks Peninsula, alongside a commitment to work in with neighbouring property owners, particularly Wairewa rūnanga.

We also suggest that the Council prioritises development of the Misty Peaks Reserve while it works to resolve some of the issues around Te Oka.

2.1 Issues

We identify three major issues facing Te Oka Reserve that need to be addressed as part of the Reserve development.

2.1.1 Road access a limiting factor

Te Oka is in a remote location and served only by steep, narrow shingle roads. This limits the extent to which the reserve can develop to attract a higher volume of visitors without road upgrades. If the intent is to attract high visitor numbers (for example by development as a mountain bike park), then the Management Plan should make this clear, and present a staged development indicating at what visitation level the road will need to be upgraded, and some ideas as to what might be feasible. Alternatively, if the strategy is to encourage visitors on foot or bike from the Bossw Road, or fewer visitors who stay longer and get more out of their visit, then this needs to be stated. The accommodation available at the Park is a plus to such a “longer stay strategy”.

2.1.2 Key attractions are not part of the reserve

The key attractions in the area, Tumbledown Bay and Devil's Gap Peak do not form part of the reserve. Working in with the neighbouring landowners to develop secure access to these attractions would greatly strengthen what the reserve has to offer. This may be an area where the Rod Donald Banks Peninsula Trust can assist.

In particular, most people visiting or staying at Te Oka reserve are likely to visit Tumbledown Bay beach. Access to Tumbledown beach is currently available from the road because of the goodwill of the landowner, Wairewa rūnanga. It is vital that as the Council develops Te Oka, it takes the rūnanga with it on its vision for the reserve, and does not create a situation where the current public access to the beach is withdrawn. Public toilets, rubbish and people management at Tumbledown are already an issue and the Reserve Management plan needs to acknowledge the connections and these issues and present some way forward.

Existing Council signage on Te Oka Reserve directs visitors to Tumbledown beach. See Appendix 2.

2.1.3 On-site management

Currently the farm lessee lives on site. The Reserve Management Plan indicates that grazing is to be gradually withdrawn, but makes no mention of the current farm manager’s house, whether this will continue to be occupied by a Reserve Manager, or how accommodation on the site is to be marketed and managed. Given the remoteness of the location, and the need to service accommodation, the issue of whether there is to be a resident manager on site needs to be addressed. The Trust recommends that an on-site manager is retained in this remote location to keep an eye on things, service the accommodation, manage the residual grazing and ensure public facilities such as tracks are maintained.

2.2 Opportunities

What does Te Oka Reserve offer that is special and different from other reserves in the area? What type of visitors is it likely to appeal to? These questions need to be analysed and form the basis of planning. We make some suggestions below, based on our experience of promoting walking, biking and biodiversity on Banks Peninsula.
2.2.1 Southern Bays location
Currently the Southern Bays would be one of the least visited and least well known areas of Banks Peninsula. Other than Tumbledown Bay used by people seeking a gentle beach, and Magnet Bay by surfers, the area is little known and visited. It is not clear that beach-goers are likely to make significant use of Te Oka given the nearest access point is a 20 minute walk up the road.

From a biodiversity perspective Te Oka gives almost summit to sea protection, unlike the other reserves in the area which are mainly in upland areas, so perhaps the real opportunity at Te Oka is as a biodiversity reserve, with public recreation coming second. In this case some sort of management philosophy such as that expressed at Hinewai, where conservation comes first and public recreation second, needs to be included in the Reserve Management Plan.

There are other major biodiversity initiatives in the Southern Bays, including the Doshore property which is largely managed for conservation. There may be opportunities for linkages here, particularly with the Pest Free Banks Peninsula consortium now underway.

2.2.2 Walking linkages
The Rod Donald Trust envisages Te Oka providing walking access from the Bossu Road down to the coastline as part of extending the Te Ara Pātaka tramping track from Saddle Hill Reserve on the Bossu Road to Birdlings Flat. The Trust anticipates starting work on this extension once it has completed securing access along the existing track linking Gebbies Pass to Hilltop. This is likely to be at least 2 or 3 years in the future.

At such a time, the Trust would like to see the “backpacker” accommodation at Te Oka managed as a tramping hut and bookable via the DOC website to match with the other huts on the route. The Trust could potentially be involved with the management of the hut. There may be synergies for the cottage on Te Oka to be used as accommodation for parties seeking to have exclusive use of accommodation. This could tie in with a building on Saddle Hill Reserve if this was developed by the Trust or DOC for tramping parties in tandem.

2.2.3 Mountain biking
Mountain biking is an increasingly popular recreational activity, but there are few places on Banks Peninsula where mountain bikers can get off-road. The large area of Te Oka may make it an appealing destination if it was substantially developed for mountain biking, but this would need to be done in conjunction with decisions about the roading and toilets.

The new bridge across the canal draining Te Roto o Wairewa may provide better access to Te Oka for mountain bikers or part of the whole experience.

There need to be discussions with the mountain biking users as to what would appeal to them, to determine if Te Oka should be a mountain bike park.

Mountain bikers can also bring issues, such as construction of informal tracks in biodiversity areas and disturbing stock, and these would need to be dealt with.

2.2.4 Working with runanga
Perhaps the most exciting potential for Te Oka is to develop in conjunction with the adjoining Tumbledown/Te Kaio property owned by Wairewa Rūnanga. That could enable Te Oka to develop as a special place where people can better understand and appreciate the natural world through Te Ao Māori.

2.3 Hui and further consultation needed
The Trust has made detailed comments on the proposed Reserve Management plan, but suggests that rather than hold a hearing and aiming to adopt the plan at this stage, it would be far better for the Council to hold a hui with all interested parties to brainstorm the issues and ideas on how Te Oka could be developed in future. We do not consider this has been well enough thought through in the draft.
2.4 Stakeholder input through a Reserve Management Committee or similar

If the Council does proceed with the Plan in its current form, then we strongly advocate that a Reserve Management Committee or similar including the interested parties is set up, and tasked with developing the proposed Landscape Plan. This could be done in conjunction with the Community Board, to ensure that there is collaboration with neighbours, and that development in the reserve is matched to resolution of the issues with Te Oka Road and toilets and management at adjoining Tumbledown.
3 Detailed submissions

