Te Pātaka o Rākaihautū  
Banks Peninsula Community Board  
AGENDA

Notice of Meeting:  
An ordinary meeting of the Te Pātaka o Rākaihautū/Banks Peninsula Community Board will be held on:

Date: Monday 15 April 2019  
Time: 10am  
Venue: Little River Service Centre,  
4238 Christchurch-Akaroa Road, Little River

Membership  
Chairperson Pam Richardson  
Deputy Chairperson Tyrone Fields  
Members Felix Dawson  
Janis Haley  
John McLister  
Jed O’Donoghue  
Tori Peden  
Andrew Turner

10 April 2019

Joan Blatchford  
Manager Community Governance, Banks Peninsula/Lyttelton  
941 5643  
joan.blatchford@ccc.govt.nz

Penelope Goldstone  
Manager Community Governance, Banks Peninsula/Akaroa  
941 5689  
penelope.goldstone@ccc.govt.nz  
www.ccc.govt.nz

Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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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 wheno o ngā papa
Honoa ki te mau rā 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

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

Strong communities
Strong sense of community
Active participation in civic life
Safe and healthy communities
Celebration of our identity through arts, culture, heritage and sport
Valuing the voices of children and young people

Liveable city
Vibrant and thriving central city, suburban and rural centres
A well connected and accessible city
Sufficient supply of, and access to, a range of housing
21st century garden city we are proud to live in

Healthy environment
Healthy waterways
High quality drinking water
Unique landscapes and indigenous biodiversity are valued
Sustainable use of resources

Prosperous economy
Great place for people, business and investment
An inclusive, equitable economy with broad-based prosperity for all
A productive, adaptive and resilient economic base
Modern and robust city infrastructure and community facilities

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

Enabling active citizenship and connected communities
Climate change leadership
Informed and proactive approaches to natural hazard risks
Increasing active, public and shared transport opportunities and use
Maximising opportunities to develop a vibrant, prosperous and sustainable 21st century city
Safe and sustainable water supply and improved waterways
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Karakia Whakamutunga
Mihi/Karakia Timatanga

1. Apologies
   At the close of the agenda no apologies had been received.

2. 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.

3. Confirmation of Previous Minutes
   That the minutes of the Te Pātaka o Rākaihautū/Banks Peninsula Community Board meeting held on Monday, 1 April 2019 be confirmed (refer page 5).

4. Public Forum
   A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

5. Deputations by Appointment
   Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.
   There were no deputations by appointment at the time the agenda was prepared.

6. Presentation of Petitions
   There were no petitions received at the time the agenda was prepared.
Te Pātaka o Rākaihautū
Banks Peninsula Community Board
OPEN MINUTES

Date: Monday 1 April 2019
Time: 10am
Venue: Lyttelton Community Boardroom,
25 Canterbury Street, Lyttelton

Present
Chairperson
Pam Richardson
Deputy Chairperson
Tyrone Fields
Members
Felix Dawson
Janis Haley
John McLister
Jed O’Donoghue
Tori Peden
Andrew Turner

1 April 2019

Joan Blatchford
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Mihi/Karakia Timatanga: Tyrone Fields

The agenda was dealt with in the following order.

1. Apologies

   Part C
   Community Board Decision

   There were no apologies recorded.

2. Declarations of Interest

   Part B
   Andrew Turner declared an interest in Item 9 and Item 11 (2) and did not take part in the discussion or voting thereon.

   Tori Peden declared an interest in Item 11 (2) and did not take part in the discussion or voting thereon.

3. Confirmation of Previous Minutes

   Part C
   Community Board Resolved BKCB/2019/00031

   Community Board Decision

   That the minutes of the Te Pātaka o Rākaihautū/Banks Peninsula Community Board meeting held on Monday, 18 March 2019 be confirmed.

   Jed O'Donoghue/Felix Dawson

   Carried

4. Public Forum

   Part B
   There were no Public Forum presentations.

5. Deputations by Appointment

   Part B
   4.1 Jenny Healey

   Jenny Healey spoke on behalf of the Cass Bay Reserve Management Committee regarding its submission on the Draft Annual Plan. She stressed the Committee’s belief that playgrounds should provide “equitable access” for all children.
Community Board Resolved BKCB/2019/00032

Part B

That the Banks Peninsula Community Board:

2. Thank Jenny Healey for her presentation.

Jed O’Donoghue/Tyrone Fields  
Carried

6. Presentation of Petitions

Part B

There was no presentation of petitions.

8. Briefing - Lyttelton Port Company

Phil de Joux, Kim Kelleher and Jared Pettersson from the Lyttelton Port Company (LPC) presented an update to the Board on port activities including the cruise berth, an upgrade to the oil berth, a new tug, the reclamation development and the monitoring of effects on Hector’s Dolphins from the pile driving for the cruise ship berth.

Community Board Resolved BKCB/2019/00033

[Original Staff Recommendation accepted without change]

Part B

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Note the information supplied during the Briefings.

Pam Richardson/Tyrone Fields  
Carried

Attachments

A Lyttelton Port Company Presentation

7. Reserve Management Committee Meeting Minutes

Community Board Resolved BKCB/2019/00034

[Original Staff Recommendation accepted without change]

Part B

That the Banks Peninsula Community Board:

1. Receive the minutes of the following Reserve Management Committees:
   • Duvauchelle Reserve Management Committee – 15 October 2018

Item 3 - Minutes of Previous Meeting 1/04/2019
Community Board Resolved BKCB/2019/00035

[Original Staff Recommendation accepted without change]

Part C

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approve a grant of $1,500 from its 2018/19 Discretionary Response Fund to Charteris Bay Yacht Club towards the Open Fleet and Away Regattas Project.

Carried

John McLister/Jed O'Donoghue

11. Te Pātaka o Rākaihautū/Banks Peninsula Community Board Area Report - April 2019

Staff Recommendations

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Receive the Te Pātaka o Rākaihautū/Banks Peninsula Community Board Area Report for April 2019.

2. Decide whether it wishes to make a submission on the Council’s Summit Road Speed Review.

3. Delegate authority to the Chairperson to approve any final submission on the Council’s Summit Road Speed Review.

4. Decide whether it wishes to make a submission on the proposal by Peninsula Air Limited for a waterdrome at Lyttelton Harbour.

5. Delegate authority to the Chairperson to approve any final submission on the proposal by Peninsula Air Limited for a waterdrome at Lyttelton Harbour.

Community Board Resolved BKCB/2019/00036

Part B

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Receive the Te Pātaka o Rākaihautū/Banks Peninsula Community Board Area Report for April 2019.
2. Agree to make a submission in support of the proposed speed reductions in Council’s Summit Road Speed Review.

3. Delegate authority to the Chairperson to approve the final submission on the Council’s Summit Road Speed Review.

4. Agree to make a submission on the proposal by Peninsula Air Limited for a waterdrome at Lyttelton Harbour, after seeking further information on the proposal.

Jed O'Donoghue/John McLister  
Carried

Andrew Turner and Tori Peden declared an interest in Item 11 (2) and did not take part in the discussion or voting thereon.

9. Preparation of Submission on Draft Annual Plan
   
   Staff Recommendations

   That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:
   
   1. Decide whether it wishes to endorse the Cass Bay Reserves Management Committee’s submission on Christchurch City Council’s Draft Annual Plan 2019/20.
   

   Community Board Resolved BKCB/2019/00037

   Part C

   That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:
   
   1. Endorse the Cass Bay Reserves Management Committee’s submission on Christchurch City Council’s Draft Annual Plan 2019/20.
   
   2. Endorse the Diamond Harbour Reserves Management Committee’s submission on Christchurch City Council’s Draft Annual Plan 2019/20, but signal that requested improvements to the playground should be referred to the Long Term Plan.
   
   3. Support the continuation of the capital funding for Reserve Management Committees.
   
   4. Approve its submission on Christchurch City Council’s Draft Annual Plan 2019/20, including the additional submission points agreed at this meeting.

   Tori Peden/Janis Haley  
   Carried

Andrew Turner declared an interest in Item 9 and did not take part in the voting thereon.

12. Elected Members’ Information Exchange
   
   Part B
   
   12.1 Illegal Tracks in Urumau Reserve

   It was noted that illegal tracks in Urumau Reserve, and the destruction of plantings, appear to be an ongoing issue.

   Members noted that the Board’s resolution on the Urumau Reserve Development Plan specifically stated that where tracks existed that were not shown on the adopted plan, that staff be asked to close them.
Community Board Resolved BKCB/2019/00038

Part B

That the Banks Peninsula Community Board:

1. Request that Parks staff hold a discussion with Board members and the Chairperson of the Lyttelton Reserves Management Committee regarding the ongoing issue of illegal tracks in Urumau Reserve and how they can be closed.

Karakia Whakamutunga: Tyrone Fields

Meeting concluded at 12.17pm.

CONFIRMED THIS 15th DAY OF APRIL 2019.

PAM RICHARDSON
CHAIRPERSON
7. Reserve Management Committee Meeting Minutes

Reference: 19/206937
Presenter(s): Liz Carter – Community Board Adviser

1. Purpose of Report
Minutes have been received from the following Reserve Management Committees:

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<tbody>
<tr>
<td>Lyttelton Reserve Management Committee</td>
<td>11 March 2019</td>
</tr>
<tr>
<td>Robinsons Bay Reserve Management Committee</td>
<td>25 March 2019</td>
</tr>
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</table>

2. Staff Recommendations
That the Banks Peninsula Community Board:
1. Receive the minutes of the following Reserve Management Committees:
   - Lyttelton Reserve Management Committee – 11 March 2019
   - Robinsons Bay Reserve Management Committee – 25 March 2019

Attachments

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<td>B</td>
<td>Robinsons Bay Reserve Management Committee Minutes - 25 March 2019</td>
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Lyttelton Reserves Management Committee Meeting Minutes
Held in the Lyttelton Boardroom, 25 Canterbury Street, Lyttelton
Monday 11 March 2019, 7.00pm

1. Present:
Wendy Everingham (Chairperson), Kirsty Brennan, Robin Dawson, Brian Downey
(Secretary/Treasurer), John Garrett, Luke Hollister, Richard Hopkins, Daryl Warnock, Jed
O’Donoghue (Community Board Liaison), Paul Devlin (Head Ranger), John Fitch
(Ranger), Nick Singleton (Ranger), John Everingham, Justin Merriam.

2. Apologies;
Neil Aitken, Anne Jolliffe, Flora McGregor, Gerard Timings, Keri Whaitari, Andrew Turner

2.1 RESOLVED that the apologies be accepted.

MOVED Wendy Everingham SECONDED Daryl Warnock CARRIED

3. Conflict of Interest Declaration - nil

4. Confirmation of Minutes of meeting held on Tuesday 13th November 2018

4.1 RESOLVED that the draft minutes of November 13th 2018 be confirmed as a true and
correct record.

MOVED Wendy Everingham SECONDED Richard Hopkins CARRIED

5. Matters arising from the minutes

5.1 Progress on solutions to slow bike traffic in the zig zag
There has been no progress on this issue since the matter was last raised. The
Committee had a general discussion about widening the track, passing bays, a speed
slowing device and signage. There was general agreement that there should be signage
at the top and the bottom of the zig zag track should be installed immediately to slow bikes
for walkers. Signage should indicate that mountain bikers give way to pedestrians.

5.2 RESOLVED that standard mountain bike signage be installed at the Foster Terrace
entrance to Urmou Reserve and at the top of the zig zag track near the Drainage Bench
track.

MOVED Daryl Warnock SECONDED John Garrett CARRIED

5.3 Progress on bike signage for the Urmou Reserve
No further progress has been made on general signage for the remainder of the reserve.

5.4 Stan Helms Track

I
Richard Hopkins asked about improvements to the track suggested by Mobil Oil. He also highlighted issues with poor steps near the entrance of the reserve. Nick Singleton highlighted further correspondence with Mobil re access along the pipe line. Richard and Nick will meet on site to progress these issues.

Downey reported that 14 twenty year old trees had been removed by Mobil in their pipeline easement.

6. Correspondence
   6.1 Sumner Rd vegetation maintenance preparation for Re-opening - Paul Devlin
   6.2 Fire Risk – Paul Devlin Head Ranger
   6.3 Lyttelton Harbour Wastewater Project – CCC Infrastructure News
   6.4 Fire danger; preparing for the future now - Allie McMillan
   6.5 Memo regarding legalising as road part of Urumau Reserve - Justin Sims,
   6.6 Agenda - Banks Peninsula Community Board Meeting - 4 March 2019 - Fi Smith
   6.7 Banks Peninsula Community Board Agenda - 8 February 2019 -
   6.8 Funding for RMCs – Amy Hart
   6.9 Confirmation of Order – Niky Robb DOC
   6.10 Re Lyttelton to Woolston Pipeline (South Hillsides) – Aaron Newlove
   6.11 Term Deposit Certificate – Paul Carter BNZ.

6.12 RESOLVED that the correspondence be accepted

MOVED Brian Downey    SECONDED Daryl Wamock      CARRIED

7. Treasurer’s report
   7.1 Accounts
   Balance as at March 6th 2019: $6616.07
   Current Account: $1184.48
   Investment Account (maturing on May 28 2019): $4515.61

7.2 RESOLVED that the financial accounts for the period ending February 28th 2019 be adopted.

MOVED Brian Downey    SECONDED Wendy Everingham    CARRIED

7.3 Accounts for payment
   An invoice from DOC Nursery for the 2019 planting stock was presented. See Appendix 1.

7.4 RESOLVED that a cheque for the sum of $544.64 to the DOC Nursery for plants be authorised.

MOVED John Garrett    SECONDED Luke Hollister    CARRIED

8. Proposal to take Urumau Reserve Land via Public Works Act (Appendix 1)
   Wendy Everingham led a general discussion about what this meant. 1.2 hectares of land is proposed to be requisitioned for the realignment of Sumner Road. She raised the issue at the Community Board meeting on Monday. There was no dissent on the acquisition just the poor process trying to bypass the Community Board, the lack of concern for
environmental impacts leading to lowered environmental protection in a road reserve and why so much land need to be requisitioned. The full Council will make a final decision on this Thursday March 14th.

Paul Devin said the Parks team generally have an agreement with road to maintain Road Reserve so he believed the Reserve Management Committee would still be able to have a voice over the management of the land.

   Jed acknowledged that it was good to have Wendy and Brian at the last Community Board meeting to raise relevant issues regarding the illegal track work and land acquisition in Urumau. He noted the community Board had received Allie McMillan’s letter on fire safety. He also highlighted that he would not be standing at the next election. The Community Board would have quite a few new people after the next election.

10. Head Ranger's Report – Paul Devin (Head Ranger)

   10.1 New Ranger John Fitch was introduced. He will focus on RMC’s at Aillandale, Cass Bay and Diamond Harbour. Paul will continue as our Ranger.

   10.2 Paul requested feedback on the Development Plan and our implementation priorities. He suggested that the Committee have a detailed discussion in May or June to feed our ideas back into the council’s planning system.
   Kirsty Brennan requested a final copy of the Development Plan for this discussion.

   10.3 Paul suggested Lyttelton Reserve Management Committee and Cass Bay Reserve Management Committee get together informally to discuss their positions over a proposed walking track from Cass Bay to the Summit Road.
   Wendy Everingham to organise a meeting with Jenny Healey to discuss the matter further.

   10.4 RESOLVED that the Committee supports the investigation of a walking track that links Cass Bay to the Crater Rim via Whakaraupo Reserve.

MOVED Wendy Everingham      SECONDED John Garrett      CARRIED

10.5 Paul apologised that Matt Rose had not made further contact regarding weed issues. He suggested that Brian Downey and Matt make contact to organise the spraying in Whakaraupo Reserve within a week or so.
   The boundary issues at 62 Governors Bay Road are still being investigated.

10.6 A strategic fire response is being developed via the Port Hills Plan. This plan is still very early stage.

10.7 Port Hills Plan is a high level strategic paper. It is not a Management Plan in terms of the Reserves Act 1977. Currently Council is about to seek comments from Community Board and DOC, then the Reserve Management Committees’ comments will be sought. It will then go out to the public for consultation later in the year.

10.8 Clarification was sought regarding Brian Downey’s presentation to the Community Board. Was he unhappy with the maintenance work done? Brian indicated that the notes from the Community Board meeting did not correctly reflect what he had said. He was
commenting on the Board's earlier request to staff for more information regarding new illegal tracks. The staff report commented extensively on Steadfast but had not addressed any of the newly cut unauthorised tracks in Urumau Reserve. Rangers said they had no further information on these issues.

10.9 Rangers indicated they have been doing extra work in the Port Hills to mitigate fire. In some places rank grass is being cut. They recognise some residents are very anxious about this issue and agreed that the Committee needed resources to provide residents with information. Paul hoped that by the next fire season there would clear information for Committee on land management for fire. In the meantime he offered to visit residents to explain the current fire management of the land and explain some basic information about fire.

10.10 The Committee was asked for approval to remove the pine tree the arborist identified as dangerous near Sumner Road.

10.11 RESOLVED that the Committee approves the removal of the dangerous pine tree identified in Urumau Reserve located on the boundary with Sumner Road.

MOVED Wendy Everingham  SECONDED Richard Hopkin  CARRIED

11. General Business

11.1 Planting Group
Watering of the 2017 and 2018 planting areas has commenced.
Community members have been busy germinating, potting up and re-potted many of the plants required for the next season’s planting. The planting has had to be released due to heavy growth. The DGC order has been confirmed and will be available in May.
Maintenance work has been in all planting areas since the 2015 planting. The illegal track cut through the 2009 planting area has been replanted. Community members are currently carrying water manually to keep the plants watered over the summer.

11.2 Weed Group
Fennel has been targeted in all the planting areas and in the area of the Reserve Terrace entrance. The Christ College student work team under the supervision of Canterbury Volunteers did a great job helping us with this task. We were very happy with their work.

11.3 Maintenance/Drainage Group
The Rangers were requested to cut the Drainage Bench and the 4wd tracks twice last year and this was done very satisfactorily to the established specification. However a request on the 22nd January to cut the Drainage Bench Track before the start of the Fire Season have not been carried out.
Issues have now arisen with neighbours cutting Drainage Bench Track in fear of fire. This has resulted in a planting area which was established for fire reduction and weed eradication (boysenberry) at the Gilmour Terrace being completely overcut and the planting destroyed.
Both the zig zag path and the Reserve Terrace to Foster Terrace track have been cut twice this year by Committee members.