The following lists proposed amendments to the draft management plan. These are indicative changes only and if accepted, any consequential amendments should also be made, whether listed here or not.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Page 2</td>
<td>Figure 1</td>
<td>Show only the walking track down the main spur on the map.</td>
</tr>
<tr>
<td>Reserve Map</td>
<td></td>
<td>The track from the Bossu Road down the central spur ridgeline is currently the only track signposted for public access. The other tracks may be present, but to the public are not distinguishable from other farm tracks on the property</td>
</tr>
<tr>
<td>Page 9</td>
<td>Section 1.2 Notable Topographic Features</td>
<td>Combine the Landscape and Notable Topographic Features sections. Reword as: Landscape addressed first as Notable features are a subset.</td>
</tr>
<tr>
<td>Page 10</td>
<td>Section 1.4 History of human use</td>
<td>It would be useful to state if there is any known pre-European use of the reserve land</td>
</tr>
<tr>
<td>Page 10</td>
<td>Section 1.4 History of human use</td>
<td>No mention is made of the former Southern Bay walkway that traversed from Oahore to Okuti valley via Te Oka, which provided the second night of accommodation. There are old stiles etc left from these days, and probably the building now referred as a backpackers was kitted out in this manner to provide track accommodation.</td>
</tr>
<tr>
<td>Page 11</td>
<td>Sections 1.6, 1.7</td>
<td>An up to date ecological survey of the reserve should be conducted to provide more information for these sections and a baseline of what is present</td>
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<td></td>
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<td>More information on what is in the reserve and the threats would help inform the policies and the management of the reserve</td>
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<tr>
<td>Page 15</td>
<td>Section 2.7</td>
<td>Para 1 reword second sentence</td>
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<td></td>
<td></td>
<td>This section comes under issues – so needs to address the big issue for Te Oka which is the</td>
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<td>Suggested amendment or comment</td>
<td>Reason</td>
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<tr>
<td>Access and use</td>
<td>Te Oka Reserve is in a remote setting and all the roads leading to the park are steep and narrow. Bossu Road gives access to the upper part of the park and Te Oka Bay Road to the lower part, including the beaches and accommodation buildings. This road is steep, narrow and unsealed at the lower elevations and often corrugated, making it difficult for oncoming vehicles to pass each other. This means that unless the Te Oka Bay road undergoes significant upgrade, development of the Park will need to be done in the context of minimising the increase in vehicular traffic on this road.</td>
<td>road access.</td>
</tr>
<tr>
<td>Page 15 Section 2.7 Access and Use</td>
<td>Last para – suggest the following: The difficulty of access without major upgrade to the Te Oka Bay Road is the major issue facing the development of more recreation at this reserve. A strategy of encouraging low visitor numbers for high quality experiences is the more realistic way to develop. This could include people arriving by foot on the long distance walkway proposed and encouraging people to stay overnight for a longer experience in the reserve. Another option might be to encourage cross country mountain biking via the Rail Trail and Bossu Road.</td>
<td>Suggest that given the difficulty of vehicular access, the Reserve Management Plan promotes non-vehicular access.</td>
</tr>
<tr>
<td>Page 16 Section 2.8 Facilities and Utilities</td>
<td>Para 2 – the sentence below needs re-working. Suggest as follows. There are already a good number of structures in the former farm homestead area and yards in the mid Te Oka valley.</td>
<td>What does “it is expected” mean. Either there are or there aren’t a good number of structures!</td>
</tr>
<tr>
<td>Page 17 Section 2.8</td>
<td>The Management Plan needs to show both of the accommodation buildings on the map, images of both, and address how the public are to be informed about them, and deal with issues around booking and servicing. Who handles the bookings, who services the accommodation, where does the income go, is it returned to the Reserve are some of the questions to answer. It also needs to show the current lessees house and state whether an on-site manager is to be retained once the grazing is withdrawn.</td>
<td>We question statement that two former farm buildings are regularly let out to visitors. Earlier this year, the Trust asked about including how to book the accommodation in our Akaroa Wairewa Summit and Bays brochure and were referred by Regional Parks staff to the lessee who declined for it to be included saying it was too early. We see these buildings are now on <a href="http://www.holidayhomes.co.nz">www.holidayhomes.co.nz</a>, but not with listings that make them appear attractive nor...</td>
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<td>Reference</td>
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<tr>
<td>Page 17</td>
<td><strong>2.9 Collaborating with neighbours</strong></td>
<td>any mention that they are in Te Oka Reserve.</td>
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<td>Section 2</td>
<td>Some of the notable features in the area, and those which visitors are highly likely to want to</td>
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<tr>
<td>Add additional topic</td>
<td>access, are either on neighbouring properties or accessed via them. These include the Devils</td>
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<td></td>
<td>Gap rock on Kennethmont Farms and Tumbledown Beach accessed via land belonging to</td>
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<td>Wairewa rūnanga through the Te Kaio Trustee Company Ltd.</td>
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<td>Devils Gap rock is popular with climbers, who might want to stay the accommodation at Te Oka,</td>
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<td></td>
<td>and visitors making a weekend at Te Oka are likely to want to climb it also, as there is</td>
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<td>easy access for walkers.</td>
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<td></td>
<td>The most popular spot in the area is Tumbledown Bay with its safe, sandy swimming beach.</td>
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<td>The rūnanga currently permit beach access across their land and have constructed a good</td>
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<td></td>
<td>track to the beach, but are concerned about the need for toilets as this beach is popular in</td>
<td></td>
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<tr>
<td></td>
<td>summer.</td>
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<td></td>
<td>Working constructively with neighbours is a management aim, as increasing visitation to Te Oka</td>
<td></td>
</tr>
<tr>
<td></td>
<td>is likely to impact on both, particularly Tumbledown.</td>
<td></td>
</tr>
<tr>
<td>Page 17</td>
<td>Move Section 3 Vision to before Section 2 Issues</td>
<td>The Vision informs the issues. Ie if there was no vision of people visiting, the roading</td>
</tr>
<tr>
<td>Section 3</td>
<td></td>
<td>access would not be an issue.</td>
</tr>
<tr>
<td>Vision</td>
<td></td>
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<tr>
<td>Page 17</td>
<td><strong>Reword as:</strong></td>
<td>The Reserve should not be managed in isolation, but in conjunction with the other</td>
</tr>
<tr>
<td>Section 3.2</td>
<td>Protect and enhance natural values through restoration of native biodiversity across the</td>
<td>relevant biodiversity and recreation projects in the area.</td>
</tr>
<tr>
<td>Management</td>
<td>reserve</td>
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<tr>
<td>Aims</td>
<td>Provide public access on a network of tramping tracks through the park and support it</td>
<td></td>
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<tr>
<td></td>
<td>with overnight accommodation</td>
<td></td>
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<tr>
<td></td>
<td>Maintain and promote the historical, cultural, environmental values and feature and retain</td>
<td></td>
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<tr>
<td></td>
<td>views from key points</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Provide and maintain facilities as needed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Collaborate with and work toward shared aims with neighbouring properties</td>
<td></td>
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<tr>
<td></td>
<td>Ensure the reserve adds value to, connects with and complements the other recreational</td>
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<tr>
<td></td>
<td>opportunities in the area.</td>
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<td>Reference</td>
<td>Suggested amendment or comment</td>
<td>Reason</td>
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<td>---------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Page 18 Section 4.3</td>
<td>3.2 The dwellings will be used to house a resident manager and provide visitor accommodation. Visitor accommodation should include both shared use tramping accommodation and exclusive use, and be managed through a booking system.</td>
<td>Somewhere the matter of renting out accommodation to visitors needs to be addressed. Current there is a resident farm manager living in one of the houses not available for rent. The Management Plan needs to indicate whether this is to continue. The Trust recommends that in this remote location it would be desirable to have an on-site manager and for that person to also manage the holiday accommodation.</td>
</tr>
<tr>
<td>Page 21 Section 8.3</td>
<td>Add visitor accommodation to the list of facilities.</td>
<td>Important that this is an objective.</td>
</tr>
<tr>
<td>Page 21 Section 4.8</td>
<td>Add 8.4 Tracks and facilities will be well maintained.</td>
<td>The Access issues need to be dealt with, not dodged by stating the roads are outside the scope of the plan. They need to frame the usage of the park in a way that does not increase road usage, or the management plan needs to signal that the Council will have to improve Te Oka Bay road with passing bays and more seal or it will create a dangerous situation.</td>
</tr>
<tr>
<td>Page 22 Section 10</td>
<td>Rword Objective 10 to state: Objective: 10 Encourage the park to be accessible by the public in a manner that does not add significantly to the traffic on Te Oka Bay Road</td>
<td></td>
</tr>
<tr>
<td>Page 25 Community Involvement Objective 15</td>
<td>Change wording to: 15 Establish a Reserve Management Committee for the Te Oka Reserve Policy 15.1 A Reserve Management Committee is to be established for Te Oka in line with the Council's Reserves Management Committee Terms of Reference and may include stakeholders from the local and wider community Policy 15.2 The Reserve Management Committee will develop a Landscape Plan in</td>
<td>Reserve Management committees are a way to keep the reserve in touch with its neighbours and other interested parties. A local group should be the ones to oversee a Landscape Plan in conjunction with Regional Parks staff.</td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment or comment</td>
<td>Reason</td>
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<tr>
<td>-----------</td>
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<tr>
<td>conjuction with Council staff within 2 years of its appointment to foster appropriate development in the reserve</td>
<td>The public need a greater role in management</td>
<td></td>
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<tr>
<td>Policy 15.3 Representatives from neighbouring properties, Wairewa Runanga and Kennethmont Farm will be invited to sit on the Reserve Management Committee. Policy 15.4 The Reserve Management Committee may involve the wider community in the management of the reserve by organising volunteer opportunities and events.</td>
<td></td>
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<thead>
<tr>
<th>Page 25 Add new objective</th>
<th>4.17 Carbon sequestration</th>
<th>There is a potential revenue source here that should be seriously investigated. Other large reserves such as Hinewai are supporting their staff costs through the sale of carbon credits.</th>
</tr>
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<tbody>
<tr>
<td>OBJECTIVE: 17 Earn an income for the park through financial recognition of its carbon sequestration</td>
<td>Policy 17.1 Register the Park under the ETS for carbon credits. Re-use the income to support the development, management and maintenance of the park.</td>
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<thead>
<tr>
<th>Section 5 Background Section 5.7</th>
<th>Add information on the Akaroa Wairewa Summits and Bays walking brochure</th>
<th>We include relevant sections of this brochure as an appendix.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The main track in Te Okā Reserve is promoted in the Akaroa Wairewa Summits and Bays brochure produced by Rod Donald Banks Peninsula Trust available at Information Centres throughout the Peninsula and Christchurch City, and via the online resource <a href="http://www.bankspeninsulawalks.co.nz">www.bankspeninsulawalks.co.nz</a> under the Greater Banks Peninsula tab.</td>
<td></td>
<td></td>
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</table>
Appendix 1 Akaroa Wairewa Summits and Bays brochure

Cover of the Akaroa Wairewa Summit and Bays brochure and main map locating Te Oka reserve and the signposted track down the spur ridgeline as #5 on the map
Best done downhill as a spectacular walk from summit to swimming beach if a vehicle picks you up at the bottom, or climbs back up as well for a jolly good workout!

**Getting There:** Take the Okti Valley turnoff from SH75 just south of Little River, and continue up to the junction with Bosau Road where the track starts.

**Directions:** Climb over the stile and through the gate straight ahead. You are now on a double-fenced “stock route” until you reach Te Oka Bay Road near the bottom. Leave gates as you find them on the way—taking care if some people go ahead to respect this.

An open gate can lead to stock escaping, a closed gate can deprive them of access to water. Walk slowly past sheep, avoid eye contact, and give them space to run back past you so you don’t crowd them into the next gate. See if you agree with our count of 18 gates on the way!

The wide view to the ocean and the bays below is fabulous, but keep an eye for the mini-size too. Landmarks near the track include a group of mature “old man pines” and a stock pen where 6 different paddocks come together. The gravelled old fence posts along the stock route are made from the totara trees that once covered this land. Lower down you pass bush featuring Manuka (rare on Banks Peninsula). Look for the fallen tree in a barrel and the double cabbage tree gate.

When you reach Te Oka Bay Road, turn right for Tumbledown/Te Kaeo Bay or left for Te Oka. Its about 20 minutes down the road to either beach. Tumbledown is a gentle sandy beach with safe swimming. Please respect that the Tumbledown foreshore is private land belonging to Wairau farmers, who kindly allow the public beach access, so keep strictly to the marked track with the ladder stiles through this sensitive area. Te Oka is a wilder rocky beach with sand exposed only at low tide and stronger surf. The strange cries you hear at either are seals. Keep at least 20m away (four car lengths) and respect this is their home.

There are no toilets at either beach, but plans underway to place some at Tumbledown.

Description and illustration of the spur ridgeline walk.

At the time of developing this brochure (January 2018) there was no sign of the other walks shown on the Reserve Management Plan and the farm lessee declined to have information about the rental accommodation included in the brochure.

There are now two listings on [www.holidayhomes.co.nz](http://www.holidayhomes.co.nz) that may be these accommodation facilities, and the Trust would be keen to promote them if they are now available for booking.
Appendix 2 Council signage at Te Oka

Signage on the spur ridgeline track indicating public access to both Te Oka and Tumbledown beaches.

As of January 2018 this was the only signage in evidence.
Submissions on the Misty Peaks Reserve - Draft Management Plan

Volume 2

Not Heard Submissions
CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve - Draft Management Plan

SUBMITTERS WHO DO NOT WISH TO BE HEARD

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<thead>
<tr>
<th>Submission Number</th>
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<td>Adrian Cogle</td>
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<tr>
<td>19361</td>
<td>Gunther Hammer</td>
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<td>19401</td>
<td>Andrew Mckay</td>
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<td>19598</td>
<td>Mike Sargeant</td>
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<td>19601</td>
<td>Jeff Hamilton</td>
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<td>19633</td>
<td>Cameron Bisset</td>
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<td>19916</td>
<td>Simon Parkes</td>
<td>292</td>
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<tr>
<td>20005 &amp; 20626</td>
<td>Richard Kimberley</td>
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<td>20310</td>
<td>Brenda Reading</td>
<td>296</td>
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<tr>
<td>20312</td>
<td>Bele Malik</td>
<td>297</td>
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<tr>
<td>20438</td>
<td>Hugh Wilson, Maurice White Native Forest Trust</td>
<td>298</td>
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<tr>
<td>20475</td>
<td>Matt Jackson</td>
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<td>Patricia Dart</td>
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<td>Andrew Youngson</td>
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<td>Merv Meredith, Peninsula Tramping Club</td>
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<td>20629</td>
<td>Maree Burnett, Banks Peninsula Conservation Trust</td>
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<td>20643</td>
<td>Sonia and Mark Armstrong, Banks Peninsula Track Ltd</td>
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### CHRISTCHURCH CITY COUNCIL

Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

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<td>Name of Organisation:</td>
<td>Adrian Cogle</td>
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<td>Role in Organisation and No. of people represented:</td>
<td>Support the plan</td>
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<tr>
<td>Do you support the plan?:</td>
<td>Support the plan</td>
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<tr>
<td>Comments:</td>
<td>Agree with proposed plan however would like to see section included on carbon sequestration. Climate Change may well be a defining issue for our age. So were opportunities exist there is a imperative to act. There are economic and biological implications arising form undertaking this. Action requested “To engage with Landcare research to scope any current or future possibilities for carbon credits.” (See Hinewai video clip) I would also like to see a statement of encouragement supporting future land aquisition, as resources and time provide, that bolster the objectives of the reserve particularly as they may serve as connecting conservation/scenic corridors across the wider landscape.</td>
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<td>Worthwhile of protective park status.</td>
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<td><strong>Full Name:</strong></td>
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<td><strong>Do you support the plan?</strong></td>
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<td><strong>Comments:</strong></td>
<td>The plan says support some native planting. I disagree, it should support a lot of planting. This entire area should aim to be in native plants.</td>
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<td>Full Name:</td>
<td>Mike Sargeant</td>
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<td>support the plan</td>
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<td>Do you support the plan?</td>
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<td>Comments:</td>
<td>Stony bay road is a very dangerous shingle single track, any increase in traffic generated by the reserve would need to be countered by roading upgrades or improvements.</td>
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### CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

Submit: Submissions close Tuesday 18 December 2018

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<td>Do you support the plan?</td>
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<td>Comments:</td>
<td>All roads near this reserve should be a .... no freedom camping area .... as fire is one of the biggest threats too any regenerating area including Hinewai</td>
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## CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

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| Name of Organisation: |                         |
| Role in Organisation and No. of people represented: |                         |
| Do you support the plan? | support the plan         |

<p>| Comments: | It will be great to see walking tracks and mountain bike tracks developed in this area as it has outstanding natural beauty and history, and will be another string to the Akaroa tourism bow |
| Attachments: | No |
| Submission: | 6 |</p>
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<tr>
<th>Full Name:</th>
<th>Simon Parkes</th>
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<td>Do you support the plan?</td>
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<tr>
<td>Comments:</td>
<td>I agree with the proposed above with one exception: I don't agree with the statement regarding applying a Hinewai Reserve example of a hands-off approach for planting and regeneration. Unless there is good research or evidence to suggest that this is the most effective way of reinstating natural environmental conditions.</td>
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<td>Do you support the plan?</td>
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<tr>
<td>Comments:</td>
<td>It would be great to have a walking/mountain biking track that runs above and below the large pine plantation that would connect Stony Bay Rd to Flea Bay Rd. It would enable you to do a circuit from Flea Bay Rd to Stony Bay Rd &amp; back again. Also a track from below the Pine Plantation to connect with the current track that comes up from Aylmers Valley. N.B. The current track behind the Pine Plantation is very steep in places and slippery after rain. A more direct track along the top of the Pines would be better. See attached for diagram</td>
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Hearings Panel
11 March 2019

HAVE YOUR SAY
Misty Peaks Reserve Management Plan
Draft plan consultation

Closes Tuesday 18 December 2018

Save time and do it online ccc.govt.nz/haveyoursay

Do you wish to speak to the hearings panel in support of your submission? (Tick one)

☑ Yes  ☐ No

Please let us know your comments or suggestions on the draft plan.

It would be great to have a walking/mountain biking track that runs above and below the large pine plantation that would connect Story Bay Rd to Flea Bay Rd. It would enable you to do a circuit from Flea Bay Rd, to Story Bay Rd and back again. Also a track from the stone plantation to connect with the current track that comes up from Hythe's Valley.

N.B. The current track behind the pine plantation is very circuitous, steep in places and slippery after rain. A more direct track along the stone plantation would be better.
CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

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<td>Comments:</td>
<td>Would be great if the large pine plantation below Flag peak was poisoned and left to regenerate in natives.</td>
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CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

*Submissions close Tuesday 18 December 2018*

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**CHRISTCHURCH CITY COUNCIL**  
**Misty Peaks Reserve – Draft Management Plan**  
- Received via Have Your Say -  
*Submissions close Tuesday 18 December 2018*

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<td>Do you support the plan?</td>
<td>support the plan</td>
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<td>Comments:</td>
<td>I support the plan, especially the point about horse riding /trekking. I think it is important to consider the horse riding group as well, because there is an increasing number of people who enjoy riding out, when the facilities are there. (For example, Bottle Lake Forest ). As a horse rider I travel quite some distances from Christchurch to get to worthwhile riding location (St. James, Cavalcade Otago, Lake Heron for example). I would be very happy to have another destination where I could take my horses. - I also think walkers and riders get along very well. Often people are very pleased to see horses and sometimes I even give some kids a ride which always makes them smile. Further, bikes and horses can be tricky if a fast bike track crosses a horse trek, but if a bike approaches a horse from the front or the back and there is enough space to let one party pass by the horses are mostly used to that. - Having access to public riding in the hills is sought after by riders, because it makes the horses fit and riding hills is a healthy way to do so, because the horses are encouraged to use their hind legs. - A float car park for horses with access to water would be fantastic, but otherwise horse rider might bring their own water for their horses. - Although not all horse riders are organised in clubs or groups, there are still many individual riders who enjoy public treks and riding places. Please consider the horse riding community :)</td>
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HINEWAI RESERVE
Maurice White Native Forest Trust

28 Nov. 2018

MISTY PEAKS DRAFT MANAGEMENT PLAN

Here are some rather verbose comments on the Misty Peaks draft management plan which I hope will be of some use. I’m hoping to have a good look through the Te Oka plan as well and if I can find the time I’ll send in some comments on that too, but I thought I’d make the Misty Peaks plan a priority.

If there are further specific questions about flora, fauna and conservation management that I might be able to come up with extra information about, don’t hesitate to ask.

Best regards Hugh Wilson, Manager and Trustee Hinewai.
Do you wish to speak to the hearings panel in support of your submission? (Tick one)

☐ Yes  ☑ No

Sorry, but I think I've said enough in the following pages and life is very busy.

Please let us know your comments or suggestions on the draft plan

Please see comments on separate pages, but could you also for accuracy note the error on your 'Have your say' pamphlet.

On the back page (as marked), yes - the labelled peak in the distance is Taraterehu/ Stony Bay Peak 806m on Hinewai Reserve, and at the bottom you say consultation is open until 5pm Tuesday 18 December 2019 when you obviously mean 2018.

OVER
Please note:

We require your contact details as part of your submission - it also means we can keep you updated throughout the project.

Your submission, name and address are given to decision-makers (Community Board / Committee / Council) to help them make their decision.

Submissions, with names only, go online when the decision meeting agenda is available on our website.

If requested, submissions, names and contact details are made available to the public, as required by the Local Government Official Information and Meetings Act 1987.

If there are good reasons why your details and/or submission should be kept confidential, please contact our Engagement Manager on (03) 941 8999 or 0800 860 169 (Banks Peninsula).

Please fold with the reply paid portion outside, seal and return by 5pm Tuesday 18 December 2018.

If you wish to attach extra paper, please ensure the folded posted item is no thicker than 6mm. Or you can send your submission in an envelope of any size and address it using "Freepost Authority No. 178".

Attention:
Philippa Upton
Engagement Advisor
Christchurch City Council
PO Box 73016
Christchurch Mail Centre
Christchurch 8154
Comments from Hugh Wilson on the Misty Peaks Reserve Management Plan 2018 DRAFT

Hugh Wilson

26 Nov. 2018

Comments on names (pages 3 [Fig 1], 9, 11, 28, 32, 37, 41)

Te Piki o Te Ake

I'm mystified as to why you apply the name Otoki to Flag Peak, when it has for a long time been applied to Berard, the prominent 790m peak some 600m NE along the ridge from Flag Peak which you refer to enigmatically as Trig ASNZ but which is called on all the topo maps I have as Berard Trig C2. This usage is clear in Andersen 'Place Names of Banks Peninsula' and in Ogilvie 'Place Names of Banks Peninsula and the Port Hills'. Maybe you have a conflicting opinion from the Rūnanga, but if so you need to clarify it or explain it as it is contrary to many decades of usage and if it is a valid correction it needs to be justified.

The lovely name Oteauheke is sure to refer to what Pakeha settlers later called Brazenose, and from Ōnuku Name this is the most prominent and significant peak, but the name probably does include "Flag Peak" which though a bit higher lies behind "Brazenose" and seems to be just part of the whole massif, i.e. usage over the past century.

Ötoki
(Berard)
790m
C2
Flag Peak
80m
A513?
Oteauheke
Brazenose
785m

In profile from west side of Akaroa Harbour looking east
Pakairiki - the spelling and location of this name is very confused. Various forms of it have been variously applied to a stream on the north side of Akaroa ( = Grehan Stream) and to "Children's Bay". I'm surprised to see it applied to Aylmers Stream but maybe this is also on advice from the Rūnanga. I do think that on page 28 you spell an associated word Hinepakarariki when I think you mean Hinepakaiariki. On page 32 you mispell Hinawai. It should be Hinawai.

You are a bit inconsistent on figures and in text with marking Māori long vowels with macrons. Will this list below help you make a global check to get them all right? [i.e. I list all the ones I noted where macrons were omitted in error]:

\[
\begin{align*}
\text{wēta} & \\
\text{tītoki} & \\
\text{tōtara} & \\
\text{kōkopu} & \text{page 11 and 41} \\
\text{ōtānerito} & \\
\text{pōhatu} & \\
\text{ōnuku} & \\
\text{matai} & \\
\end{align*}
\]

Also note ĭpūna singular ĭpūna plural ĭpūna " (ancestor) ĭpūna " (ancestors)

Sorry to be so pedantic but these details are important. Aroha kia te reo!

One other spelling correction, in English Page 12 publicly not publically and on page 33 Andersen not Anderson
Page 9 In the second paragraph you imply that Flag Peak is "in the Park". Strictly speaking it's not; the summit is the highest point of Armstrong Reserve. The two highest peaks strictly in the Park are Bernard/Otaki 790m and Brackenore 785m.

In the third paragraph — note my comments on my page 2 about application of the name Otaki, and also my mystification about AS 43.

WARNING - RAVE BEGINS

The last paragraph on page 9 shows the usual bias from a car-addicted car-obsessed society which believes motorised transport is essential for any journey longer than a few horizontal kilometre or a couple of vertical hundred metres. Misty Peak Reserve is well within walking or biking distance from Akaroa. Fortunately hundreds of people who still use their legs and their brains walk or bike there without thinking they are doing anything unusual.

[END OF RAVE]

Page 10 1:3 Landscape

Akaroa shield volcano Maybe you could call the Hole Banks Peninsula volcanic complex a "shield volcano" but it would be much simpler and clearer just to refer to Akaroa Volcano — unless perhaps Sam Hampton suggested adding "shield". I bow to his much superior geological knowledge.

Note — The Armstrong Reserve fire was in June 1984 after Duncan Armstrong had a gorse burnoff on the Akaroa side (you mention the fire on Page 41) after which he planted his ghastly plantation mostly pines, but also some eucalypts. [Page 10 - History of Use]: I think this was in 1986 so the plantation would be around 32 years old now. It was severely bashed about by heavy snowfalls, especially in 1992, but also in later snow events.
Page 12. "-- the effectiveness of gorse as a nurse crop in the restoration of native forest in the wetter parts of Banks Peninsula."

Suggested recording: Minimum interference management on adjoining Hinewai Reserve over three decades has demonstrated the effectiveness of gorse as a nurse crop in the restoration of native forest on Banks Peninsula, especially in these areas of higher rainfall.

Page 13, first paragraph. This is messy and unclear, and might even antagonise neighbouring landowners.

Suggested recording: (to replace paragraphs 1 to 5) (3 and 5 are particularly inadequate).

Goose and broom along boundaries were the only weed-free pasture will need to be eliminated, as required under Pest Management Strategy rules, and also to maintain stockproof fences. There may be places where neighbouring agreement would allow native regeneration on both sides of the boundary fence, although the fence itself needs to be kept clear in order to be well-maintained.

Much of the snow tussock vegetation occupies land that was forested in the past, the snow tussock having expanded on to gentler terrain from its previously much more limited sites on steep bluffs after clearance by Polynesian burning, and to a lesser extent by European burning in the 19th century. Left ungrazed and undisturbed shrubs and trees will gradually reinvade the tussockland in a steady trend back in to forest.

The snow tussock vegetation has much intrinsic value for biodiversity, landscape and historical reasons, but this succession back into shrubland and then forest should not be interfered with. It does make sense to keep gorse out of the succession, however, wherever this is practicable, thus keeping the succession as native as possible and incidentally greatly reducing fire risk (of all vegetation on Nicky Peak) gorse.
is by far the most flammable). Gorse removal from
snow tussock only makes sense when it can be done
precisely by hand-cutting and stump poisoning. These
methods are labour-intensive but cause minimal
disturbance. The disturbance caused by spraying, either
at ground level or from the air, will simply favour
gorse and prove counter-productive. If this is seen as
the only practical method, it would be much better to
flag away the attempt and accept gorse as a temporary
(30-40 years in the closest places) nurse canopy, quickly
eliminating the snow tussock vegetation but in the
absence of wildfire giving way in time to far less
flammable scrub and forest including species such as
mountain fivetree which is fire-retardant. The
succession is almost certain to be influenced by
climate change in ways that are not yet clear.