11.4 Track/Access Group
• Daryl Warnock presented a report See Appendix 1 written by Nick Singleton for the Committee to consider regarding the formalisation of the diagonal track that connects the bench to the 4WD track.
• All members of the committee were asked their opinion on the proposal.
• Kirsty Brennan expressed a desire not to have a gravel surface as this wasn’t easy to walk on.
• Brian Downey would prefer a width of no less than 1.5 metres to allow walkers to pass a stationary biker. Sediment control was also needed over the bench track drain.
• Robin Dawson was supportive of a wider track.
• Wendy Everingham commented on the amount of soil involved was 20m3 for a Reserve before planning consents was required not the 50m3 as stated in the report. She asked about the membership of the Parks Biodiversity Unit and was informed that they were Andy Shadbolt; Forrest Ecologist, Dr Nick Head former DOC Ecologist and Christina McDonald.
• John Garrett thought the new design would be safe.
• Daryl Warnock thought that passing bays might solve the problem.
• Jed O'Donoghue asked if a cultural assessment could also be provided.
• Nick Singleton was asked to update his report based on the feedback and present to the Committee at least one week prior to our next meeting so that a consensus recommendation about this track could be put to the Community Board.
• There was a general request to add the tracks to the CCC track status page.
• Nick Singleton reported that the Sian Heims Track has had two cuts.
• Daryl Warnock wanted to know what the process was for opening the ‘closed off’ area of Urumau Reserve. Paul said they would need to get sign off from the arborists and geotech staff before any re-opening could take place.

11.5 Pest Group - Kirsty Brennan
Kirsty and John Garrett have been coordinating this project with the school. There are 13 traps at 9 sites. 14 pests have been killed. 10 possums and 4 hedgehogs. There has been great support from the children and parents at Lyttelton Primary School.

12. Any Other Business
Banks Peninsula Conservation Trust are hosting a pest workshop at the Port Saddle Thursday April 4th 1-3pm. All welcome.

13. Next Meeting Dates Monday April 8 and Monday May 13 2019

14. CLOSE: There being no further business the meeting concluded at 8.57 pm.

Chair ___________________________ Date __________________
Appendix 1

Proposed Share Use Track
Urumau Reserve
March 2019

This project report covers, design, construction, environmental impact, consent requirements, a cost estimate and maintenance relating to the proposed track.

1. Design.
The track measures 120 mtrs long, with a height gain of 14mtrs vertical. Track gradient would range between 6 to 10 degrees, with a final width of 1.2 mtrs. Track alignment would have grade reversals incorporated to ensure that surface water cannot pick up speed and cause erosion problems. The track surface would have a slight out slope, to ensure water runs off to the outside edge and not down the track.

2. Construction.
Construction would be achieved using a skilled track builder operating a 1ton digger. Conventional cut and fill technique would be used to form a new track surface following the existing line. The mineral earth surface would then be covered with SAP 20 gravel at a depth of 100mm. This would be shaped and compacted to form the final tread surface.

3. Consent requirements.
We estimate that less than 50m3 would be moved to create the track. The City Council Consents Team would be contacted to check soil displacement measurements, zoning regulations and any other consenting requirements prior to planning the construction phase.

4. Environmental impact.
The Parks Units Biodiversity team would provide an environmental impact assessment covering effects on flora and fauna. Similarly the Council Land Drainage Team would provide an assessment of sedimentation issues too.

5. Cost.
Estimate $5,000-$8,000

Ongoing maintenance would be carried out by the City Council Ranger Service as requested by the Reserve Management Committee.
7. Summary
The finished track would look similar to the benched track built 2 years ago above the stairs at the end of Foster Tce. It would have a gravel surface, with no mineral earth exposed to the elements. Gravel surfaced tracks are hard wearing and minimise soil displacement/degradation by recreationists. Slight "bleeding" of the clay in the gravel mix does occur over time. The long grass directly below the track will arrest its travel quickly.
MINUTES OF THE ROBINSONS BAY RESERVE MANAGEMENT COMMITTEE
Held at the Reserve on Monday 25th March 2019

PRESENT: Pippa Foley, Paddy Stronach, Raywyn Stronach, Marion Wilson,
APOLOGIES: Pam Richardson, Suky Thompson
MINUTES: The minutes of the Meeting held on 15th January 2019 were read and
confirmed by all.

BUSINESS FROM MINUTES: None not on agenda for meeting.

FINANCIAL:
No transactions since last meeting on local account. Bank Statement $868.36. Nick Thacker paid from
CCC fund. Pippa paid from $120 from CCC for Neighbourhood week. Rest of expenses taken from raffle
money held picnic. Nett proceeds of the raffle = $205. Pippa to bank in local account.

CORRESPONDENCE:
Due to Pippa getting a new computer and somehow losing the Reserve Board file when transferring
data, All old correspondence has been lost.

At Matt Stanfords's (Enviroschools Facilitator) suggestion, Pippa requested weta boxes from Mike Bowie
(Lincoln College). These have since been collected and Mike thanked. Suky to be asked to hang them in
reserve.

GENERAL BUSINESS:
Funding: “That the Robinsons Bay RMC apply to CCC for 1 black printing cartridge and 1 ream of paper.”

Paddy/ Raywyn carried

Neighbourhood Week This was a great success. Consider raffle next year.

Update on Cocksfoot Display. As Suky absent all at standstill.

Reserve Management Plan Still waiting for hear from Delia Walker.

Parking Area. The Committee accept Julian Calcutt reasons for not outlining parking
area for lawn mowing reasons but still want bridge bearers brought to
Reserve. Pippa to ask him.

Schools Resource: Pippa to invite Matt Stanford (Enviroschools Facilitator) to come to next
meeting.

Next Meeting: We will return to the old time of first Monday of the month. Therefore
next meeting will be 6th May.

Meeting finished approx 5.10pm.

Signed as a true and correct record........................................ Date........................................
8. Akaroa Museum Advisory Committee Minutes - 27 March 2019

Reference: 19/389371
Presenter(s): Liz Carter - Community Board Adviser

1. Purpose of Report
Minutes have been received from:

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<tr>
<td>Akaroa Museum Advisory Committee</td>
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2. Staff Recommendations
That the Banks Peninsula Community Board:
   1. Receive the minutes from the Akaroa Museum Advisory Committee dated 15 April 2019

Attachments

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# Akaroa Museum Advisory Committee

**OPEN MINUTES**

**Date:** Wednesday 27 March 2019  
**Time:** 10am  
**Venue:** Akaroa Boardroom, 78 Rue Lavaud, Akaroa

<table>
<thead>
<tr>
<th>Present</th>
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| Members | Pam Richardson - Banks Peninsula Community Board Representative  
|         | Janis Haley - Banks Peninsula Community Board Representative  
|         | David Miller - Friends of the Museum (FOAM)  
|         | Sue Craw - Friends of the Museum (FOAM)  
| Staff   | Lynda Wallace – Akaroa Museum Director  
|         | Liz Carter – Community Board Adviser  
|         | Fi Smith – Support Officer  

Members of Friends of the Museum (FOAM) in attendance:  
Rosie Davidson  
Nigel Harrison  
Liz Haylock  
Paddy Stronach  
Sue Johns  
Alison Craw  
Fiona Paulin  
Carole Francis-Miller

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25 March 2019

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Liz Carter  
Community Board Advisor  
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www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/
The agenda was dealt with in the following order.

1. **Apologies**
   *Part C*
   **Committee Decision**
   No apologies were received for this meeting.

2. **Declarations of Interest**
   *Part B*
   There were no declarations of interest recorded.

3. **Confirmation of Previous Minutes**
   *Part C*
   **Committee Resolved AMA/2019/00001**
   **Committee Decision**
   That the minutes of the Akaroa Museum Advisory Committee meeting held on Wednesday, 28 November 2018 be confirmed.
   Janis Haley/David Miller  
   
   **Carried**

4. **Deputations by Appointment**
   *Part B*
   There were no deputations by appointment.

5. **Akaroa Museum Director’s Update**
   **Committee Decisions under Delegation**
   *(Original Staff Recommendation accepted without change)*
   *Part B*
   That the Akaroa Museum Advisory Committee receive the information in the Akaroa Museum Director’s Update.
6. **Friends of Akaroa Museum (FOAM) - Presidents Update**

   **Committee Decisions under Delegation**

   *(Original Staff Recommendation accepted without change)*

   **Part B**

   That the Akaroa Museum Advisory Committee receive the information in the Friends of Akaroa Museum President's Update.

7. **Committee Members' Exchange of Information**

   **Part B**

   Members referred to the successful Waitangi Day celebrations at Onuku and acknowledged the recent massacre in Christchurch.

Meeting concluded at 10.25am.

CONFIRMED THIS 26TH DAY OF JUNE 2019.
9. Property Review Process

Reference: 18/1382315
Contact: Angus Smith Manager Property Consultancy

1. Purpose and Origin of Report

Purpose of Report
1.1 The purpose of this report is for the Banks Peninsula Community Board to confirm the outcomes of a workshop at the end of last year which considered a list of properties in its area that are no longer required, or being utilised, for the purpose that they were originally purchased. In doing so this report seeks a recommendation from the Board to the Council on resolutions to formalise and initiate the next steps in the process.

Origin of Report
1.2 This report is staff generated to follow up on a Council resolution of 12 May 2016 Council Resolved CNCL/2016/00242 and related workshops held with Community Boards.

2. Significance

2.1 The decision(s) in this report are of low significance in relation to the Christchurch City Council’s Significance and Engagement Policy.

2.1.1 The level of significance was determined on the basis that this is largely a general report implementing a process that follows a number of workshops and engagement with the community Boards.

2.1.2 Additionally given the general nature of the assets the number of people affected and to what extent is generally nil to low. Any significance issues based on individual property specifics is likely to be attended to on an individual property at future stages and at related decision points in the process.

2.1.3 The community engagement and consultation outlined in this report reflect this assessment.

3. Staff Recommendations:

That the Banks Peninsula Community Board:

Notes that:

1. The purpose of this report is to determine the future use of land holdings that are no longer required, or being utilised, for the purpose that they were originally purchased. This is to be achieved by categorising them into the following three options for incorporation in a recommended resolution to Council.

Three options:

3.1 Option 1 - Retain for a future strategic purpose.

3.2 Option 2 - Declared surplus for disposal.

3.3 Option3 - Retention to explore an alternative public use.

2. It has received advice through workshops and staff reports (including the public excluded attachment titled “Update January 2019”) on the possible future use of the various land holdings in this report.
3. To help inform a final resolution recommendation those workshop outcomes and suggestions were further reviewed and discussed at a workshop on the 28th January prior to this report being considered. The outcomes of which are summarised as follows:

a. Woodills Milk Store - 55 Woodills Road
   i. Initial workshop outcome 2018: Option 1 - Retain for a future strategic purpose.
   ii. Staff suggestion: Option 2 - Declared surplus for disposal (noting the lessee indicated after the workshop that they wish to surrender the lease).
   iii. Recent workshop outcome 28 January 2019: There was no interest from other Council infrastructure units i.e. Transport, Parks and 3 Waters. The Board requested that staff discuss with St Johns whether this is a suitable site for their requirements.

b. BP Meats Development - 67A Rue Lavaud
   i. Recommendation: Option 1 - Retain for a future strategic purpose (and initiate a process to investigate future development options).
   ii. Recent workshop outcome 28 January 2019: That this be referred to Development Christchurch Ltd (DCL) to assess and develop viable commercial regeneration options for the Board to consider and develop a future process from.

c. Shackleton Reserve - 10 Shackleton Terrace
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: Parks and Transport have no interest in the property. Support declaring the property surplus.

d. HMNZS Steadfast - 64 & 86 Governors Bay Road
   i. Initial workshop outcome 2018: Option 1 - Retain for a future strategic purpose.
   ii. Staff suggestion: Option 3 – Retention and transfer to an alternative public work use. Subject to the criteria below under recommended resolution to Council 5.a being met.
   iii. Recent workshop outcome 28 January 2019: Support the staff recommendation i.e. retention for incorporation into the Parks portfolio.

e. Gollans Bay Rubbish Tip - 150 Old Sumner Road
   i. Recommendation: Option 3 - Retention and transfer an alternative public work use (Subject to the criteria below under Recommended resolution to Council 5(a) being met)
   ii. Recent workshop outcome 28 January 2019: Parks indicated a preliminary view that this was probably of no interest to include in their portfolio and add to the network. The Board requested that the Council’s Parks team further look at this property more closely with the view of retaining it in the Parks portfolio for open space and recreational use, as it currently seems to be actively utilised.

f. Development Land Ngatea Point – 27 Hunters Roadd, 5A & 31A Te Papau Crescent, 42 Whero Avenue, 399 Bayview Road
   i. Recommendation: Option 1 - Retain balance for a future strategic purpose, retain and protect the bush gullies (noting that there is a separate process already underway relating to the protection of the bush gullies).
   ii. Recent workshop outcome 28 January 2019: Support the recommendation.
g. Reservoir - 38 Waipapa Avenue
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: That the community Board is not
       aware of any alternative public uses for the site, but acknowledges the community
       may desire the property be retained as open space. Parks are therefore requested
       to reconsider whether this property should be retained for that purpose.

h. Stoddart Point Reserve - 2H Waipapa Avenue
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: The reason for ownership was not
       evident and therefore declaring it surplus for disposal is an option. The
       Community Board wants to further understand adjoining ownership, whether
       there would be an offer back obligation and what the relationship / arrangement /
       obligations may or may not be with regards to the postal boxes.

i. Reservoir – 306 Bayview Road
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: That the Community Board is not
       aware of any alternative public uses for the site, but wants to be assured the
       property is not required for open space / recreation purposes, particularly walking
       track purposes. Parks are therefore requested to consider whether this property
       should be retained for that purpose.

j. Rural Land (Store Livestock) – 3381 Christchurch-Akaroa Road
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner
       provided advice that – “these cliffs have high ecological values, they support a
       significant biota (flora and fauna). Not least they are classified as a nationally rare
       ecosystem which are a national priority for protection” It was discussed and
       consider that the staff (including the Parks – Team Leader Biodiversity) need to
       review this property in that context and provide further advice on whether
       retention or protection mechanisms are required.

k. Vacant land – 2979 Christchurch-Akaroa Road
   i. Recommendation: Option 2 – Declared surplus for disposal.
   ii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner
       provided advice that – “it may have some ecological values on the small cliffs at
       the base of the property” It was discussed and consider that the staff (including
       the Parks – Team Leader Biodiversity) need to review this property in that context
       and provide further advice on whether retention or protection mechanisms are
       required.

l. Former Quarry Freehold - 79 Jones Road
   i. Workshop outcome: Consider retention and transfer to an alternative public work
      use.
   ii. Staff suggestion: Option 2 – Declared surplus for disposal.
   iii. Recent workshop outcome 28 January 2019: The Council Senior Policy Planner
       provided advice that – “this is a dryland site that may support indigenous
       biota. We already have some serious biodiversity issues in the Kaitorete / Birdlings
       Flat area so need to be very sure that the site has no values before disposing of
It. It may have restoration potential.” It was discussed and considered that the staff (including the Parks – Team Leader Biodiversity) need to review this property in that context and provide further advice on whether retention or protection mechanisms are required.

m. Little River Education House – 4421 Christchurch-Akaroa Road
   i. Workshop outcome: Consider retention and transfer to an alternative public work use.
   ii. Staff suggestion: Option 2 – Declared surplus for disposal.
   iii. Recent workshop outcome 28 January 2019: It was determined that the tenancy in the house be terminated and it then be demolished as it is at the end of its economic life. There are no Transport requirements for the land. Parks indicated that they would like to check the value of retaining the land or a portion for a connection to Little River Esplanade Reserve or potential for a freedom camping site.

As a result of the above the Community Board recommends to Council that it passes the following resolutions:

4. Option 1.
   a. Approves retention of the following properties for a future strategic purpose.
      i. BP Meats Development - 67A Rue Lavaud and that this be referred to DCL to assess and develop viable commercial regeneration options for the Board to consider and develop a future process from.
      ii. Development Land Ngatea Point – 27 Hunters Road, 5A & 31A Te Papau Crescent, 42 Whero Avenue, 399 Bayview Road - Retain for a future strategic purpose yet to be determined and protect the bush gullies (noting that there has been a separate report and process underway relating to the protection of the bush gullies).

5. Option 2.
   a. Declares the following properties surplus for disposal.
      i. Woodills Milk Store - 55 Woodills Road subject to:
         • The property being circularised to determine there is no other alternative public use.
         • St Johns not being interested in the site. If there was an interest that would be reported back to the Board for consideration.
      ii. Shackleton Reserve - 10 Shackleton Terrace
      iii. Reservoir - 38 Waipapa Ave subject to:
         • The property being circularised internally within Council to determine there is no other alternative public use.
      iv. Stoddart Point Reserve - 2H Waipapa Avenue
      v. Reservoir – 306 Bayview Road subject to:
         • The property being circularised internally within Council to determine there is no other alternative public use.
vi. Little River Education House – 4421 Christchurch Akaroa Road – subject to:
   • Termination of the tenancy and demolition of the house.
   • The property being circularised internally within Council to determine there is
     no other alternative public use.

b. Grants delegated authority to the Property Consultancy Manager to:
   i. Determine at his discretion satisfaction of the “subject to” conditions.
   ii. Commence the sale process for the properties set out in the resolution above in
        accordance with Council’s normal practices and policies (including unilateral
        dealings where a tender is not practical).
   iii. Conclude the sale of these properties on the best terms considered available, as
        supported by valuation advice and in consideration of other factors including
        marketing and market dynamics, including if the minimum price is not achievable
        by tender then the property may be sold by private treaty.
   iv. To do all things and make decisions at his sole discretion that are necessary to give
        effect to this resolution.