Douglas fir (the less than 1 hectare plantation at
Stony Bay Saddle has been poisoned) and Monterey
pine (the predominant species in the roughly 24
hectare plantation on the Akaroa side of Flag Peak)
are both seriously invasive exotic trees. Even if a few
trees are allowed to remain this ensures them a place in
the ecosystem; they will act as vigorous and com-
petitive colonizers of disturbed ground, and they are
both faster-growing and taller than any native colonizers,
as well as being longer-lived. Their removal is im-
portant and urgent along with the eucalypts that
are within the pine plantation. An economic harvest is
highly unlikely, either for timber or for firewood, even
although that can be checked out. Failing a harvest,
the best plan is wholesale removal as soon as
possible. Simply felling the trees and letting them
lie is one possible strategy, but it means big
problems of subsequent access for the essential
ongoing removal of pine, fir and eucalypt seedlings
and saplings. Ringbarking works for pines and Douglas
firs but eucalypts will regrow below the ringbark
and need poisoning as well. The ringbarked trees will
take a year or more to die. Ringbarking is more
labour intensive than drilling and poisoning, which,
Hearings Panel 11 March 2019

Hugh Wilson

failing harvest, is likely to prove the best option. Left standing, the dead trees will encourage shade-tolerant native regeneration and hinder light-demanding conifer and eucalypt regeneration. For safety reasons it will probably be necessary to fell the front line of trees along Misty Peak Track, to prevent later limb-fall and risk to walkers and mountain-bikers.

Felled or ringbarked conifers, in contrast to eucalypts, will not resprout if no green foliage is left below the cut and so do not require poisoning.

The most significant exotic weed species besides the conifers and eucalypts that are present on Misty Peak and should be targeted for elimination are Clematis vitalba (old man’s beard clematis), Acer pseudoplatanus (sycamore maple), Ilex aquifolium (holly) and several species of Cotoneaster, especially C. lacteus.

Continuing page 13. Deer are a growing and menacing problem.

You do not mention cats or rabbits.

You should add to your last paragraph on mustelids, rats and penguins: Away from the coast, rats are the most significant and perhaps overlooked predator of native wildlife. Rat control over such a large wild area is hugely problematical. Targeting mustelids and cats without effective targeting of rats is likely to increase the rat population and prove counter-productive. Although it sounds counter-intuitive, in the absence of realistic holistic control of all these species (rats, mustelids and cats) it pays to be cautious and to err on the side of minimal interference.

On the other hand, rigorous possum control is likely to be wholly beneficial. And the aim should be to keep Misty Peak free of any deer, goats or farm stock (apart from carefully thought-out decisions on whether or not to continue grazing a few specific areas, with sheep only.)
2.6 Threat of fire
You really need to spell out this major threat, and some carefully considered precautions, in more
detail than there one and a half over-simplistic
lines.

2.7 Access and use
On neighbouring Hinewai Reserve the whole track
network is "on foot only" and mountain-biking
is not permitted, thus adequate information and
signage is needed at the interface, and thus perhaps
needs a mention in your management plan.

Page 16 Figure 2 and 3
Again I wonder why the name 'Berard' is
ignored, and why 'Trig AS/M 3' is used
instead?

Page 20
4.8.1 Maybe mention total ban on mountain-
biking on adjacent Hinewai Reserve.

Pages 23-24
4.11 Several well-made long-drop toilets would
help reduce inappropriate pooping along the
tracks - it is a bit of a problem in the
wider area. But they need particular thought
about placement, and whether they should be
anywhere in the Aylmers catchment.

Page 24
13.1 Again "no mountain-bikes on Hinewai
walking tracks" should be made clear at
crossing points, notably at the start of
Tara Track from the top of Stony Bay Road
(Stony Bay Saddle).

Page 25
15.1 "Volunteer Opportunity" - a tricky one.
on Hinemihi we use volunteers only sparingly and cautiously, but maybe the Council is better geared up and practised in using volunteers.

Page 26. Figure 4.
I thought Armbrust Reserve extended from its lower end across CCC area P to meet Story Bay Road at the sharp bend at the top of CCC Area Q.

Page 28. Wāhi ingoa
Again I question the location of the name Ōtoki on to Flag Peak. Nor can I find any hint in Anderson (1927) that Flag Peak "was formerly known as Mount Berard". He makes it plain that Berard is "about half a mile west of Flag Peak" and that "The Maori name is Ōtoki".
Note also Hinepākaiariki; I think.

Page 29. Tīpuna (plural - you translate it as 'ancestors' or you mean more than one).

5. 4. Last sentence should read: Dense un-grazed pasture grasses, such as Cockfoot, can constrain regeneration of both bush and gorse in areas where rainfall is adequate but native bracken often invades and suppresses the exotic grasses and then serves efficiently as a nurse canopy for regeneration of native forest. This fact is relevant to decisions about continuing to grazed some areas on the Akaroa side of the reserve.

Page 30. 5. 5. Pastoral
It is true that moderate grazing by sheep can speed up the colonisation of grazed pasture by native Kanuka, small-leaved Erythroxylum species, etc., and also by gorse.
If I were making the management decisions I would simply remove grazing from the whole "park" just as I would go all out to remove all the planted conifers and eucalypts as soon as possible. I am not saying that the suggested "successive retirement from grazing" is unwise, but I think immediate retirement of all of it is the better path to follow even if it involves a somewhat elevated fire risk for a time.

Page 31. Pest plants.
You need a bit more detail, and a bit less tolerance of Pinus radiata.
In my 2004 Ecological report and Caudius option audit for Mount Taranaki/Misty Peaks which I wrote for Humphry Rolleston and which I think you have access to, I went into some detail about weeds. You're welcome to use any details you wish from that report, or request details from me if you don't have access to the information and think it would be useful.

Page 33. Perhaps you should list this report (above) in 'Further Reading' although it is an unpublished document.

Page 35. Suggested amendments to wording of last paragraph.
Although Across Balquenie Stream Valley from Misty Peaks Reserve on the Akaroa side --- --- is the Purple Peak Curry Reserve, adjoining the NW edge of Hinewai Reserve, This is the result of a collaboration between the North Island-based New Zealand Native Forest Restoration Trust, the Christchurch City Council, Hinewai Reserve and the Rod Donald Banks Peninsula Trust. The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of
the Hinewai Reserve.

Page 37. Figure 8.
Refer to my comments on namer and macron on Māori long vowels.

Page 41.
Suggested wording:

including the Akaroa mountain daisy (Celmisia mackaui). The north-west face of the mountain has an area of snow tussock shrubland which is probably very similar to the original limited small patches of snow tussock vegetation that occurred on steep rocky sites prior to Māori burning of surrounding forest. Clearance by fire allowed the snow tussock shrubland to expand on to less steep previously forested terrain.

The really A significant feature of the Armstrong Scenic Reserve is the presence three of the only stand largest remaining population of native cedar (Pahauta (Libocedrus bidwillii) left on Banks Peninsula. The viability of that population has, however, been severely compromised. The population has much reduced by the June 1984 fire, but surviving young trees have reached reproductive age, and because cedar regeneration is dependent on disturbance, some increase in numbers is possible in the next decade or two.

This is a much more accurate statement about the Armstrong Reserve cedars than your paragraph. It's a very interesting and not wholly negative situation. If you want to read a full story on it refer to Wilson, Hugh 2011 What killed Banks Peninsula's cedars? Canterbury Botanical Society Journal 42: 47-56.
Hugh Wilson

Alas, one of the best "original" snow tussock shrubland sites on steep rocky ground was on the Akaroa side of Berard/Otoki 790m. There is a September 1984 photograph of it in my "Plant Life on Banks Peninsula" on page 282. This was largely destroyed by totally misguided aerial gorse spraying in the 1990s which simply gave gorse the competitive edge to increase dramatically, at the expense of the killed or badly damaged native species. I still burn with unquenchable rage whenever I think about it. But I also think that if left undisturbed in the new reserve the natives will continue to make a slow recovery and the gorse will diminish on this site.

E aue.
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<th>Matt Jackson Jackson</th>
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<td>This is a great proposal to improve public access and increase native flora and fauna. Mountain bike tracks in addition to walking tracks would be amazing for this part of the peninsula especially if they were to link into other reserves to create a wider network.</td>
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**CHRISTCHURCH CITY COUNCIL**  
Misty Peaks Reserve – Draft Management Plan  
- Received via Have Your Say -  
*Submissions close Tuesday 18 December 2018*

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<td>Do you support the plan?</td>
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| Comments: | This will be a wonderful addition to the Reserves on the peninsula.  
a, No need to remove pines - they could be poisoned so will eventually fall and provide nourishment to the area.  
b, The Hinewai "hands off" approach would work well here - no need for native planting as this will happen naturally with a great seed source.  
c, light sheep grazing would be beneficial  
d, Predator control would greatly increase native biodiversity.  
e, To extend and connect tracks to other areas- suitable tracks for mountain biking would be an excellent amenity for the area.  
f, To make provision for the control of wild fires would be essential - the world is showing us almost daily, of this need.  
g, Weed control would also be a very important issue, where light grazing would help. |

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<td>I'm for the plan.</td>
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<td>If I could add: - it would be best to poison the pines, leaving them standing (unless hazardous) as they act as a good nursery for regenerating native plants. As has happened to the poisoned Douglas firs on Misty Peaks already (near Stony Bay saddle) treated this way. The understory of Native plants regeneration under the dead canopy is very successful. Also if locally sourced Black and Red Beech could be planted in the Reserve, as these trees are so slow to regenerate when the seed source isn't very close by.</td>
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CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

Full Name: Merv Meredith
Date Submitted: 12/17/2018 8:57:47 AM
Would you like to attend the hearings for this consultation? No

Name of Organisation: Peninsula Tramping Club
Role in Organisation and No. of people represented: Secretary 169
Do you support the plan? support the plan

Comments:
The Peninsula Tramping Club is actively involved in outdoor recreation. The club is Christchurch based, running a mix of multi-day, weekend, and day trips. Club members tramp and mountain bike in many parts of the South Island, including day trips and base camps on the Peninsula. Numbers of current PTC members are familiar with the Misty Peaks area and adjacent areas including Hinewai, Brasenose and beyond. Both via club trips and being local, as individuals. Numbers of members are also active in work groups run by environmental bodies such as F&B, Summit Rd Society, Quail Island, CCC and Ecan for Wilding Pines in the Castle Hill basin. They would therefore have an interest in any volunteer projects as they are planned by the reserve management.

Our submission SUPPORTS the draft and we appreciate the Council intention and policies to provide for public access in an environmentally sensitive manner. Our specific comments, including concerns, are:-

1.8 Recreation Use:
We note the reference to potential formal occupation by commercial organizations. We must say that we find this provision broadly contrary to the low key, limited development intent stated everywhere else in the draft. We are concerned that this has been included and would hope that any concession is subject to substantial analysis versus the objectives and policies listed later in the plan. We believe formal occupation is tantamount to permanent occupation rights without detailed documentation such as:

Period of occupation
Extent of any installed facilities
Maximum use of facilities
Actions required following surrender of concession

2.7 Access and use:
We support the wording of the second paragraph and particularly the final sentence concerning overuse by mountain biking.