6. **Option 3.**
   a. Supports retention of the following properties to explore an alternative public use
      subject to the conditions below:
      i. HMNZS Steadfast - 64 & 86 Governors Bay Road - that this property be retained
         and transferred into the Parks portfolio.
      ii. Gollans Bay Rubbish Tip - 150 Old Sumner Road - the Board request that the
         Council’s Parks team further look at this property more closely and report back
         with the view of retaining it in the Parks portfolio for open space and recreational
         use, as it currently seems to be actively utilised.
      iii. Rural Land (Store Livestock) – 3381 Christchurch-Akaroa Road – the Board request
           that staff (including the Parks – Team leader Biodiversity) review this property in
           the context of the Council’s Senior Policy Planner advice that there are high
           ecological values and report back on whether retention or protection mechanisms
           are required.
      iv. Vacant land – 2979 Christchurch-Akaroa Road - the Board request that staff
           (including the Parks – Team leader Biodiversity) review this property in the context
           of the Council’s Senior Policy Planner advice that there may be ecological values
           and report back on whether retention or protection mechanisms are required.
     v. Former Quarry Freehold - 79 Jones Road - the Board request that staff (including
        the Parks – Team leader Biodiversity) review this property in the context of the
        Council’s Senior Policy Planner advice that there may be ecological values and
        report back on whether retention or protection mechanisms are required.

b. Retention of the properties is conditional upon staff and the Community Board engaging
   in a process that identifies an alternative public use that:
   i. Can be rationalised,
   ii. Satisfies a clearly identified need,
iii. Is supported by a sound and robust business case,
iv. Supports Council strategies,
v. Has established funding in the Council’s annual and long term plans,
vi. Has an identified sponsor i.e. end asset owner (titular internal owner) / sponsor who supports retention for the alternative public use and holds an appropriate budget provision within the LTP.

c. The Community Board is delegated authority to make a retention decision for an alternative use so long as all of the conditions set out in resolution 5 above are met to its satisfaction.

7. Notes the property at 40 Rue Jolie was originally included in this process, but has subsequently been considered in a separate heritage buildings process.

4. Key Points

4.1 This report supports the Council’s Long Term Plan (2015 - 2025):

4.1.1 Activity: Facilities, Property & Planning
- Level of Service: 13.4.10.0 Property advice and services that support the delivery of other Council Services - At least 90% projects delivered to agreed timeframes per annum.

4.2 The Council has adopted a process for determining the future use of properties that are no longer being utilised for a public work i.e. delivering a service or activity.

4.3 That process has been socialised with Community Board’s on a couple of occasions, with a workshop at the end of last year to categorise the properties into specific actions. This report serves to formally adopt those actions.

4.4 The following feasible options have been considered:
- Option 1 - Endorse the Community Boards work-shopped recommendations (preferred)
- Option 2 - Adopt different categorisations and outcomes

4.5 Option Summary - Advantages and Disadvantages (Preferred Option)

4.6 Both options are relatively similar and almost have the same advantages. The difference is that under Option 2 the Community Board and Council can review and change the categorisation from that discussed in the workshop and therefore future use of the properties.

4.6.1 The advantages of this option include:
- Supports Community Board process, thinking and desires to date.
- Creates certainty.
- Provides continued momentum to the process.
- Provides good prudent management and custodianship of Council’s property assets while balancing community outcomes,

4.6.2 The disadvantages of this option include:
- Nil
5. Context/Background

Background

5.1 The Council purchases properties for the delivery of a service / activity / public work. When in use, properties are held and funded by the business unit delivering that service / activity or project.

5.2 When a property is no longer required for the purpose for which it was originally held it is prudent for Council to make a conscious decision to determine the future use of that property. Holding land with an indeterminate purpose or reason is not prudent and may put the Council at operational risk for example:

5.2.1 Reputational for not proactively and prudently managing and utilising property assets.
5.2.2 Being reactively driven by unilateral unsolicited proposals to outcomes.
5.2.3 Legislative non-compliance e.g. not dealing with offer back obligations (section 40 of the Public works Act) appropriately.
5.2.4 Not meeting the principles of the Local Government Act.
5.2.5 Inappropriate uses developing e.g. vandalism, unsanctioned occupations.
5.2.6 Poor maintenance and compliance.

5.3 Holding property without an agreed reason, purpose or use also comes at a cost in terms of operating / holding, foregone capital, potential social, poor community outcomes and therefore imprudent custodianship of public assets / money.

5.4 In general terms the Council only holds land that is:

5.4.1 Required for a public work, either; currently utilised to deliver an activity or service; or held for future delivery of the same; and
5.4.2 Held for strategic purposes e.g. project; and
5.4.3 Held pending a future use decision i.e. under review in terms of future use.

5.5 The Council adopted a process in May 2016 that is designed to facilitate and make decisions that support the active and prudent management of the Council’s property.

Process

5.6 A flow chart of the process is attached, but in summary is as follows:

5.6.1 When a property ceases to be held for the purpose of delivering the activity or service for which it was originally purchased then it is circularised around business units, Community Boards and possible stakeholders to assess and identify community needs and develop options to for alternative public uses.

5.6.2 This is generally done on a semi regular basis, dictated by the number of properties that are no longer required for their original purpose.

5.6.3 A period of six months is provided to establish the alternative public uses and options.

5.6.4 The results are collated into an options report which would usually incorporate as one of the options sale.

5.6.5 The Council then resolve future use based on staff and Community Board recommendations.

5.7 Retaining the property for an alternative public use needs:

5.7.1 To be rationalised,
5.7.2 A clearly identified need,
5.7.3 To be supported by a sound and robust business case,
5.7.4 Supporting Council strategies,
5.7.5 Established funding in the Council’s annual and long term plans
5.7.6 To have an identified sponsor i.e. end asset owner (titular internal owner) / sponsor and budget provision within the LTP

5.8 It is important to note that this is not a process to review or rationalise the Council’s property holdings that are currently held by asset owning units to deliver a service or activity. That would need to be a separate organisation wide exercise.

**Current status**

5.9 The community boards have considered a list of properties in the ward that are no longer being utilised for the original intended purpose for which they were purchased and in doing so have categorised them as follows:

5.9.1 Held - Recommending on whether any of the properties should be retained for a strategic purpose.
5.9.2 Sold - Recommending on whether any of the properties should be declared surplus for disposal.
5.9.3 Used - Deciding on which properties the Board and staff will work on over the coming months to identify as having alternative public uses for recommending to the Council for a decision.

5.10 A list of the properties that are within this community board’s area and how they were categorised at the workshop at the end of last year is attached – “Workshop Recommendations”. This report seeks endorsement of those categories and thereby implementation of either sale (5.9.2 above) or a process to determine an alternative use (5.9.3 above).

5.10.1 Sale of a property would be implemented immediately in accordance with the resolutions above and normal Council practices and policies.

5.10.2 The intention to implement a process to support an alternative future use decision will see staff working with the community board to design a process for each property to help deliver an outcome e.g. tender/request for proposal, expression of interest, community engagement, consultation, unilateral dealing etc.

5.10.3 The Banks Peninsula Community Board also chose to visit a number of sites after the workshop, and the recommendations in this report reflect the views after both the workshop and the site visit.

6. **Option 1 – Endorse the Community Boards Work-shopped Recommendations (preferred)**

**Option Description**

6.1 That the Community Board reviews the outcomes from the workshop as per attached. Endorses these and recommends to the Council that it pass the resolutions above in section 3 - Staff Recommendations. This would enable some positive initiatives to be undertaken to achieve sale or determining future use, as well as creating certainty for those properties to be retained for a strategic purpose.
Significance
6.2 The level of significance of this option is low consistent with section 2 of this report.
6.3 Engagement requirements for this level of significance are not required.

Impact on Mana Whenua
6.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

Community Views and Preferences
6.5 The substantive decisions required from this report do not require any specific consultation to seek community views and preferences. Attending to the future use of some of the properties may require some form of consultation and/or community engagement and that will be built into the process developed by staff and the Community Board.

Alignment with Council Plans and Policies
6.6 This option is consistent with Council’s Plans and Policies
6.6.1 Inconsistency – Not applicable
6.6.2 Reason for inconsistency – Not applicable
6.6.3 Amendment necessary – Not applicable

Financial Implications
6.7 Cost of Implementation – The specific resolutions of this report have no direct impact, though future individual property decisions may have. These will need to be considered separately depending on the circumstances.
6.8 Maintenance / Ongoing Costs – Not applicable refer above.
6.9 Funding source – Not applicable refer above.

Legal Implications
6.10 There is not a legal context, issue or implication relevant to this decision.
6.11 This report has not been reviewed and approved by the Legal Services Unit

Risks and Mitigations
6.12 The purpose of this process and decision making is to create certainty and reduce risk.

Implementation
6.13 Implementation dependencies - On going collaborative work and support between staff and the Community Board to determine future uses.
6.14 Implementation timeframe – April to September initiate sale process or community engagement / consultation process depending on the property and its categorisation.

Option Summary - Advantages and Disadvantages
6.15 The advantages of this option include:
- Supports Community Board process, thinking and desires to date.
- Creates certainty.
- Provides continued momentum to the process.
- Provides good prudent management and custodianship of Council’s property assets while balancing community outcomes,
6.16 The disadvantages of this option include:

- Nil

7. **Option 2 – Adopt different categorisations and outcomes**

**Option Description**

7.1 That the Community Board reviews the outcomes from the workshop as per attached. Adopts and recommends those with some changes for Council to consider. In doing so the Council could adopt those or re-categorise as it sees fit. Accordingly appropriately amending and passing the resolutions above in section 3 - Staff Recommendations. This would enable some positive initiatives to be undertaken to achieve sale or determining future use, as well as creating certainty for those properties to be retained for a strategic purpose.

**Significance**

7.2 The level of significance of this option is low consistent with section 2 of this report.

7.3 Engagement requirements for this level of significance are not required.

**Impact on Mana Whenua**

7.4 This option does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Ngāi Tahu, their culture and traditions.

**Community Views and Preferences**

7.5 The substantive decisions required from this report do not require any specific consultation to seek community views and preferences. Attending to the future use of some of the properties may require some form of consultation and/or community engagement and that will be built into the process developed by staff and the Community Board.

**Alignment with Council Plans and Policies**

7.6 This option is consistent with Council’s Plans and Policies

  7.6.1 Inconsistency – Not applicable

  7.6.2 Reason for inconsistency – Not applicable

  7.6.3 Amendment necessary – Not applicable

**Financial Implications**

7.7 Cost of Implementation – The specific resolutions of this report have no direct impact. Though future individual property decisions may have. These will need to be considered separately depending on the circumstances.

7.8 Maintenance / Ongoing Costs – Not applicable refer above.

7.9 Funding source – Not applicable refer above.

**Legal Implications**

7.10 There is not a legal context, issue or implication relevant to this decision

7.11 This report has not been reviewed and approved by the Legal Services Unit

**Risks and Mitigations**

7.11.1 The purpose of this process and decision making is to create certainty and reduce risk.

**Implementation**

7.12 Implementation dependencies - Ongoing collaborative work and support between staff and the Community Board to determine future uses.
7.13 Implementation timeframe – April to September initiate sale process or community engagement / consultation process depending on the property and its categorisation.

Option Summary - Advantages and Disadvantages

7.14 The advantages of this option include:
- Creates certainty.
- Provides continued momentum to the process.
- Provides good prudent management and custodianship of Council’s property assets while balancing community outcomes.

7.15 The disadvantages of this option include:
- Council’s decisions may not align with the Community Boards desired outcomes.

Attachments

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<th>Title</th>
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<tr>
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<td>Update January 2019 <em>(Under Separate Cover)</em> - CONFIDENTIAL</td>
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<tr>
<td>B</td>
<td>Property List Akaroa Waiwera</td>
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<td>C</td>
<td>Property List Lyttelton Mt Herbert</td>
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<td>D</td>
<td>Workshop Outcomes <em>(Under Separate Cover)</em> - CONFIDENTIAL</td>
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<td>E</td>
<td>Process Workflow</td>
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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>Author</th>
<th>Approved By</th>
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</thead>
<tbody>
<tr>
<td>Angus Smith - Manager Property Consultancy</td>
<td>Bruce Rendall - Head of Facilities, Property &amp; Planning</td>
</tr>
<tr>
<td></td>
<td>Anne Columbus - General Manager Corporate Services</td>
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<tr>
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<td>Andrew Rutledge - Head of Parks</td>
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## Property for Review Akaroa-Waiwera Sub-Division

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Property for Review Akaroa-Waiwera Sub-Division

BE 49 Rural Land (Store Livestock) 3381 Christchurch-Akaroa Road

Ownership purpose / public benefit not evident therefore should be reviewed

BE 189 Vacant Land 2979 Christchurch Akaroa Road

Property for Review Akaroa-Waiwera Sub-Division

BE 3630 Woodills Milk Store

55 Woodills Road

Has no Council purpose, however serves as a very important Community service for milk deliveries, there is a lease with this site.

BE 3634 BP Meats Development

67A Rue Lavaud

Strategic site, requires a strategic decision / plan.
Property for Review Akaroa-Waiwera Sub-Division

BE: 3638 Housing Rue Jolie

Historic cottage with the rear of the site providing car parking for bowling club. Not required operationally but there will be strong community interest in this site. Requires a strategic decision.

BE 3657 Former Quarry F/hold

Large site, just under 5 hectares in size, located on Jones Road, Birdlings Flat. Utilised as a quarry in the past but now no longer required for this purpose. Site adjoins a DOC reserve. Limited options but future required ownership doesn’t seem to be a necessity.

40 Rue Jolie

79 Jones Road, Birdlings Flat
Property for Review Akaroa-Waiwera Sub-Division

3667  Little River Education House

4421 Christchurch Akaroa Road

Crown derived land that was held for travellers, however this is no longer required.
Property for Review Akaroa-Waiwera Sub-Division
### Property for Review Akaroa-Waiwera Sub-Division

#### PROPERTY STATUS REPORT FOR
3381 Christchurch-Akaroa Road

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>The property is located back from the main Christchurch-Akaroa Road with access by an unformed road. It straddles a cliff, and is 4.0468ha in size.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>3381 Christchurch-Akaroa Road</td>
</tr>
<tr>
<td>SITE / LOCALITY</td>
<td>A reasonably remote site with no formed access. The site encompasses a cliff</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 1 DP 4383, Part Rural Section 34032</td>
</tr>
<tr>
<td>AREA (ha)</td>
<td>4.0468</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS</td>
<td>Fee Simple, unnumbered</td>
</tr>
<tr>
<td>AND LEGAL COMMENT</td>
<td></td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$16,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>• This property appears to have acquired for stock holding purposes in 1910</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>Certificate of Title</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 888067</td>
</tr>
<tr>
<td>CLOSING DATE FOR</td>
<td>sumption of interest</td>
</tr>
<tr>
<td>REGISTRATION OF</td>
<td></td>
</tr>
<tr>
<td>INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

#### PROPERTY STATUS REPORT FOR
2979 Christchurch Akaroa Road

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>This site is an regular shaped property with a grazing licence in place. Access is via an unformed legal road.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>2979 Christchurch-Akaroa Road</td>
</tr>
<tr>
<td>SITE / LOCALITY</td>
<td>The site is located north of the main road, with access by an unformed legal road.</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td></td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Reserve 1101</td>
</tr>
<tr>
<td>AREA (ha)</td>
<td>2.0234ha</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS</td>
<td>The site is subject to the Ngai Tahu Claims Settlement Act 1998</td>
</tr>
<tr>
<td>AND LEGAL COMMENT</td>
<td></td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>Capital value: $11,000</td>
</tr>
<tr>
<td>(S CAPITAL VALUE)</td>
<td></td>
</tr>
</tbody>
</table>
## Property for Review Akaroa-Waiwera Sub-Division

<table>
<thead>
<tr>
<th>EXECUTIVE SUMMARY</th>
<th>This property has a roll over grazing licence in place, on a month by month basis.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATTACHMENTS</td>
<td></td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Pupu 888417</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

## PROPERTY STATUS REPORT FOR 55 WOODILLS ROAD

<table>
<thead>
<tr>
<th>Property Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
</tr>
<tr>
<td>AREA (m$^2$)</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
</tr>
<tr>
<td>ZONING</td>
</tr>
<tr>
<td>RATING VALUATION</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
</tr>
<tr>
<td>PROPERTY ID</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
</tr>
</tbody>
</table>

## PROPERTY STATUS REPORT FOR 67a RUE LAVAUD

<table>
<thead>
<tr>
<th>Property Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
</tr>
<tr>
<td>ADDRESS</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
</tr>
<tr>
<td>AREA (m$^2$)</td>
</tr>
</tbody>
</table>
### Property for Review Akaroa-Waiwera Sub-Division

| ENCUMBRANCES, STATUS AND LEGAL COMMENT | Subject to a right of way |
| ZONING | Residential Conservation |
| RATING VALUATION | $80,000 |
| EXECUTIVE SUMMARY | A narrow site which serves as access to the rear of the BP Meats site. |
| ATTACHMENTS | |
| PROPERTY ID | Prupi 887918 |
| CLOSING DATE FOR REGISTRATION OF INTEREST | |

### PROPERTY STATUS REPORT FOR 67 RUE LAVAUD

| PROPERTY DESCRIPTION | This property is currently used as an a commercial tenancy (Akaroa Butchery) as well as various short-term and community uses |
| ADDRESS | 67 Rue Lavaud, Akaroa |
| SITE / LOCALITY DESCRIPTION | A large rectangular site located near the heart of Akaroa |
| LEGAL DESCRIPTION | Part Rural Section 200. Identifier CB400/274 |
| AREA (m²) | 2555m² |
| ENCUMBRANCES, STATUS AND LEGAL COMMENT | n/a |
| ZONING | Town Centre |
| RATING VALUATION | $1,460,000 |
| EXECUTIVE SUMMARY | A large site near the centre of Akaroa. Various tenancies and uses |
| ATTACHMENTS | |
| PROPERTY ID | Prupi 881436 |
| CLOSING DATE FOR REGISTRATION OF INTEREST | |
## Property for Review Akaroa-Waiwera Sub-Division

### PROPERTY STATUS REPORT FOR

#### 40 Rue Jolie, Akaroa

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY DESCRIPTION</strong></td>
<td>The property was constructed circa 1877, and is in a state of disrepair. It has a floor area of 60m², and sits on a sub dividable allotment of 556m².</td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
<td>40 Rue Jolie, Akaroa.</td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
<td>The site itself is a level rectangular shaped corner section with 13m of frontage onto Rue Jolie, and 45m frontage onto Rue Brittan. It is bounded to the west by the Akaroa Harbour, and the south by the bowling club. There is a vacant area behind the cottage and the harbour which is used informally as car parking for the bowling club.</td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
<td>Section III Town of Akaroa. IDENTIFIER CB19F/821</td>
</tr>
<tr>
<td><strong>AREA (m²)</strong></td>
<td>556</td>
</tr>
<tr>
<td><strong>ENCUMBRANCES, STATUS AND LEGAL COMMENT</strong></td>
<td>Fee Simple, unencumbered</td>
</tr>
<tr>
<td><strong>ZONING</strong></td>
<td>Town Centre (Akaroa)</td>
</tr>
<tr>
<td><strong>RATING VALUATION</strong></td>
<td>$700,000</td>
</tr>
<tr>
<td><strong>EXECUTIVE SUMMARY</strong></td>
<td>This property was originally acquired to protect the bowling club.</td>
</tr>
<tr>
<td></td>
<td>It has some heritage value and is defined as an archaeological site in the Historic Places Act.</td>
</tr>
<tr>
<td></td>
<td>Any use would require substantial remediation work.</td>
</tr>
<tr>
<td></td>
<td>The property is susceptible to flooding.</td>
</tr>
<tr>
<td></td>
<td>This property will be the subject of a separate report to the Board in June 2017</td>
</tr>
<tr>
<td><strong>ATTACHMENTS</strong></td>
<td>Certificate of Title</td>
</tr>
<tr>
<td><strong>PROPERTY ID</strong></td>
<td>Prupi 882808</td>
</tr>
<tr>
<td><strong>CLOSING DATE FOR REGISTRATION OF INTEREST</strong></td>
<td></td>
</tr>
</tbody>
</table>

## PROPERTY STATUS REPORT FOR

#### 79 Jones Road

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY DESCRIPTION</strong></td>
<td>Large site, with poor access, used a former quarry</td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
<td>79 Jones Road, Little River</td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
<td>A large rectangular site located near the heart of Akaroa</td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
<td>Rural Section 42107 &amp; Rural Section 39511, Identifier CB29K-96</td>
</tr>
</tbody>
</table>
### Property for Review Akaroa-Waiwera Sub-Division

<table>
<thead>
<tr>
<th>AREA (m²)</th>
<th>47,292m²</th>
</tr>
</thead>
</table>
| ENCUMBRANCES, STATUS AND LEGAL COMMENT | Subject to Section 8 Mining Act 1971 (affects Rural Section 42107)  
Subject to Section 5 Coal Mines Act 1979 (affects Rural Section 42107)  
Subject to Section 59 Land Act 1948 (affects Rural Section 39511) |
| ZONING       | Rural    |
| RATING VALUATION | $20,500  |
| EXECUTIVE SUMMARY | A large remote site with limited use. |
| ATTACHMENTS  |          |
| PROPERTY ID  | Prupi 888061 |
| CLOSING DATE FOR REGISTRATION OF INTEREST |          |

### PROPERTY STATUS REPORT FOR 4421 Christchurch-Akaroa Road

<table>
<thead>
<tr>
<th>PROPERTY OVERVIEW</th>
<th>A large (1.06ha) site located on the northern side of the Christchurch-Akaroa Road. This site is owned by the Crown and administered by the CCC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>4421 Christchurch-Akaroa Road</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>The property is located in just south-west of Coop Town approximately 1km beyond Little River.</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Rural Section 41025</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>1.0580ha</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Local Purpose (Travelers Accommodation) Reserve – subject to Ngai Tahu Claims Settlement Act 1998</td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$250,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>The land was used as a travellers reserve for horses and carts to stop over-night between CHCH and Akaroa. Currently has a residential tenancy in situ.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td></td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 881568</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>
## Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th>BE</th>
<th>Name of BE</th>
<th>Name of Land</th>
<th>House No.</th>
<th>Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>3526</td>
<td>Shackleton Reserve</td>
<td>Shackleton Reserve (10 Shackleton Terrace)</td>
<td>10</td>
<td>Shackleton Terrace</td>
</tr>
<tr>
<td>3539</td>
<td>HMNZS Steadfast</td>
<td>Steadfast Development Land (86 Governors Bay Road)</td>
<td>86</td>
<td>Governors Bay Road</td>
</tr>
<tr>
<td>3539</td>
<td>HMNZS Steadfast</td>
<td>Steadfast Development Land (64 Governors Bay Road)</td>
<td>64</td>
<td>Governors Bay Road</td>
</tr>
<tr>
<td>3543</td>
<td>Gollans Bay Rubbish Tip</td>
<td>Gollans Bay Rubbish Tip</td>
<td>150</td>
<td>Old Sumner Road</td>
</tr>
<tr>
<td>3551</td>
<td>Development Land Ngatea Point</td>
<td>Development Land Ngatea Point (27 Hunters Road)</td>
<td>27</td>
<td>Hunters Road</td>
</tr>
<tr>
<td>3551</td>
<td>Development Land Ngatea Point</td>
<td>Development Land Ngatea Point (31A Te Papau Crescent)</td>
<td>31A</td>
<td>Te Papau Crescent</td>
</tr>
<tr>
<td>3551</td>
<td>Development Land Ngatea Point</td>
<td>Development Land Ngatea Point (5A Te Papau Crescent)</td>
<td>5A</td>
<td>Te Papau Crescent</td>
</tr>
<tr>
<td>3551</td>
<td>Development Land Ngatea Point</td>
<td>Development Land Ngatea Point (42 Whero Avenue)</td>
<td>42</td>
<td>Whero Avenue</td>
</tr>
<tr>
<td>3551</td>
<td>Development Land Ngatea Point</td>
<td>Development Land Ngatea Point (399 Bayview Road)</td>
<td>399</td>
<td>Bayview Road</td>
</tr>
<tr>
<td>3553</td>
<td>Reservoir (38 Waipapa Avenue)</td>
<td>Reservoir (38 Waipapa Avenue)</td>
<td>38</td>
<td>Waipapa Avenue</td>
</tr>
<tr>
<td>3555</td>
<td>Stoddart Point Reserve</td>
<td>Stoddart Point Post Office Use Only (2H Waipapa Avenue)</td>
<td>2H</td>
<td>Waipapa Avenue</td>
</tr>
<tr>
<td>3578</td>
<td>Reservoir (306 Bayview Road)</td>
<td>Reservoir (306 Bayview Road)</td>
<td>306</td>
<td>Bayview Road</td>
</tr>
</tbody>
</table>
Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3526 Shackleton Reserve 10 Shackleton Terrace

Landlocked reserve running along the back of number 61 and 59 Jacksons Road. Reserve has no street frontage and is not required for reserve purposes. One of the adjoining owners has in the past expressed an interest to purchase.

BE 3539 HMNZS Steadfast 86 Governors Bay Road

Banks Peninsula District Council intended to subdivide some sections from this property, at amalgamation that process was never followed up on, there is potential to do this and a conscious formal decision has not been made either way. This property is therefore included in this review for that reason.
Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3543 Gollans Bay Rubbish Tip

150 Old Sumner-Lyttelton Road,

No current or future requirements to be used as a rubbish dump. Surrounded by land owned by Lyttelton Port Company. They are therefore the only logical purchaser. Their intentions are unknown.

BE 3551 Development Land Ngatea Point

27 Hunters Road
Property for Review Lyttelton-Mt Herbert Sub-Division

Own titles and no services connections to the properties; in the past infrastructure was not suitable and the market is considered weak. Having said that there are no formal resolutions of council deciding the future ownership strategy or otherwise.

Decommissioned water reservoir property no longer required. Not required operationally as a reserve as there are a number of reserves in the immediate vicinity as indicated by the image to the right above which shows reserve space highlighted in green and the site at 38 Waipapa Avenue in pink.
Property for Review Lyttelton-Mt Herbert Sub-Division

BE 3555 Stoddart Point Reserve  2H Waipapa Avenue

Land leased to the adjoining property owner at a market rent. The lessee has erected and owns the building which is being run as the post office. No used for a public work and could be readily sold.

BE 3578 Reservoir  306 Bayview Road

New reservoir built; site no longer operationally required. Large site, just over 5 hectares in size.
Property for Review Lyttelton-Mt Herbert Sub-Division
Property for Review Lyttelton-Mt Herbert Sub-Division
### Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR**

10 Shackleton Terrace Lyttelton

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>Fee simple</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>10 Shackleton Terrace, Lyttelton</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is located at the terminus of Shackleton Terrace. Shackleton Terrace is only 4 metres wide. The property is rectangular in shape, has an easterly aspect and is adjoined by other properties not including the road.</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 3 Deposited Plan 18984 Vested in Council on deposit. It is held as Local Purpose Road Reserve. (no title issued)</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>111.6m²</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to the Reserves Act 1977</td>
</tr>
<tr>
<td>ZONING</td>
<td>Residential</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$67,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>This is a small site with difficult access due to the width of the road and poor geographical aspect. It may be suited for sale to an adjoining owner</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 886880</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

### Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR**

86 Governors Bay Road

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>Fee simple</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>86 Governors Bay Road</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is situated above Cass Bay is farm land and various farm buildings</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 1 Deposited Plan 76/764 and is contained in Computer Freehold Register CB44B/16</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>11,21736a</td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$258,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>This is principally farm land used for grazing in association with 64 Governors Bay Road. At one time BFDC intended to subdivide the land but this never occurred upon amalgamation with CCC.</td>
</tr>
</tbody>
</table>
## Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th>ATTACHMENTS</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 893713</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

### PROPERTY STATUS REPORT FOR 64 Governors Bay Road

**Property Overview**

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>64 Governors Bay Road</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is situated above Cass Bay</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 1 Deposited Plan 7676/3 and is contained in Computer Freehold Register CB44B/17</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>11.6473ha</td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$495,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>This is principally farm land used for grazing in association with 86 Governors Bay Road. At one time BPDC intended to subdivide the land but this never occurred upon amalgamation with CCC.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 893714</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

### PROPERTY STATUS REPORT FOR 150 Old Sumner Road

**Property Overview**

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>150 Old Sumner Road</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is situated east of Lyttelton and is an old dump site. It is likely to be contaminated.</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lots 1 &amp; 2 Deposited Plan 23001 and is contained in Computer Freehold Register CB51D/251</td>
</tr>
</tbody>
</table>
## Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th>AREA (m²)</th>
<th>1.3701ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>-</td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$31,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>This is a former dump site and is likely to contain contamination. All the adjoining land (other than legal road) is owned by Lyttelton Port Company</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 887000</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

## PROPERTY STATUS REPORT FOR 27 Hunters Road Diamond Harbour

### Property Overview

<table>
<thead>
<tr>
<th>PROPERTY DESCRIPTION</th>
<th>Fee simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>27 Hunters Road</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is the major part of Ngatea Point. It is located above Diamond Harbour, containing typical port hills geography and some trees mostly restricted to the gullies. Bounded by Hunters Road to the west, Bayview Road to the South, farm land to the east and residential land and various roads to the north. Some water supply infrastructure is on site</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 7 Deposited Plan 14050 and Part Lot 1 DP 14050 contained in Computer Freehold Register CB12F/538</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>38,9654ka</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to a number of easements</td>
</tr>
<tr>
<td>ZONING</td>
<td>Rural</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$1,400,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>A large parcel of land which could lend itself to several uses. It appears Kura Lane should be legalised as road.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 893720</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>
### Property for Review Lyttelton-Mt Herbert Sub-Division

#### PROPERTY STATUS REPORT FOR
31a Te Papau Crescent Diamond Harbour

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>31a Te Papau Crescent Diamond Harbour</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is part of Ngatea Point.</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 5 &amp; 6 Deposited Plan 15341 contained in Computer Freehold Register CB535/150</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>1234 m²</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to the Lyttelton Borough Extension Act 1911</td>
</tr>
<tr>
<td>ZONING</td>
<td>Residential</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$1,500</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>A small rectangular portions of land adjoining 27 Hunters Road and 5A Te Papau Crescent.</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 887049</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

### PROPERTY STATUS REPORT FOR
5a Te Papau Crescent Diamond Harbour

<table>
<thead>
<tr>
<th>Property Overview</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>5a Te Papau Crescent Diamond Harbour</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>This property is part of Ngatea Point.</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lot 5 Deposited Plan 30183 contained in Computer Freehold Register CB122A/1241</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>1010 m²</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to the Lyttelton Borough Extension Act 1911 and the Reserves Act 1977</td>
</tr>
<tr>
<td>ZONING</td>
<td>Residential</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$1,500</td>
</tr>
</tbody>
</table>
## Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th><strong>EXECUTIVE SUMMARY</strong></th>
<th>A small rectangular portions of land adjoining 27 Humers Rd and 31A Te Papas Crescent. This land in Local purpose (Road) Reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ATTACHMENTS</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>PROPERTY ID</strong></td>
<td>Prupi 887048</td>
</tr>
<tr>
<td><strong>CLOSING DATE FOR REGISTRATION OF INTEREST</strong></td>
<td></td>
</tr>
</tbody>
</table>

## PROPERTY STATUS REPORT FOR 42 Whero Ave Diamond Harbour

### Property Overview

<table>
<thead>
<tr>
<th><strong>PROPERTY DESCRIPTION</strong></th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
<td>32 Whero Ave Diamond Harbour</td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
<td>This property is part of Ngatea Point</td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
<td>Lot 1-5, 56-62 &amp; 69 Deposited Plan 9607 contained in Computer Freehold Register CB452/50</td>
</tr>
<tr>
<td><strong>AREA (m²)</strong></td>
<td>1.1825ha</td>
</tr>
<tr>
<td><strong>ENCUMBRANCES, STATUS AND LEGAL COMMENT</strong></td>
<td>Subject to the Lyttelton Borough Extension Act 1911</td>
</tr>
<tr>
<td><strong>ZONING</strong></td>
<td>Residential</td>
</tr>
<tr>
<td><strong>RATING VALUATION</strong></td>
<td>$450,000</td>
</tr>
<tr>
<td><strong>EXECUTIVE SUMMARY</strong></td>
<td>Multiple parcels contained in one title. Should be dealt with as part of the other lands at Ngatea Point. Sections are not connected to services.</td>
</tr>
<tr>
<td><strong>ATTACHMENTS</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>PROPERTY ID</strong></td>
<td>Prupi 887052</td>
</tr>
<tr>
<td><strong>CLOSING DATE FOR REGISTRATION OF INTEREST</strong></td>
<td></td>
</tr>
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</table>

## PROPERTY STATUS REPORT FOR 399 Bayview Road Diamond Harbour

### Property Overview

<table>
<thead>
<tr>
<th><strong>PROPERTY DESCRIPTION</strong></th>
<th>Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ADDRESS</strong></td>
<td>399 Bayview Road Diamond Harbour</td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
<td>This property is part of Ngatea Point.</td>
</tr>
</tbody>
</table>
### Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION</th>
<th>Lot 115 Deposited Plan 4870 contained in Computer Freehold Register CB6B/1051</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA (m²)</td>
<td>1.1331ha</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to the Lyttelton Borough Extension Act 1911</td>
</tr>
<tr>
<td>ZONING</td>
<td>Residential</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$181,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>Should be dealt with as part of the other lands at Ngata Point</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 887053</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>

### PROPERTY STATUS REPORT FOR
38 Waipapa Avenue Diamond Harbour

<table>
<thead>
<tr>
<th>PROPERTY OVERVIEW</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>Fee Simple</td>
</tr>
<tr>
<td>ADDRESS</td>
<td>38 Waipapa Avenue Diamond Harbour</td>
</tr>
<tr>
<td>SITE / LOCALITY DESCRIPTION</td>
<td>Gently sloping toward the sea well located on the corner of Waipapa Avenue and Te Ra Crescent</td>
</tr>
<tr>
<td>LEGAL DESCRIPTION</td>
<td>Lots 55 &amp; 56 Deposited Plan 4319 contained in Computer Freehold Registers CB5C/696 &amp; CB5C/697</td>
</tr>
<tr>
<td>AREA (m²)</td>
<td>2011m²</td>
</tr>
<tr>
<td>ENCUMBRANCES, STATUS AND LEGAL COMMENT</td>
<td>Subject to the Lyttelton Borough Extension Act 1911 and the Lyttelton Borough Extension Amendment Act 1915</td>
</tr>
<tr>
<td>ZONING</td>
<td>Residential</td>
</tr>
<tr>
<td>RATING VALUATION</td>
<td>$154,000</td>
</tr>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>Decommissioned water reservoir site. Well sited residential sections that could be sold together or separately</td>
</tr>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 887058</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>
### Property for Review Lyttelton-Mt Herbert Sub-Division

**PROPERTY STATUS REPORT FOR**

2H Waipapa Avenue Diamond Harbour

<table>
<thead>
<tr>
<th>Property Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>AREA (m²)</strong></td>
</tr>
<tr>
<td><strong>ENCUMBRANCES, STATUS AND LEGAL COMMENT</strong></td>
</tr>
<tr>
<td><strong>ZONING</strong></td>
</tr>
<tr>
<td><strong>RATING VALUATION</strong></td>
</tr>
<tr>
<td><strong>EXECUTIVE SUMMARY</strong></td>
</tr>
<tr>
<td><strong>ATTACHMENTS</strong></td>
</tr>
<tr>
<td><strong>PROPERTY ID</strong></td>
</tr>
<tr>
<td><strong>CLOSING DATE FOR REGISTRATION OF INTEREST</strong></td>
</tr>
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</table>

### Property Status Report for 306 Bayview Road Diamond Harbour

<table>
<thead>
<tr>
<th>Property Overview</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PROPERTY DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>ADDRESS</strong></td>
</tr>
<tr>
<td><strong>SITE / LOCALITY DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>LEGAL DESCRIPTION</strong></td>
</tr>
<tr>
<td><strong>AREA (m²)</strong></td>
</tr>
<tr>
<td><strong>ENCUMBRANCES, STATUS AND LEGAL COMMENT</strong></td>
</tr>
<tr>
<td><strong>ZONING</strong></td>
</tr>
<tr>
<td><strong>RATING VALUATION</strong></td>
</tr>
</tbody>
</table>
## Property for Review Lyttelton-Mt Herbert Sub-Division

<table>
<thead>
<tr>
<th>EXECUTIVE SUMMARY</th>
<th>A reasonably large holding behind Diamond Harbour well suited to its current usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATTACHMENTS</td>
<td>None</td>
</tr>
<tr>
<td>PROPERTY ID</td>
<td>Prupi 887058</td>
</tr>
<tr>
<td>CLOSING DATE FOR REGISTRATION OF INTEREST</td>
<td></td>
</tr>
</tbody>
</table>
10. Establishing a Local Response Fund and New Delegation for the Board's Youth Development Fund

Reference: 19/331102
Presenter(s): Philipa Hay - Community Development Adviser

1. Purpose of Report

1.1 The first purpose of this report is for the Te Pātaka o Rākaihautū/Banks Peninsula Community Board to consider the establishment of a local response fund to support immediate and emerging needs, following the tragic events of 15 March 2019.