2.8 Facilities and utilities:
We appreciate the statement that Generally, the aim for Misty Peaks Reserve is for it to be building free

4.8 Recreation:
We support the intent of Policy 8.1 with mountain biking restricted to certain tracks.

4.12 Buildings:
Again, we support the objective to ensure minimal buildings or structures in the reserve...
<table>
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<th>4.15 Community involvement:</th>
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<td>We note Policy 15.1 and appreciate the intent to encourage public involvement via volunteer opportunities</td>
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| Attachments: | No |
| Submission:  | 19 |
| **CHRISTCHURCH CITY COUNCIL**  
| **Misty Peaks Reserve – Draft Management Plan**  
| **- Received via Have Your Say -**  
| **Submissions close Tuesday 18 December 2018** |

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<td><strong>Name of Organisation:</strong></td>
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<td><strong>Role in Organisation and No. of people represented:</strong></td>
<td>General Manager</td>
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Christchurch City Council
Consultation on the Misty Peaks Reserve – Draft Management Plan
Feedback Form

December 2018

Submission by: Banks Peninsula Conservation Trust
Contact details: Maree Burnett
Banks Peninsula Conservation Trust

We do not wish to be heard in support of this submission.

Submission

The Banks Peninsula Conservation Trust was formed in 2001. It is a non-profit charitable organisation that works with landowners, agencies, runanga, sponsors, and the wider community to promote the conservation and enhancement of indigenous biodiversity and sustainable land management on Banks Peninsula.

The Trust was formed as a community-driven organisation to facilitate the protection of biodiversity on private land using voluntary methods. This was following a mediated settlement of land-owner appeals to the Environment Court regarding the then Banks Peninsula District Council's decisions to impose rules about biodiversity protection on private land.

The wide-spread community support for our conservation efforts is the result of: (a) working with landowners in a non-challenging and empowering way through voluntary protection methods; and (b) operating in a collaborative way that engages the community and provides the linkages between community aspirations for biodiversity protection and enhancement, partnership and funding support from the corporate sector, and the local authorities and agencies with a mandate for conservation work.

The Trust has a reputation for taking a strategic approach to biodiversity management and protection and is recognised as being efficient and effective with the resources available. The biodiversity outcomes able to be achieved by the Trust, working in partnership with CCC, other agencies, organisations and landowners, are limited by the available funds.

In 2017 BPCT led the development of, and launched, the Banks Peninsula/Te Pātaka o Rākaihautū (including the Port Hills) Ecological Vision 2050 (attached). The Christchurch City Council (along with a number of other organisations and agencies) have endorsed the eight Ecological Goals set out in this Vision. The eight Goals are aspirational but achievable and are being used to guide conservation management work to result in a substantial improvement in the state of indigenous biodiversity on Banks Peninsula/Te Pātaka o Rākaihautū by 2050. The Goals build on and seek to implement Christchurch City Council's Biodiversity Strategy 2008 – 2035, Environment Canterbury's Regional Biodiversity Strategy (2008), the Maahanui Iwi Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).

All 8 Goals are interrelated and together contribute a significant improvement in the protection and enhancement of indigenous biodiversity on Banks Peninsula that align with the biodiversity priorities outlined in the Council's Long-term Plan, and the District Plan. We wish to bring the following goals to the attention of the Council as they are particularly relevant to the Misty Peaks Reserve, and we request that the management plan be amended to place the management plan and the management of the reserve clearly within the context of the Ecological Vision 2050.
1. Goal Two – Protection of Rare Ecosystems

While forest was the predominant vegetation type on the Peninsula before the arrival of humans, several other originally rare ecosystem types were also present on the Peninsula including terrestrial, freshwater and estuarine systems.

While some of these ecosystem types still remain, others have declined markedly. In some cases, the original areas are still largely present but are seriously threatened by invasive plants and their control needs to be considered as a priority under this goal.

2. Goal Four – Establishment and protection of four core areas of indigenous forest (1000ha)

Large core forest areas, including their associated rocky outcrops, wetlands etc, are important to enable the full range of biodiversity to flourish on the Peninsula. These areas need to be large enough to allow viable populations of key fauna (especially birds) and flora to survive and be resilient against external perturbations such as extreme dry summers or severe winters. The core areas should comprise contiguous blocks of forest and will include a mix of old growth remnants, regenerating forest and, when necessary, restoration plantings. Ideally, they will include altitudinal and topographic diversity to buffer against climate change and to allow mobile species such as birds to exploit seasonally available food resources, and they should be relatively compact in shape.

Protection should comprise several elements including (1) appropriate protection such as covenanting, (2) exclusion of domestic livestock, (3) control, and where possible exclusion, of introduced herbivores (deer, goats, possums etc) and carnivores (mustelids, rodents etc) to levels that allow indigenous species to flourish, and (4) control of weeds to levels that do not threaten biodiversity values.

The first of these core areas is within the area of the Wildside Project. BPCT led the development of the Wildside Project, facilitates a collaboration of landowners and land managers, including the City Council, and coordinates the involvement of private landowners in the Project.

The Misty Peaks Reserve is part of the Wildside project.

3. Goal Six – Indigenous flora and fauna are increasingly abundant

Many plant and animal species on the Peninsula appear to have increased in abundance over the last few decades as a result of habitat protection, pest control and through the general increase in indigenous woody vegetation. This appears to be the case for both relatively common species such as bellbird and tomtit and perhaps kereru, as well as some rare species (e.g. blue penguins). However, for other species, changes have been neutral and in some cases species may still be declining.

This reserve is particularly important because of the number of podocarps present, and because of the presence of a range of other plant and animal species.

4. Goal Eight – Banks Peninsula is effectively free of pest animals

Goal 8 of the Ecological Vision is that Banks Peninsula/Te Pātaka o Rākaihautū is effectively free of pest animals. The ‘Predator Free New Zealand 2050’ project announced by the Government in 2016 has the ambitious goal of trying to remove possums, rodents and mustelids progressively from large areas of mainland New Zealand. Banks Peninsula/Te Pātaka o Rākaihautū is the largest true Peninsula in New Zealand (ca. 100,000 ha) and could be one of the first large areas of New Zealand to become effectively free of these pest predators. Other introduced mammals are also key biodiversity predators (both as herbivores and carnivores) and in the case of Banks Peninsula/Te Pātaka o Rākaihautū include feral deer (red and fallow), goats, pigs, rabbits, hares, feral cats and hedgehogs.

‘Effectively free of pest animals’ means that all the pest animals listed above have been reduced to numbers that do not threaten biodiversity values. This is a pragmatic definition and accepts that while it may be possible to eliminate some pest animal species from the Peninsula (e.g. goats or deer), it may not be possible to eliminate them all (e.g. rodents). The intent is to reduce all pest animals to zero or as close to zero as possible across the Peninsula.

The removal of pest animals from Banks Peninsula will ensure indigenous species become more abundant and widespread across the Peninsula and into Christchurch City. This includes the common species that characterise the Peninsula today (birds, invertebrates, lizards), as well as currently rare or endemic species (e.g., penguins, falcon, tītī,
jewelled gecko, ruru, long-tail bats, lamprey, fragrant tree daisy, Akaroa daisy). Success will be demonstrated by robust scientific evidence that shows species are increasing in abundance and diversity, as well as anecdotal evidence, such as bird song, reported by the community.

The City Council has recently signed the Memorandum of Understanding on Pest Free Banks Peninsula and is an active participant in the Pest Free Banks Peninsula working group.

BPCT seeks the following changes to the draft Misty Peaks Management Plan:

Amend all relevant parts of Management Plan to place Misty Peaks Reserve, and the management plan specifically, within the context of the Banks Peninsula/Te Pītaka o Rākaihautū Ecological Vision 2050 and provide that in terms of biodiversity values the vision and objectives of the reserve are to implement insofar as they are relevant, the 8 Goals of that Vision.

Amend the draft plan to specifically provide that Misty Peaks is part of the Wildside Project which is a collaborative project of landowners to promote the 8 Goals of the Ecological Vision.

Conclusion

BPCT would be pleased to further engage with the Council on how the 8 Goals of the Ecological Vision might be best implemented within the Misty Peaks Reserve, in a way which is integrated with biodiversity management of surrounding landholdings within the area of the Wildside, and across the wider Peninsula.

Banks Peninsula Conservation Trust
2050 Ecological Vision for Banks Peninsula including Port Hills
We believe that conservation is about people.
A healthy natural environment is the foundation for everything that is of value to people – food, water, shelter, flood prevention, health, happiness, and creative inspiration.

We want to inspire people to be passionate about the environment around them, to understand it, their relationship with it, and take action to protect and restore it.

The Ecological Vision cannot be realised by one organisation or agency alone.

Collaboration and a collective approach with Banks Peninsula runanga (Koukourarata, Onuku, Wairewa, Rapaki, Taumutu), agencies, and with other trusts is required.

The Banks Peninsula communities have a history of achievement through working in this strategic way.

This approach will also provide opportunities for collaborations which enhance biodiversity linkages into the city and more widely across the plains.
It is our vision to create an environment in which the community values, protects and cares for the biodiversity, landscape and special character of Banks Peninsula.
To pursue our vision we have adopted eight conservation goals for 2050.

The goals are aspirational but achievable and will be used to guide all conservation management work and result in a substantial improvement in the state of indigenous biodiversity on the Peninsula by 2050.
While biodiversity protection and enhancement is the primary driver for this work, a community-wide effort to realise this ecological vision will contribute towards a prosperous, connected, resilient, and healthy community.

The goals have been identified by the Trustees of the Banks Peninsula Conservation Trust in collaboration with a group of ecologists led by Professor David Norton of University of Canterbury.
Conservation demands robust science.
In order to understand where success has occurred and how things might be improved, we support the gathering and dissemination of scientific information that is accurate, thorough, and attributable.

Appropriate evidence-based monitoring of the eight conservation goals will allow us to provide feedback to the community on the success of management actions, and to learn from the results to improve future management. It also assists the community to understand the ecological values of the Peninsula and promotes further work to enhance those values.

There is a diverse range of land tenure across the Peninsula and a wide range of groups are involved in biodiversity conservation. It is therefore important that inventory and monitoring is fully integrated across these different tenures and groups, including the residents of Banks Peninsula and Christchurch city.

Information needs to be stored in a way that is available for everyone to learn from – monitoring should be as much an educational and advocacy exercise as a method to inform management.
The Eight Conservation Goals
The Eight Conservation Goals

Goal 1

All old growth forest remnants (more than 1 ha in area) of Banks Peninsula forest cover are protected and appropriately managed.

What does success look like?

These remnants are mapped, covenanted (or otherwise protected in perpetuity), fenced, and plant and animal pests are managed.

Goal 2

Rare ecosystems are protected and appropriately managed.

What does success look like?

We know what they are and where they are – mapped and recorded. Examples of each rare ecosystem type are protected in perpetuity, and plant and animal pests are managed.
The Eight Conservation Goals

Goal 3

The connections between land, freshwater, and marine habitats are managed to support viable populations of species that depend on them.

What does success look like?

Indigenous species are thriving. An increasing abundance and variety of seabirds are successfully nesting on the mainland. The harbours and bays have large healthy shellfish populations and there is an increase in inanga spawning sites compared to today. The community is actively involved in this work.

Goal 4

Four core indigenous forest areas of more than 1000 ha each have been protected.

What does success look like?

The four core areas are mapped, covenanted (or otherwise protected in perpetuity) and fenced. Each area has a plan developed for the collaborative management of plant and animal pests. The community is aware of, and involved in the care of the areas.
The Eight Conservation Goals

Goal 5

Land and freshwater primarily used for production and for settlement also supports thriving indigenous biodiversity.

What does success look like?

Land managers are aware of and protect ecosystems and biodiversity as a matter of course. Periodic mapping and imaging demonstrates that there is an increase in indigenous biodiversity cover across Banks Peninsula. The whole community is actively involved in projects to enhance biodiversity, such as Port Hills residents planting and managing appropriate vegetation to develop an ecological corridor (or bridge) from the Peninsula to Christchurch city.
The Eight Conservation Goals

Goal 6
Rare and common indigenous flora and fauna of Banks Peninsula are increasingly abundant.

What does success look like?
There is robust scientific evidence to demonstrate that species are increasing in abundance and diversity. People are recording anecdotal evidence about healthy indigenous biodiversity in their immediate environment (such as bird song, indigenous vegetation cover and decline in exotic weeds).

Goal 7
At least two locally extinct species have been reintroduced.

What does success look like?
There is robust scientific evidence to demonstrate that the populations of the two reintroduced species are healthy and self-sustaining. The community actively nurtures the reintroduced species.
The Eight Conservation Goals

Goal 8

Banks Peninsula is effectively free of pest animals.

What does success look like?

At the highest level there is robust scientific evidence of an increased abundance and diversity of indigenous species (Goal 6). Pest animal numbers are reduced to a level which enables indigenous species to survive and increase. Protected forest understoreys flourish and are free from grazing by exotic mammals. The whole community is involved in this work.
Photo credits

Pg. 1  Totara at Paua Bay – Patsy Dart
Pg. 2  The Monument – Kelvin McMillan
Pg. 2  Wood Pigeon – Jonathon Harrod
Pg. 3  Guided walk at Western Valley – Rachel Barker
Pg. 3  Koukourarata covenantors function – Marie Neal
Pg. 3  Fencers – Marie Neal
Pg. 6  Cabbage tree – Jon Sullivan
Pg. 7  Tutakakahikura Scenic Reserve – Shireen Helps
Pg. 8  Fox & Associates covenant survey – Craig McInnes
Pg. 8  Tui translocation transport & banding – Frances Schmechel
Pg. 8  Tui translocation collaborative work – Kay Holder
Pg. 13 Seals at Red Bay – Marie Haley
Pg. 14 Stock work at Pigeon Bay – Pam Richardson
Pg. 16 Otanerito – Marie Haley
Pg. 17 Traps – Marie Haley
Submission No: 20643

CHRISTCHURCH CITY COUNCIL  
Misty Peaks Reserve – Draft Management Plan  
- Received via Have Your Say -  
Submissions close Tuesday 18 December 2018

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<td>attend the hearings</td>
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<td>for this consultation?</td>
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<td>Name of Organisation:</td>
<td>Banks Peninsula Track Ltd</td>
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<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>support the plan</td>
</tr>
<tr>
<td>Do you support the plan?:</td>
<td>support the plan</td>
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<tr>
<td>Comments:</td>
<td>I represent Banks Peninsula Track Ltd which is a privately owned cooperative offering the only multi-day walking experience on Banks Peninsula. Five families on adjoining properties care for the tracks and accommodation offered to walkers. We are now into our 30th season and have hosted thousands of walkers over that time. <a href="http://www.bankstrack.co.nz">www.bankstrack.co.nz</a> I do not wish to speak to the hearings panel in support of this submission. The objectives listed in the plan are comprehensive and cover many important aspects for the care of the reserve into the future. In the 1890's the huge beech forest on the Flea Bay side was destined to be milled but was accidentally destroyed by fire. After one hundred and fifty years of pastoral farming, it is now wonderful to see the amazing regeneration since the Christchurch City Council purchased the property and removed animals from the area. This bush is now providing a backdrop vista for our walkers and will further enhance the area's reputation as a special walking place.</td>
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<td>Attachments:</td>
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<td>Submission:</td>
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Submissions on the
Te Oka Reserve – Draft Management Plan

Volume 3

Not Heard Submissions
CHRISTCHURCH CITY COUNCIL
Te Oka Reserve - Draft Management Plan

SUBMITTERS WHO DO NOT WISH TO BE HEARD

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<td>Adrian Cogle</td>
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<td>19612</td>
<td>Pat McIntosh</td>
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<td>Joanna Saunders</td>
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<td>20072</td>
<td>Michael Will</td>
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<td>20104</td>
<td>Alison Evans</td>
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<td>20122</td>
<td>Ralph Roden, R &amp; R Moss Ltd</td>
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<td>20196</td>
<td>Wendy Biggs</td>
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<td>20309</td>
<td>Brenda Reading, Waitaki Horse Trails</td>
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<td>20328 &amp; 20533</td>
<td>Amanda Smith</td>
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<td>20454</td>
<td>Rachel Edwards</td>
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<td>20460</td>
<td>Bridget Bucknell</td>
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<td>20512</td>
<td>Aaron Lock</td>
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<td>20568</td>
<td>Geoff Spearpoint</td>
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<td>20580</td>
<td>Hugh Wilson, Hinewai Reserve</td>
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<td>20606</td>
<td>Valma Soper</td>
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<td>20627</td>
<td>Merv Meredith, Peninsula Tramping Club</td>
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<td>20630</td>
<td>Maree Burnett, Banks Peninsula Conservation Trust</td>
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**CHRISTCHURCH CITY COUNCIL**  
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -  
**Submissions close Tuesday 18 December 2018**

| Full Name: | Adrian Cogle |
| Date Submitted: | 10/18/2018 4:07:18 PM |
| Would you like to attend the hearings for this consultation? | No |

| Name of Organisation: | Adrian Cogle |
| Role in Organisation and No. of people represented: | support the plan |

**I/We**

**Comments:**  
Plan fit for Recreation Reserve as per Reserves act 1977. However I seek to have included:  
1) Specific reference to land purchase/boundary rationalisation, namely areas below the road encompassing Tumbledown Bay and the triangular segment on the true right of the Te Oka Stream down to and including the Bay area. Acquisition of these two areas will significantly add to the management objectives of amenity and recreation. Any purchase to be conducted on the basis of willing seller and buyer and not defined by any time limitations never the less I feel that action to purchase these small parcels needs a specific focus in the plan.

2) A defining issue for our age is climate change. The acquisition of the land presents council with opportunity to contribute to amelioration of impacts through carbon sequestration. With this in mind the experience at Heniwai should be adopted for Te Oka. (See small Landcare video). Action: To engage with Landcare Research to fully scope opportunities that may exist for carbon credits and to apply for as indicated.

**Attachments**  
No

**Submission:**  
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Name of Organisation:

Role in Organisation and No. of people represented:

I/We | support the plan |

Comments:  
This seems more like the framework for a plan than the plan itself. How are the "issues" to be resolved? When can the walking track network be extended to enable more access and a variety of loops? At present there are only two paths, the valley track and the ridge track. Are toilet facilities to be made available to visitors? In general though the plan is comprehensive and useful and I like the focus on conservation values, but would promote an aim to restore a native vegetation corridor from the Bossu Road to the sea rather than to emphasise the pastoral history in the lower reaches.

Attachments | No |

Submission: 2
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**CHRISTCHURCH CITY COUNCIL**  
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

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<td>I/We</td>
<td>support the plan</td>
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<tr>
<td>Comments:</td>
<td>support most of the plan with the exception of 8b, 8.5, prohibiting dogs. I request that dogs on a lead and under control are allowed. They will cause a lot less damage to the environment than people and mountain bikes. It is now very difficult to walk safely on any roads in the area due to the amount of traffic and on small roads which still have a speed limit of 100km. Responsible dog owners are often excluded which is unfair as we live in a rural area.</td>
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Submission No: 19959
### CHRISTCHURCH CITY COUNCIL

**Te Oka Reserve – Draft Management Plan**

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

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<td>Michael Will</td>
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<td>I/We support the plan</td>
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<tr>
<td>Comments</td>
<td>Great idea and fully support any biodiversity on the peninsula. I just wish that Ecan accepted our proposal for funding to help with fencing when we offered a covenant over Le Bons Bay of nearly 60 acres to do a very similar project.</td>
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CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -
Submissions close Tuesday 18 December 2018

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<td>Role in Organisation and No. of people represented:</td>
<td>support the plan</td>
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<td>Comments:</td>
<td>I support the plan but it is very light on details regarding pest plant and animal control. Please ensure that there is more consideration given to controlling wilding pines. Just look over the hill in Reynolds Valley and Okuti Valley if you need evidence that they are spreading exponentially. There is also a big issue with Sycamore in Okuti Valley which will make it over the hill sooner or later. There also needs to be a predator trap line established if you are serious about protecting the values in the park. Okuti Valley is heaving with feral cats and they will also have an impact on the biodiversity.</td>
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**CHRISTCHURCH CITY COUNCIL**  
Te Oka Reserve – Draft Management Plan  
- Received via Have Your Say -  
*Submissions close Tuesday 18 December 2018*

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<tr>
<td>I/We support the plan</td>
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<td>Comments:</td>
<td>Would like to see overnight camping along the lines of the DOC camp sites.</td>
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<td>Attachments</td>
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<td>Submission:</td>
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<td>Full Name:</td>
<td>Wendy Biggs</td>
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**Name of Organisation:**  
**Role in Organisation and No. of people represented:**

| I/We | support the plan |
|----------------|

**Comments:**  
I would encourage trapping of possums and other pests which threaten our native bird species, control of invasive weeds and replanting of native plants.  
Congratulations to the CCC for purchasing this block of land. Thank you.

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Submissions close Tuesday 18 December 2018
CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

*Submissions close Tuesday 18 December 2018*

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<td>Waitaki Horse Trails</td>
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<td>I/We support the plan</td>
<td>support the plan</td>
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<tr>
<td>Comments:</td>
<td>please consider camping for horse riders and not just trails</td>
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CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

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**CHRISTCHURCH CITY COUNCIL**

**Te Oka Reserve – Draft Management Plan**

- Received via Have Your Say -

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<th>Amanda Smith</th>
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<td>Date Submitted:</td>
<td>11/25/2018 6:55:00 PM</td>
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<td>Would you like to attend the hearings for this consultation?</td>
<td>No</td>
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| If/We | support the plan |

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<tr>
<th>Comments:</th>
<th>Fantastic more horse riding routes for the common good</th>
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<tr>
<td>Attachments</td>
<td>No</td>
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<td>Submission:</td>
<td>9</td>
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## CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

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<tr>
<th>Full Name:</th>
<th>Amanda Smith</th>
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<td>Date Submitted:</td>
<td>12/10/2018 7:26:33 PM</td>
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<th>I/We support the plan</th>
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<tr>
<td>Comments: Horse riding trails too please :-)</td>
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<td>Attachments: No</td>
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<td>Full Name:</td>
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<td>Date Submitted:</td>
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<td>Would you like to attend the hearings for this consultation?</td>
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Name of Organisation:  

Role in Organisation and No. of people represented:  

I/We support the plan  

Comments: However I do not support any use of poisons of any kind in this or any area. It needs to be maintained by use of natural methods, such as steam or boiling water for weeds. And I also propose no charges of any kind are made for public use of this area. I would also like to see a hut put in place for the public to enjoy. However again no charges are to be charged, families should not have to pay to appreciate and enjoy nature, exercise should be free of charge, it’s the kiwi way!  