Staff are proposing the idea of establishing a Local Response Fund that could be used to respond to immediate and emerging needs with criteria based on promoting the principles of safety, calm, connectedness, self-efficacy and hope. The kaupapa of the fund being it could assist such things as connectedness events etc. for those that need them.

1.2 The second purpose is for the Board to consider approving a delegated authority process for streamlining funding decisions for applications to its Youth Development Fund (YDF).

Applications will often be selected as representatives quite close to the event taking place. Delegated authority would enable quicker decisions on allocations to be made before the event.

2. Staff Recommendations

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:

1. Approves the establishment of a Local Response Fund to be allocated directly from its Discretionary Response Fund, with delegated authority given to three Board members.

2. Approves its Youth Development Fund allocations with delegated authority given to three Board members.

3. Key Points for the Local Response Fund

Issue or Opportunity

3.1 It has been noted that:

- Everyone caught up in an event such as happened on 15 March will be affected psychosocially. For some the psychosocial effects will be more pronounced than others, but everyone is affected.

- People directly affected (the Muslim community, immediate responders, those in the area and children and young people who were locked down with no information) will take time to come to terms with what has happened.

- The events of that Friday will have widespread impacts that extend beyond those ‘directly’ affected. A broad audience will have communication and information needs as we begin to process what has happened. This will extend well beyond the geographic location of the events.

3.2 The purpose of this fund would be to support and catalyse initiatives such as connectedness events and other projects that promote five essential elements of response and recovery.
These have been drawn from research on risk and resilience, field experience in varied cultural contexts and expert agreement. The five essential elements are:

i. Promote Safety

ii. Promote Calm

iii. Promote Connectedness

iv. Promote Self-efficacy

v. Promote Hope

3.3 It is envisaged that this fund could operate along similar lines to the Board’s Youth Development Fund which is allocated directly from the Discretionary Response Fund (DRF) with applicants applying on a simplified form.

3.4 Delegated authority would be set to approve funding as quickly as possible, saving the need to go through the Discretionary Response Fund full process.

3.5 The project must benefit the people living in the Banks Peninsula Ward.

**Strategic Alignment**

3.6 The recommendation is strongly aligned to the Strategic Framework and in particular the strategic priority of enabling active citizenship and connected communities. It will provide for enabling a strong sense of community, active participation, and opportunities to encourage safe and healthy communities.

**Discretionary Response Fund Criteria**

3.7 The proposed Local Response Fund aligns with the criteria for the DRF.

3.8 Delegated authority is given to each community board to determine the allocation of the Discretionary Response Fund for its ward.

3.9 Allocations must be consistent with any policies, standards or criteria adopted by the Council.

3.10 The Discretionary Response Fund does not cover:

- Legal challenges or Environment Court challenges against the Council, Council Controlled organisations or Community Board decisions

- Projects or initiatives that change the scope of a Council project or that will lead to ongoing operational costs to the Council (though Community Boards can recommend to the Council that it consider a grant for this purpose).

**Assessment of Significance and Engagement**

3.11 The decision in this report is of low significance in relation to the Christchurch City Council’s Significance and Engagement Policy.

3.12 The level of significance was determined by the number of people affected and/or with an interest.

3.13 Due to the assessment of low significance, no further community engagement and consultation is required.

**Discussion and Local Response Fund Process**

3.14 Staff propose that the Te Pātaka o Rākaihautū/Banks Peninsula Community Board will establish a local response fund to support immediate and emerging needs following the tragic events of 15 March 2019.

3.15 The criteria would be an initiative/project that promotes at least one of the five essential elements of promoting response and recovery: safety, calm, connectedness, self-efficacy and hope.
3.16 The initiative/event would need to benefit the people living in the Banks Peninsula Ward.

3.17 It is envisaged that this fund could operate along similar lines to the Board’s Youth Development Fund which is allocated directly from the Discretionary Response Fund, with separate tracking of allocations itemised on the Area Report’s Discretionary Response Fund – Balance Sheet.

3.18 The funding application would be submitted on a simplified form similar to that used by other Community Boards for quick response funds.

3.19 Applications could be submitted by an individual resident, a group or organisation. Information supplied would include contact details, location of the project and a short description of what the project would involve. Funding would not be considered for projects already undertaken.

3.20 Funding requests would be limited to $250 per initiative/event. Any request above $250 would follow the Discretionary Response Fund process and would need to go to a Board meeting.

3.21 Grant requests would be administered by the Banks Peninsula Community Governance Team staff.

3.22 It is proposed that the Board would delegate authority to a minimum of three (3) Board members with decisions to be made via email on applications received according to the fund criteria. The majority vote of members replying by email within two (2) working days would form the basis of the decision.

3.23 This delegation process will enable approval of funding to be made as quickly as possible, saving the need to go through the full Discretionary Response Fund process, therefore allowing timely delivery of the activity.

3.24 Staff recommendations and a copy of the application would be circulated by email to Board members for consideration and decision making.

3.25 Successful applicants would be advised as soon as possible of the decision and grants would be processed by staff.

3.26 Reporting back to the Board would include details of the event/initiative that took place and success of the project. It could include pictures.

3.27 All applications will still have to meet the criteria requirements of the Discretionary Response Fund.

4. Key Points for the new Decision Delegation for the Youth Development Fund

Issue or Opportunity

4.1 Applications to the Board’s Youth Development Fund are typically submitted very close to the time of the young person’s event. Often this is due to short timeframes for representative selection prior to the event.

4.2 Quite often the application cannot be decided by the Board at a scheduled Board meeting prior to the event taking place due to the usual Discretionary Response Fund decision process and required timeframes for the agenda.

A case in point is an application for an event 28 April 2019. The application was received 28 March. The next meeting is 15 April with an agenda cut-off 29 March, and the following meeting is 6 May after the event has taken place.
4.3 It is proposed that delegated authority would be set to approve funding as quickly as possible for Youth Development Fund applicants saving the need to go through the full allocation process for the Discretionary Response Fund.

Strategic Alignment
4.4 The recommendation is strongly aligned to the Strategic Framework and in particular the strategic priority of enabling active citizenship and connected communities. It will provide for enabling a strong sense of community, active participation and opportunities to celebrate our identity through arts, culture, heritage and sport.

Discussion and Youth Development Fund Process
4.5 Staff propose that the Te Pātaka o Rākaihautū/Banks Peninsula Community Board considers approving a delegated authority process in order to enable quicker, timelier decisions for Youth Development Fund applicants and saving the need to go through the full Discretionary Response Fund process.

4.6 Currently, staff recommendations are standard and typically between $150 and $300 is granted, dependent on the distance needed to travel to the event.

4.7 All current criteria and eligibility for the fund would remain.

4.8 Applicants would continue to use the Youth Development Fund application form.

4.9 Delegated authority would be set to enable approval of funding to be made as quickly as possible, saving the need to go through the full Discretionary Response Fund process.

4.10 It is proposed that the Board would delegate authority to a minimum of three (3) Board members. Te Pātaka o Rākaihautū/Banks Peninsula Community Board decisions would be made via email on applications received according to the fund criteria. The majority vote of members replying by email within two (2) working days would form the basis of the decision.

4.11 Staff recommendations and a copy of the application would be circulated by email to Board members for consideration and decision making. No formal decision report would be provided.

4.12 Successful applicants would be advised as soon as possible of the decision and grants would be processed by staff.

4.13 Staff would report back to the Board via the Area Report on successful applications.

4.14 Tracking of allocations would continue to be itemised on the Area Report’s Discretionary Response Fund – Balance Sheet.

Attachments
There are no attachments to this report.

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>Authors</th>
<th>Philipa Hay - Community Development Advisor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Penelope Goldstone - Manager Community Governance, Banks Peninsula/Akaroa</td>
</tr>
<tr>
<td>Approved By</td>
<td>Penelope Goldstone - Manager Community Governance, Banks Peninsula/Akaroa</td>
</tr>
</tbody>
</table>

Reference: 19/342999
Presenter(s): Liz Ryley - Committee Advisor

1. Purpose of Report

1.1 The purpose of this report is to recommend to the Banks Peninsula Community Board the adoption of the Misty Peaks Reserve Management Plan 2019 and Te Oka Reserve Management Plan 2019, following a consultation and hearings process. The Hearings Panel Report and associated documentation is attached (Attachment A).

1.2 In accordance with the Reserves Act 1977 (the Act), Council is required to prepare a reserve management plan for a new reserve. The Council has delegated power to the Banks Peninsula Community Board to approve the draft plans, incorporating the proposed changes, as the operative plans.

1.3 At the Banks Peninsula Community Board meeting of 15 October 2018, the Community Board received a staff report titled “Consultation on Draft Misty Peaks and Te Oka Reserve Management Plans. The Community Board resolved (BKCB/2018/00001) to:

   a. Exercising its delegated power under Section 41(6) of the Reserves Act 1977, approves:

   b. The release of the Draft Misty Peaks Reserve Management Plan 2018 attached as Attachment A to the staff report from which this resolution emanates and Draft Te Oka Reserve Management Plan 2018 attached as Attachment B to the staff report from which this resolution emanates, for public consultation;

   c. That this public notice be for a period of not less than two calendar months commencing on or as soon as possible after Wednesday 17 October 2018.

1.4 The Hearings Panel of Deputy Mayor Andrew Turner (Chairperson), Councillor Yani Johanson and Community Board Member Tori Peden convened on Monday 11 March 2019 to hear verbal submissions (Attachment B). The Panel reconvened on Wednesday 13 March 2019 to consider and deliberate on the submissions. The Panel reconvened on Monday 25 March 2019 to continue its deliberations on the revised (Draft) Misty Peaks and Te Oka Reserves Management Plans.

1.5 The Hearings Panel has no decision-making powers but, in accordance with its delegation, has considered the written and oral submissions received on the proposal and is now making recommendations to the Banks Peninsula Community Board (the Board). The Board can then accept or reject those recommendations as it sees fit bearing in mind that the Local Government Act 2002 s.82(1)(e) requires that “the views presented to the local authority should be received by the local authority with an open mind and should be given by the local authority, in making a decision, due consideration.”

1.6 The Board, as the final decision-maker, should put itself in as good a position as the Hearings Panel having heard all the parties. It can do so by considering this report which includes a summary of the written and verbal submissions that were presented at the hearings, any additional information received and the Hearings Panel’s considerations and deliberations.

2. Hearings Panel Recommendations

That the Te Pātaka o Rākaihautū/Banks Peninsula Community Board:
3. Authorise staff to make any typographical changes or to correct minor errors or omissions as the case may be to the Misty Peaks Reserve Management Plan 2018.
4. Give public notice that copies of the Misty Peaks Reserve Management Plan may be inspected at the Council’s offices or on its website.
5. Approve the Te Oka Reserve Management Plan 2018 as amended, in the form attached (Attachment D).
6. Authorise staff to make any typographical changes or to correct minor errors or omissions as the case may be to the Te Oka Reserve Management Plan 2018.
7. Give public notice that copies of the Te Oka Reserve Management Plan may be inspected at the Council’s offices or on its website.
8. Request Council to consider a holistic, co-ordinated approach to the Banks Peninsula area including reference to, but not limited to, recreation, ecology and visitation.
9. Note that a number of submitters raised matters considered to be operational in nature, including relating to roading, parking, safety and toilets.

3. Context/Background

3.1 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.

3.2 On 8 May 2017 the Banks Peninsula Community Board approved the public notification of the intention of Christchurch City Council to prepare a draft reserve management plan (“draft plans”) for each of Misty Peaks Reserve and Te Oka Reserve on Banks Peninsula, in accordance with the process as set out in Section 41(5) of the Reserves Act. This requires that invited written suggestions be sent in over a period of one calendar month.

3.3 Public comments and suggestions were invited and received over a period from 21 June 2017 to 24 July 2017. Thirteen written comments and suggestions were received for Misty Peaks Reserve and thirty seven for Te Oka Reserve.

3.4 Input to the plans’ preparation, in addition to that from Council officers, was also received from the two involved Rūnanga, Ōnuku and Wairewa, by way of respective Cultural Values Reports, facilitated by Mahaanui Kurataiao Limited.

4. Consultation Process and Submissions

4.1 Public consultation on the Draft Misty Peaks Reserve and Te Oka Reserve Management Plans was approved to be commenced by the Banks Peninsula Community Board on 15 October 2018.

4.2 Public consultation commenced on 17 October 2018. Written submissions or objections were invited to be submitted by the public up until 18 December 2018.

4.3 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.
4.4 The consultation documents and viewing 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.

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

4.6 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.

4.7 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 12.00 noon 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.

4.8 Key points raised from written submissions to the Draft Misty Peaks Reserve Management Plan included:

4.8.1 Support for the development of walking and mountain bike tracks in the park, and connection with those existing in the adjacent/wider area.

4.8.2 Pest plants control is needed.

4.8.3 Risk of fire for the park.

4.8.4 Issue of stock grazing in the park in future.

4.9 Key points raised from written submissions to the Te Oka Reserve Management Plan included:

4.9.1 Support for non-motorised access and recreational activities in the park, with walking, mountain biking and horse-riding specified, keeping each activity on a separate track, and to minimise overuse impacts.

4.9.2 Pest plants control is needed.

4.9.3 Impact of predators on biodiversity.

4.9.4 Work with neighbours and in particular with Wairewa Rūnanga on park management.

4.9.5 Consider roading, parking, safety and toilets.

4.9.6 Issue of stock grazing in the park in future.

5. **The Hearing**

5.1 The Hearings Panel convened on Monday 11 March 2019 to hear the submissions received. Deputy Mayor Andrew Turner declared an interest in relation to the Rod Donald Trust submission, as a member of that Trust and advised that he had no involvement in the preparation of the submission and had not been at the Trust’s meeting when the submission was considered.

5.2 The Panel reconvened on Wednesday 13 March 2019 to consider and deliberate on the submissions. Council officers presented the Hearings Panel with further information that had been requested in relation to consultation with Te Rūnanga o Koukourārata on the development of the Misty Peaks Draft Reserve Management Plan, and whether management plans have policy proposed that can change the level and nature of dog access to parks. The Panel reconvened on Monday 25 March 2019 to continue its deliberations on the revised (Draft) Misty Peaks and Te Oka Reserves Management Plans.
5.3 Prior to hearing oral submissions the Council officers presented a brief overview of the Draft Reserve Management Plans, including information about the size of each reserve, altitudinal range, information on flora and fauna, and about remnants of natural vegetation. Also in regard to the process of appropriate and relevant public input.

6. Consideration and Deliberation of Submissions

6.1 The Hearings Panel considered and deliberated on all submissions received as well as information from Council Officers during the hearing. Some of the key issues discussed by the Hearings Panel are as follows:

6.1.1 Fire risk and control of this risk, noted there are sufficient water supply ponds.

6.1.2 The types of toilet facilities required to be compliant in the reserves, such as composting or pit toilets.

6.1.3 Pest plant and weed control is an operational matter.

6.1.4 Access to the reserves and safety - consideration about roading current/future use.

6.1.5 Retention of the wilderness/special area.

6.1.6 Consultation with relevant Rūnanga.

6.1.7 Cultural heritage/European history can be included on signage boards.

6.1.8 The impact to neighbouring properties must be considered and engagement carried out. An addition to the management aims was requested to reflect that matter.

6.1.9 Resourcing for the park rangers was an operational matter and will be considered as part of the normal budgeting processes.

6.2 During the hearing of submissions questions were asked by the Hearings Panel about what consultation was undertaken with Te Rūnanga o Koukourārata, and a query about whether the management plans have policy proposed that can change the level and nature of dog access to the parks. Staff advice to these queries were that (1) Te Rūnanga o Koukourārata had agreed that Ōnuku Rūnanga would lead the involvement by the Papatipu Rūnanga for the Draft Misty Peaks Reserve Management Plan, and (2) management plan policy can only reflect, and not change, dog access directed by policy and bylaw that is prepared under other legislation (Dog Control Act 1996).

6.3 The Hearings Panel was informed that during the action plan phase, matters such as provision of toilets, access, and parking on neighbouring land will be addressed.

6.4 External funding opportunities will be considered, including from the One Billion Trees Programme.

6.5 Consideration may be given as to where such reserves as Misty Peaks Reserve and Te Oka Reserve fit into the wider visitor and recreation planning in future integrated destination planning for Banks Peninsula.

6.6 Following consideration and deliberation of submissions, the Hearings Panel agreed to recommend to the Banks Peninsula Community Board to adopt the Misty Peaks Reserve Management Plan (Attachment E) and Te Oka Reserve Management Plan (Attachment F) containing revisions agreed to by the Hearings Panel at its meeting on 25 March 2019.
Signatories

Author Liz Ryley - Committee Advisor
Approved By Deputy Mayor Andrew Turner - Chair of Hearings Panel

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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 Hearing 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 (Wairau 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 corrugated 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 5 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 kōrure 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.
- Suggests for inflatable dingy and other improvements for access to the beach but concerns that camping should not be encouraged because of associated issues.
- Road 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 Mahauui 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.
Hearings Panel
11 March 2019

- 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>
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<th>Draft Te Oka Reserve Management Plan</th>
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<tr>
<td>support</td>
<td>16 (67%)</td>
<td>18 (85%)</td>
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<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>
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</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 least 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
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, runanga), in particular for working with Wairewa Runanga to restore Te Kaio/Tumbledown Bay vegetation and enhance the areas of iranga 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 Ranges 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
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.

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<tr>
<td>Derek Roozen</td>
<td>Senior Network Planner Parks</td>
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<tr>
<td>Andrew Rutledge</td>
<td>Head of Parks</td>
</tr>
<tr>
<td>Mary Richardson</td>
<td>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:

- Kaipara representatives of Ōnuku Rūnanga, and Mahaanui Kuraiaio 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.
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
Documents of relevance to the park

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Additional information on the park
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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 ASH3 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 1,800 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

Aylmer's 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 1930s 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 ridge line on the north-western side of the park, this being a very noticeable site when viewed 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 Onuku 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, Ītoki for Flag Peak, and Pākaianaki 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 pasturage 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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4 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 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.