Attachments: No  

Submission: 10
CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

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<tr>
<th>Full Name:</th>
<th>Bridget Bucknell</th>
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<tr>
<td>Date Submitted:</td>
<td>12/4/2018 7:48:19 AM</td>
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<tr>
<td>Would you like to</td>
<td>No</td>
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<td>represented:</td>
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<td>I/We</td>
<td>support the plan</td>
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<td>Comments:</td>
<td>The times I've been to Te Oka bay I have</td>
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<td></td>
<td>witnessed men in boats and jet skis who</td>
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<td></td>
<td>are there purely for paua and cray fish</td>
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<td>gathering.</td>
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<td>I would like to see these bays as 'engine</td>
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<td></td>
<td>free' and any seafood gathering done</td>
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<td>from human energy expenditure, ie: wetsuits,</td>
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<td></td>
<td>kayaks.</td>
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<td></td>
<td>City folk come over and rape our local kia</td>
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<td></td>
<td>Moana supply. Makes me sick.</td>
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| Attachments | No                                      |
| Submission: | 11                                      |
CHRISTCHURCH CITY COUNCIL  
Te Oka Reserve – Draft Management Plan  
- Received via Have Your Say -  
Submissions close Tuesday 18 December 2018

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<td><strong>Full Name:</strong></td>
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<td><strong>Date Submitted:</strong></td>
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<td><strong>Would you like to attend the hearings for this consultation?</strong></td>
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<td><strong>Name of Organisation:</strong></td>
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<td><strong>Role in Organisation and No. of people represented:</strong></td>
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<td><strong>I/We support the plan:</strong></td>
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<td><strong>Comments:</strong></td>
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<td><strong>Submission:</strong></td>
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**CHRISTCHURCH CITY COUNCIL**

Te Oka Reserve – Draft Management Plan

- Received via Have Your Say -

*Submissions close Tuesday 18 December 2018*

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<tr>
<th>Full Name:</th>
<th>Geoff Spearpoint</th>
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<td>Date Submitted:</td>
<td>12/13/2018 9:13:32 AM</td>
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**Would you like to attend the hearings for this consultation?**

| No |

**Name of Organisation:**

- |

**Role in Organisation and No. of people represented:**

- |

**I/We**

| support the plan |

**Comments:**

| The overall objectives & plans look good. I support them. This reserve and the walking tracks will be useful to me & friends, offering a place to walk when lambing closes most tracks & all other times of the year. My suggestion is keep it simple, marked tracks as much as possible, but no need to bench them down here. With natives, the best action is just to let them grow, rather than expensive programmes planting. I think this reserve is a useful addition for recreation & biodiversity, and leads to & from a wonderful coast |

**Attachments**

| No |

**Submission:**

| 14 |
Hearings Panel
11 March 2019

HAVE YOUR SAY
Te Oka Reserve Management Plan
Draft plan consultation

Closes Tuesday 18 December 2018

Save time and do it online ccc.govt.nz/haveyoursay

Do you wish to speak to the hearings panel in support of your submission? (Tick one)

☐ Yes ☑ No

Please let us know your comments or suggestions on the draft plan

I have made a much longer submission on the Misty Peak Reserve
Management plan, and generally my suggestions in that submission
would be relevant also to Te Oka.

Here are some quick comments on the Te Oka plan.

Page 10, 14 You mention “coastal forest” on the headland,
so why say “almost completely forested with the exception of
the coastal headland”? Yes, the coastal headland forest has been forested,

Page 13 2-1 Do you want to also mention rabbits?

Page 15 “vehicle access is required” — could you maybe

start to lessen this obsession with motor vehicles? Why not

replace “Due to the distance and elevation to road over from
Little River, vehicle access to the park is required” with

“Access on foot or mountain bike will appeal to many, but
may prove challenging to others; roads provide vehicle access,

although steep and unsealed.”

Page 16 and 21 I support the suggestion that

walking tracks, mountain bike tracks, and

horse-riding tracks are kept separate.

Page 17, I strongly suggest prompt removal

of the pine plantation and of building

pirate, with follow-up removal of regenerating

— on to separate sheet
Hearings Panel
11 March 2019

Hugh Wilson submission
Te Oka

Item 5

Pine at the plantation, and ongoing removal of holdigns elsewhere as they appear. This is, don't delay on this. Regard it as a priority. Just get on with it. There is no need to replace the pines with native "plantings". Nature will do it. Leave it to natural regeneration and catch for a few hardy invasive exotics - mainly the pines themselves, but also sycamore, old man's beard clematis, etc.

Page 20. GRAZING. Grazing at a MODERATE level by sheep is certainly an option in extensive pasture and lower altitude farmland area, but at the end of the grazing lease in 2019 DON'T BE TIMID about restricting grazing to a MUCH SMALLER area than that grazed now, and don't completely rule out refining MOST OF THE RESERVE from grazing. Also, keep CATTLE out of it altogether.

Page 28. In the figure you mistakenly label Te Oka Reserve as MISTY PEAKS RESERVE.

Page 38. I suggest calling Hematoceras macranthum

Corybas macranthus

and Hematoceras trilobus

Corybas trilobus

Delete Red leaved sedge Carex termiculmi

The record is based on a dubious identification.

Correction to your Tīkāhī names

Note Bluegill bully Gobionorphur hubbsi

7:3 3rd fire Anguilla dieffenbachii

Page 40. You could probably add, although an extensive and highly significant population of pikao occurs along nearby Kaitorete.

Note also - the generally accepted botanical name
Hugh Wilson submission

Te Oka

of pikao/pingao is *Ficinia spiralis*
rather than *Desmoschoenus spiralis*.
I and most other botanists accept this name
change as justified.
Maybe for clarity you could write

\[ \text{pikao} \]
\[ \text{pingao} \] / golden sand edge /
\[ *Ficinia* (Desmoschoenus) spiralis. \]

Thanks for opportunity to comment. Although
I won’t be at the hearings panel, don’t hesitate
to contact me for any further botanical or
management clarification I might be able to
help with.

Cheer [signature]

Hugh Wilson
| Item No.: 5 | Attachment C |

**CHRISTCHURCH CITY COUNCIL**  
Te Oka Reserve – Draft Management Plan  
- Received via Have Your Say -  

Submissions close Tuesday 18 December 2018

| Full Name: | Valma Soper |
| Date Submitted: | 12/16/2018 7:17:20 PM |
| Would you like to attend the hearings for this consultation? | No |

| Name of Organisation: |
| Role in Organisation and No. of people represented: |
| I/We | do not support the plan |

**Comments:**  
I believe the reserve should have a hands off approach within reason. The native bush which has started to regenerate should be allowed to flourish, with careful management using limited stock to control grass while regeneration takes place. The area supports biodiversity at the moment. Should the use change markedly all species will be under threat. There should be no large scale sporting activities, other than walking allowed on tracks only. A commercial venture would ruin the reserve, promises of being environmentally friendly never work out for the best. Human pollution should be kept to a minimum to allow this special place to thrive.

| Attachments | No |
| Submission: | 17 |
CHRISTCHURCH CITY COUNCIL
Te Oka Reserve – Draft Management Plan
- Received via Have Your Say -
Submissions close Tuesday 18 December 2018

Full Name: Merv Meredith
Date Submitted: 12/17/2018 11:21:48 PM
Would you like to attend the hearings for this consultation? No

Name of Organisation: Peninsula Tramping Club
Role in Organisation and No. of people represented: Secretary 169
I/We support the plan

Comments: The Peninsula Tramping Club is actively involved in outdoor recreation. The club is Christchurch based, running a mix of multi-day, weekend, and day trips. Club members tramp and mountain bike in many parts of the South Island, including day trips an base camps on the Peninsula.
The area covered by the reserve is not commonly familiar to current PTC members. Indeed, it is probably many years since Tumbledown Bay was a regular summer walk down the Te Oka Bay Rd for a picnic on the beach and swim, as noted in cl.1.8 of the draft. Therefore any use of the area beyond that has been as individuals.
Numbers of members are also active in work groups run by environmental bodies such as F&B, Summit Rd Society, Quail Island, CCC and Ecan for Wilding Pines in the Castle Hill basin. They would therefore have an interest in any volunteer projects as they are planned by the reserve management.
Our submission SUPPORTS the draft and we appreciate the Council intention and policies to provide for public access in an environmentally sensitive manner. Our specific comments, including concerns, are:-
1.8 Recreation Use:
We note the same reference to potential formal occupation by commercial organizations as in the Misty Peaks draft. Again, we would hope that any concession is subject to substantial analysis versus the objectives and policies of the plan, but note the existing farm infrastructure and its potential now under Council ownership, for ongoing availability for both camping and accommodation.
2.2 Transition from a pastoral past:
We note the intention to carefully phase retirement from grazing, always with benefitting biodiversity and recreation as prime objectives.
2.7 Access and use:
We note in the fourth paragraph the intention to provide a network of walking and MTB tracks and particularly the final sentence concerning overuse by mountain biking. We appreciate and support this concern.
We also note in paragraph five the thought that ultimately Te Oka could be part of a multiday system similar to the successful Rod Donald Trust walk and have no immediate concerns about this concept.
But overall, we agree with your question in paragraph seven how much development and to what standard. Hopefully each development will be consulted separately as they arise.
2.8 Facilities and utilities:
We appreciate the statement that Te Oka Reserve should be kept as free as possible of NEW build structures - - -
<table>
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<tr>
<th>Item 5</th>
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<tr>
<td><strong>4.8 Recreation:</strong></td>
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<tr>
<td>We support the intent of Policy 8.1 with mountain biking restricted to certain tracks.</td>
</tr>
<tr>
<td><strong>4.9 Commercial activities</strong></td>
</tr>
<tr>
<td>As for Misty Peaks, we are concerned about the provision of rights to occupy by commercial operators and how this would be controlled</td>
</tr>
<tr>
<td><strong>4.12 Buildings:</strong></td>
</tr>
<tr>
<td>Again, we support the objective to ensure minimal buildings or structures in the reserve</td>
</tr>
<tr>
<td><strong>4.15 Community involvement:</strong></td>
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<tr>
<td>We note Policy 15.1 and appreciate the intent to encourage public involvement via volunteer opportunities</td>
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<p>| Attachments | No |
| Submission: | 18 |</p>
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<th>Item No.: 5</th>
<th>Submission No: 20630</th>
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<td>CHRISTCHURCH CITY COUNCIL</td>
<td>Te Oka Reserve – Draft Management Plan</td>
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<td>Submissions close Tuesday 18 December 2018</td>
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<tr>
<td>Full Name:</td>
<td>Maree Burnett</td>
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<tr>
<td>Date Submitted:</td>
<td>12/18/2018 9:41:48 AM</td>
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<td>Would you like to attend the hearings for this consultation?</td>
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<td>Name of Organisation:</td>
<td>Banks Peninsula Conservation Trust</td>
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<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>General Manager</td>
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<tr>
<td>I/We</td>
<td>support the plan</td>
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<tr>
<td>Comments:</td>
<td>Detailed submission attached.</td>
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<td>Attachments</td>
<td>Yes</td>
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<td>Submission:</td>
<td>20</td>
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Hearings Panel
11 March 2019

Christchurch City Council
Consultation on the Te Oka Reserve – Draft Management Plan
Feedback Form

December 2018

Submission by: Banks Peninsula Conservation Trust
Contact details: Maree Burnett
Banks Peninsula Conservation Trust

We do not wish to be heard in support of this submission.

Submission
The Banks Peninsula Conservation Trust was formed in 2001. It is a non-profit charitable organisation that works with landowners, agencies, runanga, sponsors, and the wider community to promote the conservation and enhancement of indigenous biodiversity and sustainable land management on Banks Peninsula.

The Trust was formed as a community-driven organisation to facilitate the protection of biodiversity on private land using voluntary methods. This was following a mediated settlement of land-owner appeals to the Environment Court regarding the then Banks Peninsula District Council's decisions to impose rules about biodiversity protection on private land.

The wide-spread community support for our conservation efforts is the result of: (a) working with landowners in a non-challenging and empowering way through voluntary protection methods; and (b) operating in a collaborative way that engages the community and provides the linkages between community aspirations for biodiversity protection and enhancement, partnership and funding support from the corporate sector, and the local authorities and agencies with a mandate for conservation work.

The Trust has a reputation for taking a strategic approach to biodiversity management and protection and is recognised as being efficient and effective with the resources available. The biodiversity outcomes able to be achieved by the Trust, working in partnership with CCC, other agencies, organisations and landowners, are limited by the available funds.