² The 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 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.

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3. A private two to three day walk.
Figure 2. North-western (Miroa) 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 teonga 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 Rūnanga 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, kōwhai (human remains) or taonga tuturu (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 tangata whenua 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 gress land areas and along the ridge lines. A track already exists to Newton’s Waterfall.
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 farmbikes, shall not be allowed within the park area, unless they are on a formed road or in a carpark 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.
Misty Peaks Reserve Management Plan (DRAFT)

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 2015 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.”

4.5 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.
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 Story 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.
Hasty Peaks Reserve Management Plan (DRAFT)

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 benefitting 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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\*Christchurch City Council
\* Subject to Section 23 of the Reserves Act 1977
\* Subject to Section 19 of the Reserves Act 1977
\* 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 Rākaihautū 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, Mahauauli Kurataua Ltd staff and Christchurch City Council staff.

Wāhi ingoe (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 Rākaihautū</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Ōteauheke</td>
<td>Ōteauheke is the Māori name for Brasenose (Andersen: 1927).</td>
</tr>
<tr>
<td>Otoki</td>
<td>Otoki is the Māori name for Flag Peak, which was formerly known as Mount Berard (Andersen: 1927).</td>
</tr>
<tr>
<td>Pākai-āriki</td>
<td>Pākai-āriki is a stream located in Akaroa Township. Wagner records that Hīnepākara-āriki is the name of the creek that runs down Almors Valley past Bruce's Hotel. This may be the same name as Pākai-āriki (Andersen: 1917).</td>
</tr>
</tbody>
</table>

Wāhi taonga / Wāhi tapu

Ōteauheke is the maunga (mountain) of the Ngāi Tārewa chief, Wiremu Harhona Karaweko Puirere (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 regard by tangata whenua as a dwelling place for atua (gods) and as a place associated with tipuna (ancestors). The “heke” part of Ōteauheke references the fresh water springs that emerge from the outcrops of the peak, descending down the mountain into waterways such as Awailik Stream, which flows beside Ōnuku Marae.

Ōteauheke is always referred 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 (waiata/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 1,600 millimeters per year at its lowest elevations up to about 1,500 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.

![Grazing licence area](image)

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 grazing 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 Hinawail 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

Ngā Tai cultural maps & 1880 ethnographic and historic texts.
Te Ngāi Tūāhuriri Rūnanga, Te Hapa o Ngāti Wheke, Te Rūnanga o Kowsournara, Wairua Rūnanga, Te Rūnanga o Onuku and Taumutu Rūnanga (2013). Māhōneu iwi Management Plan.

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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 Carry 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.
Misty Peaks Reserve Management Plan (DRAFT)

Figure 9: Misty Peaks Reserve park map (topographic)
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.

![Map of 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-easterly side of the area that is now Misty Peaks Reserve was included in Recommended Area for Protection (RAP) 24, 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.

---

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 mockouri). 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.
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
Figure 1: View north-east towards the Okuti Valley

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

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Additional information on the park
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- 5.2 District plan zoning
- 5.3 Maorivales
- 5.4 Weather
- 5.5 Pastoral
- 5.6 Park utilities
- 5.7 Recreation and tourism
- 5.8 Buildings and facilities
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### 7 Appendices

- 7.1 Aerials and maps
- 7.2 Key Species found in parts of the Te Oka Reserve SEs
- 7.3 Taonga Species
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 Kennelhurst Farms Limited owned land on the park’s upper western and eastern sides and Te Kao 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 Baaz 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 karaka 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 3.3.5 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 Pareāhe, 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, waterfalls 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 totara 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 totara and Halls totara.

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 13 hectare block of semi-mature Pinus radiata at the top of the Tunledown catchment / near the summit; ridgeline and Boss Rd.

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 2013. 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 māhinga 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, kōwi (human remains) or taonga tuaranga (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 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 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.
Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

Hearings Panel
11 March 2019

Te Oka Reserve Management Plan (DRAFT)

4.6 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 2015 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 Bossa 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 Bossa 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 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.
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/areas 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 1: 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).

<table>
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<td>CB13K/769</td>
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<td>Section 21 Kinloch Settlement</td>
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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 / Paranui i 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 coves 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 Whakamoia (Whakamoia 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 dotted 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 B8 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 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 Te Oka Reserve locality:

<table>
<thead>
<tr>
<th>Māori name</th>
<th>Area covered</th>
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<tr>
<td>Te Pātaka o Rākaihautū</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Paremāke</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 Waipouanau). 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 Rākaihautū 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 Rossu 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, cooler, 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.
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.
Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

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

Ngā Tahu cultural maps & 1880 ethnographic and historic texts.


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 (18,8132 hectares) to the south-east. There are others further to the east (see Figure 6).
# 7.2 Key Species found in parts of the Te Oka Reserve SESs

<table>
<thead>
<tr>
<th>Species common name (Conservation Status*)</th>
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<tbody>
<tr>
<td><strong>Nationally At Risk plant species</strong></td>
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<tr>
<td>Banks Peninsula fork fern (A, E)</td>
<td>Tmesipteris haromaka²</td>
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<tr>
<td>Grassland Spaniard (C)</td>
<td>Acphylia sublibellata</td>
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<tr>
<td>(C)</td>
<td>Coprosma ruscifolia</td>
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<td>Bloodwood (C)</td>
<td>Coprosma wahlii</td>
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<tr>
<td>Banks Peninsula sun hebe (C, E) (D)</td>
<td>Hebe foetida avadana</td>
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<tr>
<td>Banks Peninsula hebe (D, E)</td>
<td>Hebe strictissima</td>
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<tr>
<td>Yellow rock groundsel</td>
<td>Seneio glaucoaphylus subsp. basinicus</td>
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<table>
<thead>
<tr>
<th><strong>Plant species that are “uncommon to rare or very local” on Banks Peninsula</strong></th>
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<tbody>
<tr>
<td>Common maidenhair</td>
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<td>Carex dissisia</td>
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<td>Purei</td>
<td>Carex secta</td>
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<td>Climbing fuchsia</td>
<td>Fuchsia gerscanders</td>
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<td>Pennywort</td>
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<td>Manuka</td>
<td>Leptospermum scoparium</td>
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<td>Bush rice grass</td>
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<td>Bamboo rice grass</td>
<td>Microloena palyoda</td>
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<td>Spider orchid</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>Woodrush</td>
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<td>Spider orchid</td>
<td>Neomarica macranthum</td>
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² Sites of Ecological Significance.
Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

Te Oka Reserve Management Plan (DRAFT)

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<th>Species common name (Conservation Status*)</th>
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<tr>
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<td>Clubmoss</td>
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<td>Native fireweed</td>
<td>Senecio weirevensis</td>
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<tr>
<td>Hook grass</td>
<td>Uncinia affinis</td>
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Stream fresh-water species classified as Nationally Threatened or At Risk:
- Lamprey (B): Geotria australis
- Longfin eel (C): Angiilla dieffenbachii
- Kōaro (C): Galaxias brevipinnis
- Inanga (C): Galaxias maculatus
- Bluegill bully (C): Gobiomorpha habs
- Freshwater invertebrate species (B): Costochorema peniulace

*Conservation status:

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

#From data reported by:

1. Hooson pers. obs. 2015
2. Hooson unpublished data
3. Norton 2005

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 (Angiilla dieffenbachii, Angiilla australis), inanga (Galaxias sp.), kōaro (Galaxias brevipinnis), pāpiripōpāhu (torrent fish / Cheimarichthys fosteri), tipopokeko (bullies including blue-gilled, red-finned and common / Gobiomorphus 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 pōtāe, 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 Kao Bay area.
### Misty Peaks Reserve Submissions Analysis

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<td>Bele Mall</td>
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<td>Matt Jackson</td>
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<td>Jan Cook</td>
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<td>Banks Peninsula Track Ltd</td>
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No. to be heard: 6
1 Gunther Hammer, 2 Adrian Cogle, 3 Andrew McKay, 4 Mike Sergeant, 5 Jeff Hamilton, 6 Cameron Blaset

Submission content

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 link)

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/watershed 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 Sergeant

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

5 Jeff Hamilton

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

6 Cameron Blaset

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.

Misty Peaks Reserve submissions analysis

Application of any proposal to establish measures to acquire carbon credits on any Council managed land is a matter for a more global decision by the Council - to make in a forum wider than just this reserve management plan. In the event such a decision is made, then an action could be raised for Misty Peaks Reserve and/or other areas. Therefore, by its nature as a proposed action, it is not a management policy matter and, therefore for that reason, is not a matter to be covered in the draft reserve management plan.

Potential future land acquisition is also a matter to be covered in a wider forum, separate to the reserve management planning process. Rather, it is covered by city wide strategies, which can support any proposals for acquisition.

Council officer’s advice is that supported natural re-vegetation is seen to be a more viable cost-effective strategy for Misty Peaks Reserve.

No changes to the nature and condition of any of the formed roads, which are outside the jurisdiction of this reserve management plan, are anticipated to be made as a consequence of the plan. Rather, this will be dealt with through the current separate Council processes and priorities applying to all Council managed roads.
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 mustache 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 Tins and Possum Master traps around the house and an extensive network of ferrets (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 neighbours, 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, so he knows the situation and at a practical level is keen to work with us once the plans have 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 post 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 empathised in management policy that programmes in accordance with these organisational plans will be followed.
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 to.

As an active participant in the Wildside programme of BORCT I feel that this would be counterproductive.
8 Simon Parks

I agree with the proposed above with one exception: I don’t agree with the statement regarding applying a “hands-off” reserve 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.

Misty Peaks Reserve submissions analysis
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 feet 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.

Access for horse riding is covered in management policy in the draft plan (proposed Management Policy B.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.

12

[NOTE: There is no Number 12 submission]
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 Rūnanga'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 1917 shows the peaks in the submitter's drawing (his stated names in brackets) as C2 (Ōtoki - Berard, Flag Peak (Flag Peak) and Mt Bernard (Otahuhuhe - Braskenrose).

2. Land Information New Zealand’s topographic map NZTopo50-B12S Edition 1:02. Published 2014 shows the respective peaks as ASN3 (this is a trig survey [geodetic] mark reference), Flag Peak and Braskenrose.

Misty Peaks Reserve submissions analysis
The lovely name Oteawhake is sure to refer to what Pākehā settlers later called Brazenose, and from Snauka Name this is the most prominent and significant peak, but the name probably does include “Flag Peak” though a bit higher (293m) behind “Brazenose” and seems to be just part of the whole nearest. i.e. usage over the past century:

Oteiaki (Berard) 868m
Flag Peak 740m
Brazenose 785m

In profile from west side of Akaroa Harbour looking east

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 Oteiaki 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 805 metres is Berard / Oteiaki. 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 ASN3 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.
Item No.: 11

13 Hugh Wilson
Submission content

Council officer suggestion

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. Onuku Rūnanga, through the supplied Cultural Values Report for Misty Peaks Reserve prepared on behalf of the Rūnanga by Mahaanui Kuraitia 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 formalised, 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 Birrard (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 1917). The above-mentioned Cultural Values Report states that Ōteauheke is the Māori name for this peak. **Council officer suggestion 3** - No change required.
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).

**Māhinga (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>English name</th>
<th>Area covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ōtakau</td>
<td>Otakau</td>
<td>Ōtakau is the Māori name for Brasemse (Woodman, 1927).</td>
</tr>
<tr>
<td>Ōtakau</td>
<td>Otakau</td>
<td>Ōtakau is the Māori name for Flag Peak, which was formerly known as Mount Gerald (Woodman, 1927).</td>
</tr>
<tr>
<td>Pākiri</td>
<td>Pakiri</td>
<td>Pākiri is a stream located in Akaroa Township. Verrall records that Hinepokakaraki is the name of the creek that runs down Aylmers Valley past Piccaninny Hollow in the same name as Pakiri (Woodman, 1927).</td>
</tr>
</tbody>
</table>

Council officers note that the above references to Pakari and Hinepokakaraki 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 Pakari 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 Ōtakau for Brasemse, and Ōtakau for Flag Peak, and Pakari 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.
13  Hugh Wilson
Submission content

You are a bit inconsistent on figures and in text with marking Maori 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
- Tito ki
- Tātara
- Rākopa
- Ōtānerito
- Pōhatu
- Onuku
- Mātai

Also note: tipuna singular tipuna plural
tupuna " tipuna (ancestors)
(tupuna (ancestors)

Sorry to be so pedantic but these details are important. Arohata te reo!

One other spelling correction, in English
Page 12: publicly not publically
And on page 33: Andersen not Anderson
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 (Otāheke, 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 (839 metres), which is in Armstrong Reserve.

Council officers point out that there is no bias implied in the last paragraph on page 9 of the draft reserve management plan for, or judgement made on, any form of vehicle transport, which includes bikes, for access to the park but that there is a need to address and provide for all forms as appropriate.
Misty Peaks Reserve submissions analysis

Page 10 of 89

Page 13 of 89

Item No.: 4

Page 101

Item No.: 11

Attachment A
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 in the wetter parts of Banks Peninsula, especially in those 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 shrub and trees so as to prevent future gorse invasions through the shading out of native plant seedlings. This approach, however, will only be possible if adjoining landowners 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 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 occupied land that was forested in the past, the snow tussock having expanded on its gentler terrain from its previously much more limited sites on steep cliffs after clearance by Polynesian burning, and to a lesser extent by European burning in the 19th century. Left ungrazed and undisturbed, tussocks 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, whenever this is practicable, thus keeping the succession as native as possible, and incidentally greatly reducing fire risk. C 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

As above.

Misty Peaks Reserve submissions analysis
Council officer suggestion 9 – Replace reference in the third paragraph on Page 13 of the draft reserve management plan to the Douglas fir plantation being "removed" to being "poisoned".

The submitter has a strong opinion for urgent removal of Douglas fir (if there are any left, that is), Monterey pine (as he considers both to be seriously invasive exotic trees) and eucalypts in the pine plantation. The Council’s approach is to meet its to meet the requirements of the Pest Plan and Regional Pest Management Plan.
13 Hugh Wilson
Submission content

Submission Page 7

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 Peaks Track, to prevent later limb-fall and risk to walkers and mountain-bikers.

Felled or ringbarked conifers, in contrast to eucalypts, will not regrow 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 Peaks and should be targeted for elimination are: Clematis vitalba (old man’s beard, clematis), Acer pseudoplatanus (sycamore maple), Tilia cordata (balsam), 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.
in line 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 with effective targeting of rats is likely to increase the rat population and prove counter-productive. Alternatively, 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 poison control is likely to be wholly beneficial. And the aim should be to keep Misty Peak free of all 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.)

Council officer suggests Item 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 ever-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 this perhaps needs a mention in your management plan.

Page 16

Figure 2 and 3
Again I wonder why the name “Beard” is ignored, and why “Trig ASMS” 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 7-8 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 self-made long-drop toilets would help reduce inappropriate plopping along the tracks - it is a bit of a problem in the rider area. But they need particular thought about placement, and whether they should be anywhere in the Ahlmer catchment.

Page 24

13.1 Again "no mountain-bikers on Hennawi Peak" should be made clear at crossing points, notably at the start of Tana Track from the top of Stony Bay Road.

Page 25

15.1 "Volunteer opportunities" - a handy one, in that we can 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 laver and across CCC area P to meet Stony Bay Road at the sharp bend at the top of CCC Arm C.

Draft Management Policy 12.1 is generic to all connection points with neighboring properties, not just Hennawi 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 formalized 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 submittor is referring to was included in the Cultural Values Report provided by Mahsani Kurataek Ltd on behalf, and with the mandate, of the Ōnuku Runanga.

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://moeordinnary.co.nz (Tipuna 1. (noun) ancestors, grandparents: plural form of tipuna and the eastern dialect variation of ōtāpū). 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.

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**Council officer suggestion**

To note the submittor’s viewpoint and make the following change to the last sentence of Subsection 5.4 on Page 29 of the draft res. management plan:

Denne un-grazed pasture grasses, such as cocksfoot, can constrain regeneration of both bush and gorse in areas where rainfall is inadequate 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 graze some areas on the Akaroa side of the reserve.
<table>
<thead>
<tr>
<th>Item No.: 4</th>
<th>Page 23 of 89</th>
</tr>
</thead>
</table>

### Council officer suggestion

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 28 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 5.5 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 *Pimus 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.
13 Hugh Wilson
Submission content

Page 35. 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 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, 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

Council officer suggestion

Council officer suggestion 11 – 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, 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.
The Knivon Reserve.

Page 37. Figure 8. Refer to my comments on macro and macrora on Māori long vessels.

Flag Peak has a cover of snow tussock, and sub alpine plants, including the Akaroa mountain daisy (Celmisia macrau). 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. Cleavage by fire allowed the snow tussock shrubland to expand on to less steep previously forested terrain.
Council officer suggestion 15 – For the following changes to the last paragraph on Page 11 of the draft reserve management plan:

The really big significant feature of the Armstrong Scenic Reserve is the presence there of the only stand largest remaining population of native cedar / pahauta (E. borealis) left on Banks Peninsula. The viability of that population has, however, been severely compromised 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, cedar than your paragraph. It is a very interesting and not wholly negative situation.

If you want to read a real story on it refer to the article, Hugh 2001 What killed Banks Peninsula’s cedars? Canterbury Botanical Society Journal 12: 47-56.
13 Hugh Wilson, 14 Matt Jackson

Submission content

Council officer suggestion

Submission Page 12

Alas, one of the best "original" snow iris rock
thand area on steep rocky ground near on the Alkora side of Gerard / O'fuki 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
left the competitive edge to increase
dramatically, at the expense of the thick or badly
damaged native species. I still burn with
unquenchable rage when ever 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.

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.
Introduction:
My name is Francis Helps and my address is 652 Flax Bay Road Akaroa. Our family farms 500 hectares at Flax Bay and are also shareholders in the Banks Track. My wife Shireen is proprietor of Puhutu 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 sites 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 historically 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 and T. F. 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 Taka. However it is doubtful that prehistoric 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 sometimes 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 black 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 allowing single weed plants, gorse, to develop into black infestations is acting contrary to that Strategy. Something farmers are not allowed to do. I personally consider the ever spreading tide of gorse an eyesore.

Gorse like all legumes is a nitrogen fixing which in the head waters of a stream catchment can lead to a higher level of dissolved nitrogen in these 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 naturalized 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. Hineiai 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 Brazenore should be removed.
15 Farms Helps
Submission context

Public walking and cycling tracks.
The only shelters and toilet facilities along the summit ridge between the Lighthouse Road saddle and the
Cahasten are provided by the Banks Track. This is no less than what can be expected from a commercial
walking business. I object that our stream valley catchments can be used as a public toilet. We the locals from
time to time have to rescue from the Misty Peaks walkway III - equipped or lost walkers who are
generally in the first stages of hypothermia.
A track should be established from Flea Bay / Aymer's Valley saddle to Brazenose top.
Umau will have to be consulted but historically this was a popular walking destination;
We as locals have always known that Oteataneke was there.
The original traditional Brazenose access via Picnic Creek no longer exists because of Muskrat 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.

Boundaries 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 retreading of regrowth on the boundary. The Wikaio landowners have an
outstanding record of on farm conservation.

Misty Peaks Reserve submissions analysis

Page 30 of 89

Council officers clarify that there is absolutely no intention
to attempt to dictate what neighbouring property owners
may do on their own land, nor to do anything contrary to
required and agreed management of common boundaries.
Submitter 23 (Hugh Wilson) has also raised this
issue and Council officers have suggested replacement
of the first paragraph of Page 13 of the draft reserve
management plan (see Page 14 of this analysis document)
Peaks

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 bed 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.

Nikau Palm Reserve, Hamilton Family
Dawson Reserve, J B Helpa
Foggys Gully Covenant, John Wilson
Fern Gully Covenant, Oliver Family
Lighthouse Reserve, DoC
Tutukihau Reserve, Helpa Family
Central 4 QE 11 Covenants, Helpa Family
Pohatu Covenant, Helpa 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 plans, however, refer to the potential connection/ interaction/ cooperation, but only on an appropriate and agreed basis, with adjoining/ nearby land owner/ managers, such as the submitter mentioned reserve and covenant areas. The draft reserve management plan in no way impacts on other property rights.
16 Patricia Dart

Submission content

16 Patricia Dart

- This will be a wonderful addition to the reserves on the peninsula.
- No need to remove pines - they could be poisoned so will eventually fall and provide nourishment to the area.
- The Hinewai ‘hands off’ approach would work well here - no need for native planting as this will happen naturally with a great seed source.
- Light sheep grazing would be beneficial.
- Predator control would greatly increase native biodiversity.
- To extend and connect tracks to other areas suitable tracks for mountain biking would be an excellent amenity for the area.
- To make provision for the control of wild fires would be essential - the world is showing us almost daily, of this need.
- 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 understorey 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.
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 Tutukahohikore Scenic Reserve. Both of these reserves are managed by the Department through the Canterbury (Waikato) Conservation Management Strategy (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, passerines, 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.
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 15) in the draft reserve management plan:
- 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.”
18 Department of Conservation
Submission content

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 Wilkside 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), Ngā Taahi, Banks Peninsula Wilkside Project and Predator Free 2050.

Council officers acknowledge, and were, during the preparation of the draft reserve management plan, cognisant of, the Banks Peninsula Wilkside 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 scope 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.

Misty Peaks Reserve submissions analysis
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/hihi, pounamu, tawītawī, tīnae, lizards and invertebrates. There is potential for translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/toutouwai and yellowhead/motu. 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 Tutakahihoura 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.
18 Department of Conservation

Submission content

Decision sought:
The Department supports recreational walking and mountain biking in the reserve, with the following amendments to Policy 8.3 to include policing 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.

Misty Peaks Reserve submissions analysis

Council officer suggestion

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 say it does not hurt to add more, and so suggest the following addition to the draft policy:

(Council officer suggestion 21):

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

Recreational information material, such as leaflets, brochures and updated information on websites, and not just that, to do with tracks, is already covered in the comment for Interpretation Management Policy 14.1 on Page 15 of the draft reserve management plan.

Council officers advise that implementation actions (not termed policies) are not induced by the Council in its reserve management plans, which are solely for setting management direction through policy. Instead, implementation actions may be raised in subsequent separate action plans prepared as needed, and only approved following prioritisation and funding through the Council’s Long Term Plan. The reserve management plan provides the direction and context for the actions.
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 FTC members are familiar with the Misty Peaks area and adjacent areas including Hinewai, Brazenose 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, Quell Island, CCC and Evan for Winding 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.
19 Peninsula Tramping Club, ZD 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 6.1 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.

ZD 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 widespread community support for our conservation efforts is the result of (a) working with landowners in a non-threatening 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 BPC 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 Mahaenui Iwi Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).
21 Banks Peninsula Conservation Trust
Submission content

All 3 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
dearly 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 flow 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
gainst 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.

Misty Peaks Reserve submissions analysis

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

Submission content

The first of these core areas is within the area of the Wildside Project. BPEC 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 tui and perhaps kēkē, 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 podocarp present, and because of the presence of a range of other plant and animal species.

4. **Goal Eight – Banks Peninsula is effectively free of pests and animals**

Goal 8 of the Ecological Vision is that Banks Peninsula/Te Pātaka o Rākaihautū is effectively free of pests and 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 muskrats 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**

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, insects), as well as currently rare or endemic species (e.g. pounui, kakapo, tui, jewelled gecko, ruuru, long-tailed bat, kākāpō, 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 inclusive 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.

---

**Misty Peaks Reserve submissions analysis**
21 Banks Peninsula Conservation Trust

Submission content

Council officer suggestion

2050 Ecological Vision for Banks Peninsula including Port Hills

I believe that conservation is about people.

Misty Peaks Reserve submissions analysis
21 Banks Peninsula Conservation Trust

<table>
<thead>
<tr>
<th>Submission content</th>
<th>Council officer suggestion</th>
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</thead>
<tbody>
<tr>
<td>A healthy natural environment is the foundation for everything that is of value to people – food, water, shelter, biodiverse habitats, health, happiness, and creative inspiration.</td>
<td></td>
</tr>
<tr>
<td>We want to involve people to be passionate about the environment around them, to understand their relationship with it, and take action to protect and restore it.</td>
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<tr>
<td>The Ecological Vision cannot be realised by one organisation or agency alone.</td>
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<tr>
<td>Collaboration and a collective approach with Banks Peninsula organisations (Kaitakouria, Onuku, Marpend, Pupukea Trustful) and other trusts benefit the Banks Peninsula community.</td>
<td></td>
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<tr>
<td>The Banks Peninsula communities have a history of achievement through working in this strategic way.</td>
<td></td>
</tr>
<tr>
<td>This approach will also provide opportunities for collaboration which enhance biodiversity linkages into the city and more widely across the plains.</td>
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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.
### Item 11

#### 21 Banks Peninsula Conservation Trust

Submission content

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<th>Council officer suggestion</th>
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To make our vision a reality, 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 substantial improvement in the share of indigenous vegetation on the Peninsula by 2050.

---

While biodiversity protection and enhancement is the priority, the protection and enhancement will contribute towards a prosperous, connected, water-rich, and healthy community.

The goals have been identified by the ‘Hostess of the Banks Peninsula Conservation Trust’ in collaboration with a panel of experts led by Professor David Gooden of University of Canterbury.
21 Banks Peninsula Conservation Trust
Submission content

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 science-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 these values.

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

Information needs to be shared in a way that is accessible and open to everyone to learn from. Monitoring should be at least an educational and advocacy exercise, as a method to inform management.

Misty Peaks Reserve submissions analysis

Page 48 of 89
### The Eight Conservation Goals

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

**What does success look like?**
These remnants are mapped, conserved (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. Barriers 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 species are successfully working on the mainland. The Harbour and bays have large healthy invertebrate populations and there is an increase in invertebrates as 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, conserved, and protected. Some are 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.
21 Banks Peninsula Conservation Trust

Submission content

Council officer suggestion

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 land protected ecosystems and positively as a matter of course. Periodic monitoring and mapping demonstrates health gains or an increase in indigenous biodiversity cover across Banks Peninsula. The white community is actively involved in projects to enhance biodiversity, such as part-time residents planting and managing spontaneous vegetation to develop an ecological corridor (or link up) from the Peninsula to Cheltenham City.

Goal 4

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 reporting anecdotal evidence about healthy indigenous biodiversity in their immediate environment (such as birds singing, indigenous vegetation cover and decline in exotic weeds).

Misty Peaks Reserve submissions analysis

Page 51 of 89

Item No.: 4

Attachment A

Item 11
## Item 11: Banks Peninsula Conservation Trust

**Item No.: 11**

<table>
<thead>
<tr>
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<th>Council officer suggestion</th>
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### The Eight Conservation Goals

Goal 6: 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. Focus is on pest animal numbers are reduced to a level which enables indigenous species to survive and increase. Protected forest understoreys flourish and are free from invasion by exotic mammals. The whole community is involved in this work.

Misty Peaks Reserve submissions analysis

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<table>
<thead>
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<th>Photo credits</th>
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Misty Peaks Reserve submissions analysis
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 maximize 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 advice 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. Those 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 Ian 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.
**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 as 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 pond.

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.

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.
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 brochures 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 Carry 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 Sensitive 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 the realm of regional/district planning and coordination. 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 process 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 Īnuiū rūnanga
- protects catchment for the Akaroa township and streams that flow 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 site 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 establishing the context 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.
• Acknowledge that the road connections are an issue for Misty Peaks. Neither of the roads accessing the summit ridge—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 Newtown Waterfall Loop track to a suitable standard for families, make the summit track connect Stony Bay and Feka 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 recovers 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.

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 planning 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.
Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

Hearings Panel
11 March 2019

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 time 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 Takapuna Reserve Management Plan did with the Red House.

- We support the submission from Department of Conservation.

Council officer suggestion

- There 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 15 of this 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 Takapuna Reserve was unique for that part and management plan.

Misty Peaks Reserve submissions analysis

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### 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>
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<tbody>
<tr>
<td>Page 2</td>
<td>This overview map should show the boundaries of the Hinewai and Purple Peak Curry</td>
<td>Strengthen the context of the Reserve. Maps from Akaroa Country Walks</td>
</tr>
<tr>
<td>Figure 1</td>
<td>Reserves, the main walking routes that access Misty Peaks and existing walks within the Reserve</td>
<td>brochure given below will assist.</td>
</tr>
<tr>
<td>View South West over Akaroa</td>
<td>This includes 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.</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 &quot;reserve&quot; and publicly accessible land areas, as the focus of the plan and the overview map is on Misty Peaks Reserve only. In addition, it was also deliberate to not show any existing track alignments on the overview map in order to not ever 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>
</tr>
<tr>
<td>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>However, it is agreed the town of Akaroa should be labelled. This was an omission. Therefore:</td>
<td></td>
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</table>

**Council officer suggestion 22** — Insert a label for Akaroa on the overview map on the third page of the draft reserve management plan.
## 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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</table>
| Page 9  
Section 1  
Introduction | Add an opening paragraph introducing the reserve at the start of Section 1, or add a preface at the start: Misty Peaks occupies 446ha 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 east the Wiltshaw project – a large scale collaborative project to protect endemic, threatened and iconic species over the southeastern part of Banks Peninsula. The maua for Ōnuka, ʻOraetake, is a prominent peak on the Misty Peaks ridgeline, giving it a special significance to the ōnanga. 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. | Set the Reserve in context from the outset and the aspiration going forward. |
| Page 9  
1.1 Location and Access  
Para 1 | Remove reference to the Marine Reserve. End the sentence after the words Flea Bay Road. | The Marine Reserve is an important feature of the Wildside, but not a predominant feature requiring mention in the first paragraph. |

### Council officer suggestion 23:

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 submitter’s 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 o Rākaihautū. Largest penguin colony.
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<tr>
<th>Reference</th>
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<th>Reason</th>
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<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>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.</td>
</tr>
<tr>
<td>Page 9, 1.1 Location and Access Para 2</td>
<td>Use Māori names for the peaks in this paragraph.</td>
<td>Council officer suggestion 24: Add to the changes already proposed by Submitter 13 on Page 12 of this submissions analysis document. Council officer suggestion 3: [Additions included here as tracked changes in blue].</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 came 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. 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>
<td>Council officer suggestion 13:</td>
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Misty Peaks Reserve submissions analysis
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<tr>
<td>Page 9.1.1 Location and Access Para 6</td>
<td>Add an opening sentence to this paragraph: The reserve is part of a 2000ha contiguous area of protection. This includes the adjacent Hinewai Reserve, and the Purples 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>Rework as follows: Remove the paragraph addressing Access and place in a separate access section after Notable topographic features and Landscape. 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>
<td>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.</td>
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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.
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<tbody>
<tr>
<td>Page 10</td>
<td>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 landscape, 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 pasturage, with views somewhat marred by the large pine plantation near the eastern end of the ridge. Lower down the bush clad Ayrmer 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 halls and coast of the Wildside.</td>
</tr>
<tr>
<td></td>
<td>Landscape addressed first as Notable features are a subset.</td>
<td>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>
</tbody>
</table>
### Council officer suggestion

Council officers note that any such expansion of Subsection 1.8 as suggested will just serve to contradict the intention to keep the draft reserve management plan concise and focused on its purpose (to deal with Misty Peaks Reserve concerns only). Also, it is an introductory section only, and there is no need to ensure content does not refer too other places too much, nor raise issues, these being dealt with, where relevant to the park, in the Issues section (Section 2) of the draft reserve management plan.

Improvements in access, circulation and facilities to support recreation in the park will need to be dealt with in subsequent planning to raise proposals for consideration in the Long Term Plan.

Council officers, however, acknowledge the issues raised by the submitter here, and that these can be considered as part of the future planning as mentioned above.

In addition, the concerns and issues raised by the submitter can be passed on to the Council’s strategic planning team to consider for addressing in the open space strategy review.

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Page 12 Section 1.8 Recreation Use</td>
<td>Reward 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 ridge line for about half its length, but then leaves the ridge line 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 ridge line. Walkers using the Akaroa Country Walks maps and brochures are currently encouraged to access the Misty Peaks summit ridge line track from Akaroa on the Skyline Circuit route to minimise road walking. The loop route return, however, is still on Lighthouse Road.</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 submissions analysis

Item No.: 4

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
<th>Council officer suggestion</th>
</tr>
</thead>
<tbody>
<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. Otherwise Misty Peaks Reserve is primarily an undeveloped and natural area and presents scope for future 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 permitted in the other reserves. The addition of tracks that linking the town to the park would greatly improve access to it. Several tracks linking the lower part of the reserve to the summit ridgeline are also needed to alleviate the current use of the steep, single roads adjoining the park. 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. 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.</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. 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 so just the Newton’s Waterfall walking track and only when they are on a leash.</td>
<td></td>
</tr>
<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<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 RMF for example. Note comments on the current Section 3 are given below.</td>
<td></td>
</tr>
<tr>
<td>Page 13 para 3</td>
<td>Replace: wilding pines with pine plantation and wilding pines</td>
<td>Clarity.</td>
<td></td>
</tr>
<tr>
<td>Page 13, last para</td>
<td>As per revised introduction proposed - move footnote as a consequential amendment.</td>
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</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.
23 Rod Donald Banks Peninsula Trust

Reference | Suggested amendment | Reason
--- | --- | ---
**Page 15, Section 2.7 Access and Use** | Reword from Para 2 as follows: 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 Aylesley Valley road for safer shared use. | 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.

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 Land 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 reading 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 post Newton’s Waterfall, for a track along the length of the ridge, and to use existing graded farm tracks to create a loop route from Aylmers Valley entrance to the summit ridge. 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 oversee 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. Mineral forms part of this, beware the Wairau 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>Council officer suggestion 26</td>
<td>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 the Banks Track 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 restate in the reserve management plan. Definitely no such activity will be tolerated in Misty Peaks Reserve.</td>
<td></td>
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<tr>
<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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</tr>
<tr>
<td>Page 15, Section 2.8 Facilities and Utilities</td>
<td>Reward</td>
<td>The experience of Hinewai and Banks Track is that shelter is necessary on the summit ridge for public safety and toilets will be needed as use grows, but these should be kept simple to minimise issues. The ECAN LWEP sets out the standards for pit toilets as a permitted activity.</td>
</tr>
<tr>
<td>Page 16, Section 2</td>
<td>Add a new Section 2.9</td>
<td>This is not a matter for the draft management plan to raise.</td>
</tr>
<tr>
<td>Page 17, Section 3.1 Park Purpose</td>
<td>Move to Section 2.1 and reward Park Purpose</td>
<td>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.</td>
</tr>
<tr>
<td>Misty Peaks Reserve submissions analysis</td>
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</tbody>
</table>

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 incert (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).
## Attachment A

**Item 11**

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
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<tbody>
<tr>
<td>Page 17</td>
<td>Reward as:</td>
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<tr>
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<td>▪ Protect and enhance natural values through restoration of native biodiversity across the reserve</td>
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<td>▪ 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</td>
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<td>▪ Maintain and promote the historical, cultural, environmental values and feature and retain views from key points</td>
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<td>▪ Provide and maintain facilities as needed</td>
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<td></td>
<td>▪ Collaborate with and work toward shared aims with the Wildside project, neighbouring reserves, Aoraroa Country Walks Track network, Public Open Space Strategy and the Akaroa community</td>
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<tr>
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<td>▪ Ensure the reserve adds value to, connects with and complements the other recreational opportunities in the area</td>
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</table>

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

| Page 18  | Reward promoted to explained | |
|          | Policy 3.1                   | |