In 2017 BPCT led the development of, and launched, the Banks Peninsula/Te Pātaka o Rākaihautū (including the Port Hills) Ecological Vision 2050 (attached). The Christchurch City Council (along with a number of other organisations and agencies) have endorsed the eight Ecological Goals set out in this Vision. The eight Goals are aspirational but achievable and are being used to guide conservation management work to result in a substantial improvement in the state of indigenous biodiversity on Banks Peninsula/Te Pātaka o Rākaihautū by 2050. The Goals build on and seek to implement Christchurch City Council's Biodiversity Strategy 2008 – 2035, Environment Canterbury's Regional Biodiversity Strategy (2008), the Mahanaui Iwi Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).

All 8 Goals are interrelated and together contribute a significant improvement in the protection and enhancement of indigenous biodiversity on Banks Peninsula that align with the biodiversity priorities outlined in the Council’s Long-term Plan, and the District Plan. We wish to bring the following goals to the attention of the Council as they are particularly relevant to the Te Oka Reserve, and we request that the management plan be amended to place the management plan and the management of the reserve clearly within the context of the Ecological Vision 2050.
1. Goal Two – Protection of Rare Ecosystems

While forest was the predominant vegetation type on the Peninsula before the arrival of humans, several other originally rare ecosystem types were also present on the Peninsula including terrestrial, freshwater and estuarine systems.

While some of these ecosystem types still remain, others have declined markedly. In some cases, the original areas are still largely present but are seriously threatened by invasive plants and their control needs to be considered as a priority under this goal.

2. Goal Four – Establishment and protection of four core areas of indigenous forest (1000ha)

Large core forest areas, including their associated rocky outcrops, wetlands etc, are important to enable the full range of biodiversity to flourish on the Peninsula. These areas need to be large enough to allow viable populations of key fauna (especially birds) and flora to survive and be resilient against external perturbations such as extreme dry summers or severe winters. The core areas should comprise contiguous blocks of forest and will include a mix of old growth remnants, regenerating forest and, when necessary, restoration plantings. Ideally, they will include altitudinal and topographic diversity to buffer against climate change and to allow mobile species such as birds to exploit seasonally available food resources, and they should be relatively compact in shape.

Protection should comprise several elements including (1) appropriate protection such as covenanting, (2) exclusion of domestic livestock, (3) control, and where possible exclusion, of introduced herbivores (deer, goats, possums etc) and carnivores (mustelids, rodents etc) to levels that allow indigenous species to flourish, and (4) control of weeds to levels that do not threaten biodiversity values.

The Te Oka Reserve is ideally situated to form one of these core areas.

3. Goal Six – Indigenous flora and fauna are increasingly abundant

Many plant and animal species on the Peninsula appear to have increased in abundance over the last few decades as a result of habitat protection, pest control and through the general increase in indigenous woody vegetation.

This appears to be the case for both relatively common species such as bellbird and tomtit and perhaps kereru, as well as some rare species (e.g., blue penguins). However, for other species, changes have been neutral and in some cases species may still be declining.

4. Goal Eight – Banks Peninsula is effectively free of pest animals

Goal 8 of the Ecological Vision is that Banks Peninsula/Te Pātaka o Rākaihautū is effectively free of pest animals. The ‘Predator Free New Zealand 2050’ project announced by the Government in 2016 has the ambitious goal of trying to remove possums, rodents and mustelids progressively from large areas of mainland New Zealand. Banks Peninsula/Te Pātaka o Rākaihautū is the largest true Peninsula in New Zealand (ca. 100,000 ha) and could be one of the first large areas of New Zealand to become effectively free of these pest predators. Other introduced mammals are also key biodiversity predators (both as herbivores and carnivores) and in the case of Banks Peninsula/Te Pātaka o Rākaihautū include feral deer (red and fallow), goats, pigs, rabbits, hares, feral cats and hedgehogs.

‘Effectively free of pest animals’ means that all the pest animals listed above have been reduced to numbers that do not threaten biodiversity values. This is a pragmatic definition and accepts that while it may be possible to eliminate some pest animal species from the Peninsula (e.g. goats or deer), it may not be possible to eliminate them all (e.g. rodents). The intent is to reduce all pest animals to zero or as close to zero as possible across the Peninsula.

The removal of pest animals from Banks Peninsula will ensure indigenous species become more abundant and widespread across the Peninsula and into Christchurch City. This includes the common species that characterise the Peninsula today (birds, invertebrates, lizards), as well as currently rare or endemic species (e.g., penguins, falcon, tītī, jewelled gecko, ruuru, long-tail bats, lamprey, fragrant tree daisy, Akaora daisy). Success will be demonstrated by robust scientific evidence that shows species are increasing in abundance and diversity, as well as anecdotal evidence, such as bird song, reported by the community.

The City Council has recently signed the Memorandum of Understanding on Pest Free Banks Peninsula and is an active participant in the Banks Peninsula Pest Free Working Group.
BPCT seeks the following changes to the draft Te Oka Management Plan:

Amend the Vision, Management Objectives and Policies, Background Information, Further Reading and Appendices sections to place Te Oka Reserve, and the management plan specifically, within the context of the Banks Peninsula/Te Pātaka o Rākaihautū Ecological Vision 2050 and provide that in terms of biodiversity values the vision and objectives of the reserve are to implement insofar as they are relevant, the 8 Goals of that Vision.

Amend the draft plan to specifically provide that the Council will investigate, in collaboration with other stakeholders, the extent to which the Te Oka Reserve can become a ‘core area’ as set out in Goal Four of the 2050 Ecological Vision.

Conclusion

BPCT would be pleased to further engage with the Council on how the Goals of the Ecological Vision might be best implemented within the reserve, in a way which is integrated with biodiversity management of surrounding landholdings and the wider Peninsula.

Banks Peninsula Conservation Trust
2050 Ecological Vision for Banks Peninsula including Port Hills
We believe that conservation is about people.
A healthy natural environment is the foundation for everything that is of value to people – food, water, shelter, flood prevention, health, happiness, and creative inspiration.

We want to inspire people to be passionate about the environment around them, to understand it, their relationship with it, and take action to protect and restore it.

The Ecological Vision cannot be realised by one organisation or agency alone.

Collaboration and a collective approach with Banks Peninsula runanga (Koukourarata, Onuku, Wairewa, Rapaki, Taumutu), agencies, and with other trusts is required.

The Banks Peninsula communities have a history of achievement through working in this strategic way.

This approach will also provide opportunities for collaborations which enhance biodiversity linkages into the city and more widely across the plains.
It is our vision to create an environment in which the community values, protects and cares for the biodiversity, landscape and special character of Banks Peninsula.
To pursue our vision we have adopted eight conservation goals for 2050.

The goals are aspirational but achievable and will be used to guide all conservation management work and result in a substantial improvement in the state of indigenous biodiversity on the Peninsula by 2050.
While biodiversity protection and enhancement is the primary driver for this work, a community-wide effort to realise this ecological vision will contribute towards a prosperous, connected, resilient, and healthy community.

The goals have been identified by the Trustees of the Banks Peninsula Conservation Trust in collaboration with a group of ecologists led by Professor David Norton of University of Canterbury.
Conservation demands robust science.
In order to understand where success has occurred and how things might be improved, we support the gathering and dissemination of scientific information that is accurate, thorough, and attributable.

Appropriate evidence-based monitoring of the eight conservation goals will allow us to provide feedback to the community on the success of management actions, and to learn from the results to improve future management. It also assists the community to understand the ecological values of the Peninsula and promotes further work to enhance those values.

There is a diverse range of land tenure across the Peninsula and a wide range of groups are involved in biodiversity conservation. It is therefore important that inventory and monitoring is fully integrated across these different tenures and groups, including the residents of Banks Peninsula and Christchurch city.

Information needs to be stored in a way that is available for everyone to learn from – monitoring should be as much an educational and advocacy exercise as a method to inform management.
The Eight Conservation Goals
The Eight Conservation Goals

Goal 1
All old growth forest remnants (more than 1 ha in area) of Banks Peninsula forest cover are protected and appropriately managed.

What does success look like?
These remnants are mapped, covenanted (or otherwise protected in perpetuity), fenced, and plant and animal pests are managed.

Goal 2
Rare ecosystems are protected and appropriately managed.

What does success look like?
We know what they are and where they are – mapped and recorded. Examples of each rare ecosystem type are protected in perpetuity, and plant and animal pests are managed.
The Eight Conservation Goals

Goal 3

The connections between land, freshwater, and marine habitats are managed to support viable populations of species that depend on them.

What does success look like?

Indigenous species are thriving. An increasing abundance and variety of seabirds are successfully nesting on the mainland. The harbours and bays have large healthy shellfish populations and there is an increase in inanga spawning sites compared to today. The community is actively involved in this work.

Goal 4

Four core indigenous forest areas of more than 1000 ha each have been protected.

What does success look like?

The four core areas are mapped, covenanted (or otherwise protected in perpetuity) and fenced. Each area has a plan developed for the collaborative management of plant and animal pests. The community is aware of, and involved in the care of the areas.
The Eight Conservation Goals

Goal 5

Land and freshwater primarily used for production and for settlement also supports thriving indigenous biodiversity.

What does success look like?

Land managers are aware of and protect ecosystems and biodiversity as a matter of course. Periodic mapping and imaging demonstrates that there is an increase in indigenous biodiversity cover across Banks Peninsula. The whole community is actively involved in projects to enhance biodiversity, such as Port Hills residents planting and managing appropriate vegetation to develop an ecological corridor (or bridge) from the Peninsula to Christchurch city.
The Eight Conservation Goals

Goal 6

Rare and common indigenous flora and fauna of Banks Peninsula are increasingly abundant.

What does success look like?

There is robust scientific evidence to demonstrate that species are increasing in abundance and diversity. People are recording anecdotal evidence about healthy indigenous biodiversity in their immediate environment (such as bird song, indigenous vegetation cover and decline in exotic weeds).

Goal 7

At least two locally extinct species have been reintroduced.

What does success look like?

There is robust scientific evidence to demonstrate that the populations of the two reintroduced species are healthy and self-sustaining. The community actively nurtures the reintroduced species.
The Eight Conservation Goals

Goal 8

Banks Peninsula is effectively free of pest animals.

What does success look like?

At the highest level there is robust scientific evidence of an increased abundance and diversity of indigenous species (Goal 6). Pest animal numbers are reduced to a level which enables indigenous species to survive and increase. Protected forest understoreys flourish and are free from grazing by exotic mammals. The whole community is involved in this work.
Photo credits

Pg. 1  Totara at Paua Bay – Patsy Dart
Pg. 2  The Monument – Kelvin McMillan
Pg. 2  Wood Pigeon – Jonathon Harrod
Pg. 3  Guided walk at Western Valley – Rachel Barker
Pg. 3  Koukourarata covenantors function – Marie Neal
Pg. 3  Fencers – Marie Neal
Pg. 6  Cabbage tree – Jon Sullivan
Pg. 7  Tutakakahikura Scenic Reserve – Shireen Helps
Pg. 8  Fox & Associates covenant survey – Craig McInnes
Pg. 8  Tui translocation transport & banding – Frances Schmechel
Pg. 8  Tui translocation collaborative work – Kay Holder
Pg. 13 Seals at Red Bay – Marie Haley
Pg. 14 Stock work at Pigeon Bay – Pam Richardson
Pg. 16 Otanerito – Marie Haley
Pg. 17 Traps – Marie Haley
6. Hearing of Submissions

Submitters who indicated that they wished to be heard in person will present to the Hearings Panel. A schedule of presenters can be found at the beginning of the volume of “Heard Submissions”.

7. Hearings Panel Consideration and Deliberation