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

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.**
```
### 23 Rod Donald Banks Peninsula Trust

**Submission content**

<table>
<thead>
<tr>
<th>Reference</th>
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</tr>
</thead>
</table>
| Page 19  
Policy 4.4 | Add the Wildside project and Pest Free Banks Peninsula 2050 consortium. | 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. |
| Page 19  
Add Policy | 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. | The future management of the pine plantation needs to be signalled. |
| Page 19  
Policy 5.1 | Add the Wildside project. | The Wildside includes Misty Peaks and a native fauna protection program. |
| Page 20  
Sect 4.6, FPe | Add another Policy 6.5 No Smoking is permitted in the Park | Smoking is another fire risk. |

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**Council officer suggestion**

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 10 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 that arguably the use of matches or lighters could be disallowed [Ref: draft Management Policy 0.3]), 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>Page 20</td>
<td><strong>Policy 8.2</strong></td>
<td>Reward as Walking and mountain biking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• This will include, but not be limited to, a circular route from Aylesmore 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.</td>
</tr>
<tr>
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<td></td>
<td>• 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.</td>
</tr>
<tr>
<td></td>
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<td>• 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.</td>
</tr>
<tr>
<td>Page 20</td>
<td><strong>Additional policy</strong></td>
<td>8.6 Tracks and facilities will be well maintained, and according to NZI tract standards.</td>
</tr>
<tr>
<td>Page 20</td>
<td><strong>Policy 8.3</strong></td>
<td>Add day shelter on summit ridgeline track.</td>
</tr>
<tr>
<td>Page 22</td>
<td>8.5</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.</td>
</tr>
</tbody>
</table>

**Reason:**

- **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. Freeride Mountain bikers making their own tracks.
- **The ROSS envisages a mid-level cross country track connecting across the back of Akaroa from Woodills Road right through to lighthouse or Aylesmore Valley Road. This should be part of the Management Plan.**

**Council officer suggestion:**

Council officers point out that tracks in Misty Peaks Reserve are intended by the Parks Unit to not be over developed and to primarily be for walking in order to minimise impacts on the park. Having said that, there is room, as provided for in draft reserve management policy, for provision of track development and use for other recreational pursuits such as mountain biking and horse riding but only where clearly justified and where any impacts are managed through controls on development and use.

As previously stated, the draft reserve management plan is not the place for raising proposed new tracks and connections.

No change to Management Policy 8.2 is warranted.

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 2015) 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 e-bike engine size on formed roads or identified carparks.
### Attachment A

#### Item 11

<table>
<thead>
<tr>
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<tbody>
<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 seeing places to walk dogs.</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>
</tr>
<tr>
<td>Page 23, Policy 10.1</td>
<td>Reward. Currently unclear.</td>
<td>What does &quot;shall provide continuous access&quot; mean?</td>
</tr>
</tbody>
</table>

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 Aynsley Valley, where dogs are allowed but with the proviso that they are on a leash.

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.

**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 forred roads shall provide continuous access to Misty Peaks Reserve."
<table>
<thead>
<tr>
<th>Reference</th>
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<tbody>
<tr>
<td>Page 23 Policy 10.3</td>
<td>Improve 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 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. 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.</td>
</tr>
<tr>
<td>Page 24 Connections Add another policy</td>
<td>Add 13.2 Cooperation and respect will be given to the other existing organisations and projects in the area with similar aims, such as Hinewai and Purerehua 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. 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 compulsion 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.</td>
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Misty Peaks Reserve submissions analysis
<table>
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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 15.3 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</td>
<td>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>
</tr>
</tbody>
</table>

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.
<table>
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<tbody>
<tr>
<td>Page 32</td>
<td>Add to Section 5.8</td>
<td>The Akaroa Country Walks 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>
<tr>
<td>Section 5.8 Access and Connection</td>
<td>Add to the Banks Peninsula Track Company paragraph in Akaroa Country Walks (a network of public tracks starting and ending in Akaroa) in Akaroa, with Input from the main tourism site <a href="http://www.akaroa.co.nz">www.akaroa.co.nz</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 ridge line track. The Newtons Waterfall walk is sourced via Ayres Valley Road. The summit ridge line track, named Misty Peaks, is presented as a shared use loop track from Akaroa 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 on an appendix to the Plan.</td>
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</table>

Council officers advise that it is important to focus on elements of the park being covered by the draft reserve management plan and to not overly reference privately branded services, albeit that they provide an invaluable recreational experience to the community. Therefore, the default in the draft reserve management plan has been to refer to the adjacent Akaroa property owners or recreation service providing companies. Currently, the Council, with respect to Misty Peaks Reserve, does not connect with any privately provided service, such as that branded “Akaroa Country Walks”, and Council officers suggest there should not be a pre-feeding of any future potential partnership, the details of which has not yet been considered. Having said that, Council officers do acknowledge the public value the Rod Donald Banks Peninsula Trust provides with its information on walks on Banks Peninsula. Their view is that the Akaroa walks map that the Trust provides freely online for the public to access is a worthwhile one. It, however, was not included in the draft reserve management plan because it is not a Council prepared resource not focusing on Misty Peaks Reserve. Council officers, though, agree that there does need to be some acknowledgement in Subsection 5.8 of the draft reserve management plan of the online information resource of publicly accessible walking tracks and routes that is provided by the Trust on its website. However, it is not supported to include reference to the Akaroa District Promotions website, with its link to the walking and hiking brochure branded “Akaroa Country Walks” that is only available for purchase. It is also an area information resource that is not appropriate to be promoted through the reserve management plan. Yet again, Council officers do acknowledge the high standard of that publication. Therefore, the submission is suggested to be adjusted accordingly, as follows:
## 29 Rod Donald Banks Peninsula Trust

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
<th>Council officer suggestion</th>
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<tbody>
<tr>
<td>Page 32</td>
<td>Section 5.8</td>
<td>Access and Connection (continued)</td>
<td>Add the following paragraph at the start of Subsection 5.8 (Access and connections) on Page 32 of the draft reserve management plan:</td>
</tr>
<tr>
<td></td>
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<td>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 (<a href="http://www.bankspeninsulawalks.co.nz">www.bankspeninsulawalks.co.nz</a>).</td>
</tr>
<tr>
<td>Page 32</td>
<td>Section 5.8</td>
<td>Access and Connection (continued)</td>
<td>Council officers agree the description could be misread, even though it is intended to just mean that the road passes through Misty Peaks Reserve.</td>
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<td><strong>Council officer suggestion 30:</strong></td>
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<td></td>
<td>Adjust the current first paragraph of Subsection 5.8 on Page 32 of the draft reserve management plan, as follows:</td>
</tr>
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</table>
|           |                     |        | 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 **alongside the section of Flea Bay Road where it passes through this route beside Misty Peaks Reserve on route from the summit ridge down to Flea Bay**.
<table>
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<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
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<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 Pohutu Marine Reserve and the largest penguin colony on Banks Peninsula/Te Pātaka o Rākaihautū.</td>
<td>Not necessary to add.</td>
</tr>
<tr>
<td>Page 35 last para</td>
<td>Rword 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>
</tr>
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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).
Appendix 1 Aoraroa Country Walks

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

Figure 1 Aoraroa 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

Council officer suggestion

Akaroa Country Walks Trail Head signage is currently installed at the track entrances at the top of Woodhills Road, Purple Peak Road, Heritage Park and Long Bay Road, Greer 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

Misty Peaks Reserve submissions analysis
Akaroa Country Walks

A variety of walking routes enable you to explore the hills above Akaroa giving beautiful views over the harbour. All walks involve steep up and down hill climbs on uneven surfaces requiring a moderate fitness level. Most routes involve some walking on public roads shared with vehicles and also cross private farmland where stock may be grazing. Akaroa Country Walks brochure with detailed directions is highly recommended to assist with route finding. Available at Akaroa Information Centre.

Safety is your responsibility.

Plan, prepare and equip yourself well.

Wear suitable clothing and footwear always carry drinking water in summer and in winter, extra layers of clothing and a warm jacket. Local weather conditions change rapidly. Carry appropriate clothing suitable for all conditions. Check the weather forecast before heading out. Conditions can be very different from one part of the Peninsula to another. Cold and wet conditions can affect the terrain making it slippery and dangerous. Be aware of the weather conditions before heading out. Cold and wet conditions can affect the terrain making it slippery and dangerous. Be aware of the weather conditions before heading out.

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 far access are overlaid with red dotted lines.

None: 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 Ian 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 Ngāi 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 reusing 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 protecting 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 (affect of water quality) irrigation would have to have a strong and 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 geotechnically 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 Takanetua and Robinson 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.

Misty Peaks Reserve submissions analysis

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 future), 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 Peka 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.
<table>
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<th>No.</th>
<th>Submitter</th>
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<td>1</td>
<td>Adrian Cagle</td>
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<td>Pat McIntosh</td>
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<td>Joanna Saunders</td>
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<td>Michael Wil</td>
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<td>Alison Evans</td>
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<td>Ralph Roden</td>
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<td>Brenda Reading</td>
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<td>Rachel Edwards</td>
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<td>Amanda Smith</td>
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<td>Geoff Spearpoint</td>
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<td>Hugh Wilson</td>
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<td>16</td>
<td>Department of Conservation</td>
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<td>Peninsula Tramping Club</td>
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<td>19</td>
<td>Little River Wairewa Community Trust</td>
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<td>Banks Peninsula Conservation Trust</td>
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<td>21</td>
<td>Te Kete o Wairewa Limited</td>
<td>Yes</td>
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<td>22</td>
<td>Rod Donald Banks Peninsula Trust</td>
<td>Yes</td>
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No. to be heard: 4
1 Adrian Cogle, Z Pat McIntosh
Submission content

1 Adrian Cogle

Plan fits 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 Ta 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. Not 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 Hirerehi should be adopted for Te Oka. (See small Landscape video).

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

Z 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, this 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 Bosse 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 / "Queen's Chain", extending seaward to the Common Marine and Coastal Areas.

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 8a, 8b. 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 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 leasee, 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 extends 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 Nichole Will, 5 Alison Evans, 6 Ralph Roden, 7 Wendy Biggs, 8 Brenda Reading, 9 Amanda Smith

Submission content

4 Nichole Will

Great idea and fully support any biodiversity on the Peninsula, I just wish that ECen accepted our proposal for funding to help with fencing when we offered a covenant over Le Bens 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 weedy pines. Just look over the hill in Reynolds Valley and Okuti Valley, you need evidence that they are spreading exponentially. There is also a big issue with Sycamore in Okuti Valley which will make 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 pass and stay fishing 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 :)

Council officers note the sentiments of the submitter and have directed the suggestions to the Regional Parks Team. On the matter of charging for use of the park area and facilities - in general, there should be no charge for Council managed facilities, and access to the park is free. However, facilities, such as accommodation, provided and managed by formally authorises parties, such as is currently the case for the former farm buildings, and possibly in the future by parties holding a lease to provide appropriate accommodation / recreation services in the park, may involve a charge to use.

The submitter’s concerns are noted; however, the bay and the activities on the water in it are outside the jurisdiction of the Te Oka Reserve Management Plan.

Council officers point out that access to the water from the two bays is outside the coverage, and therefore jurisdiction, of the reserve management plan.
14 Geoff Spearpoint, 15 Hugh Wilson
Submission content

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 Misly 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 forest covered, with the exception of 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?

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 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.

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

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:

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 crossover from Little River, vehicle access to the park is required. Access on foot or by mountain bike, or even by horse, will appeal to many but may prove challenging to others, roads provide vehicle access, although in places are steep and unsealed. The mood on the park side is steep and unsealed at the lower elevations, and often corrugated in dry conditions on the park side.
Item No.: 11

**Item 11**

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**Hearings Panel**

**11 March 2019**

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**15 Hugh Wilson**

Submission content

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**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 yew, evergreen, old man's beard 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 2013 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.

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**Page 28.** In the figure you mistakenly label Te Oka Reserve as MISTY PEAKS RESERVE.

---

**Page 30.** I suggest calling *Phymatodes brevifrons* and *Nematosorus tridentatus* "Reef Sedges".

---

Debate Red leaved sedge *Carex renuliflora*. The record is based on a dubious identification.

---

**Corrections to your fish names:**

- Bluegill bullhead *Ogcocephalus hubbsii*
- 7-3 3rd line - *Anguilla dieffenbachii*

---

**Page 40.** You could probably add "although an extensive and highly significant population of pikau occurs along nearby Kaiorete.".

---

Note also — the generally accepted botanical name of pikau (pingao) is *Fusus spiralis* rather than *Demoscironus spiralis*. I and most other botanists accept this name change as justified.

---

Maybe for clarity you could write pikau (pingao) / golden sand sedge / *Fusus* (Demoscironus) 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.
16 Department of Conservation

Submission content

Council officer suggestion

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 2010 (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 burberry, 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

Council officer suggestion

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.

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.

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 Flincharge to restore Te Kai/4ala/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 fern Todepiperia horomokoe. 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 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
16 Department of Conservation
Submission content

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

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 Kiranga and Te Keke o Wairewa limited with regard to indigenous vegetation in the Te Kāko/Tumbledown Bay area, while 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.

Suggested new implementation policies:
Support the ongoing work with Wairewa Kiranga to restore Te Kāko/Tumbledown Bay vegetation and enhance the areas of kānuka spawning in the stream.

Implement a monitoring programme for the nationally critical Banks Peninsula fork fern (Tetrasporium brasumakai).

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.

Te Oka Reserve submissions analysis
16 Department of Conservation

Submission content

The Banks Peninsula receives sustained pest control through Environment Canterbury’s targeted rating and the pest 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 (RPMF), 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 kōkako, tūī, tākarāri, tītī, and invertebrates. There is potential for the translocations of indigenous fauna currently missing from the Peninsula such as South Island robin/tiurauke and yellowheaded mohoua. 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, shag, shearwater, kōtuku, mottled petrel, spotted shags and Cook’s skua scurvy grass.
Submission content

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

Council officer suggestion

Council officers commented 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 3): Visitor experience and recreation support facilities, including, for example not limited to, information boards/ages, track markers, indicating 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 leasee.

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

4.15 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’s Goals for the 2050 Ecological Vision
of the Banks Peninsula.

Te Oka Reserve submissions analysis

Council officers advise that implementation actions (not termed
policies) are not included by the Council in its reserve
management plans, which are solely for setting management
direction through policy. Instead, implementation actions may
be raised in subsequent separate action plans prepared as
needed, and only approved following prioritisation and funding
through the Council’s Long Term Plan. The reserve
management plan provides the direction and context for the
actions.
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 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 23 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 Fires 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 beneficial 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.

Attachment A Item 11
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.

Facilities and utilities:

We appreciate the statement that “Te Oka Reserve should be kept as free as possible of NEW build structures . . . .”

Recreation:

We support the intent of Policy 6.1 with mountain biking restricted to certain tracks.

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.

Buildings:

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

Community involvement:

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

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 peak 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.
19 Little River Wairewa Community Trust
Submission content

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 road 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 area to support CCC, Runanga, private owners, and all affected parties. This could be in the form of a Southern Bays Regional Park Charter.

Council officer suggestion

The suggestions the submitter raise are wider than the Te Oka Reserve context, and not applicable to the matter at hand to consider the management direction for the park. They, however, can be forwarded to sections of the Council dealing with the wider sphere of planning and community engagement for the southern bays area of Banks Peninsula/Te Pātaka o Rākaihautū.
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 widespread community support for our conservation efforts is the result of: (a) working with landowners in a non-threatening 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 achievable by the Trust, working in partnership with CCC, other agencies, organisations and landowners, are limited by the available funds.

In 2017 BPC 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 Mātauranga Māori Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).
Attachment A

Item 11

20 Banks Peninsula Conservation Trust Submissions

Submission content

Council officer suggestion

All 3 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 reflect 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 (monkeys, 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 hereke, 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 ‘Penatar 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 herivores 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, frogs), 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.
20 Banks Peninsula Conservation Trust

Submissions 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 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.
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 Waieawa Limited, the charitable / business arm of Waieawa 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 Orion Bradley Park and Hineawai 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.

Council officers note the submitter’s sentiments, and state that it is both deliberate and necessary for the draft reserve management plan to largely and briefly refer to, and respond through proposed management policy, issues directly pertaining to the park area, and not those applying outside the park. Also, the vision of the issues is really just in order to rationalise the proposed management policies (the focus for the draft reserve management plan) and not detail or resolve the issues.

This approach is not a rejection of the issues outside the park; rather, that these need to be dealt with in other forums. Furthermore, the approach taken with the draft reserve management plan is not to refer to the adjacent and nearby owner land, only to publicly accessible park areas, such as the Department of Conservation administered reserves.

Council officers believe that more detailed future specific implementation/development/action planning should address more the balance between recreation and conservation, noting that these two elements are certainly significant for Te Oka Reserve.

Council officers also consider that the vision, as set out on Page 17 of the draft reserve management plan, is appropriate and adequate for the purpose of the draft plan. Concreteness is also an important attribute of the draft reserve management plan. On review, it is not supported for there to be any change to the vision, other than what is accepted from what is specifically suggested by other submitters to the draft reserve management plan.
## Z2 RDN Banks Peninsula Trust

**Submission content**

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<th>Council officer suggestion</th>
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### 1 Introduction

The Rod Donald Banks Peninsula Trust (Trust) is a charitable trust and COO 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 Wairau 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 Wairau 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-produtive 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 canvass 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 Wairere iwianga.

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 would 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 unsuited at the lower elevations and often corrugated in dry conditions.
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 plan is 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 beach. Access to Tumbledown beach is currently available from the road because of the goodwill of the landowner, Wairawa Ōnera. It is vital that the Council develops Te Oka, it takes the connection 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 beach are already an issue and the Reserve Management plans need 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.

1.1.3 On-site management
Currently the farm owner lives on site. The Reserve Management Plan indicates that grazing is to be gradually withdrawn, and 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.

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 “least value” access to, and use of, the park. Council officers again advise that ongoing area planning and engagement will optimize 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 attract? These questions need to be answered 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 Oiwhare 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 Bosco Road down to the coastline as part of extending the Te Ava Pātaka tramping track from Saddle Hill Reserve on the Bosco 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.

Te Oka Reserve submissions analysis
2.2 Rod Donald Banks Peninsula Trust
Submission content

At such a time, the Trust would like to see the “backpacker” accommodation at Te Oka managed as a tramping hut and be available 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 roads 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 runsanga
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 Aro Māori.

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.

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.

The full statutory and engagement process has, and is, being followed. This has included working with Mahānui 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.

Te Oka Reserve submissions analysis

Page 28 of 41
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 Figure 1 Reserve Map</td>
<td>Show only the walking track down the main spur on the map.</td>
<td>The track from the Bosun Road down the central spur ridgeline is currently the only track signed 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 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>
<td>Council officers emphasise that the introduction section is intended to be just that – introductory, and as 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 list 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.</td>
</tr>
<tr>
<td>Page 10 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>
<td>Only historic information that could be directly attributed to the Te Oka Reserve valleys was inserted.</td>
</tr>
</tbody>
</table>
## Reference and Suggested Amendment or Comment

<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested Amendment or Comment</th>
<th>Reason</th>
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<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 Oamaru to Ophir valley via Te Oka, which provided the second right of accommodation. There are old stiles etc. left from these days, and probably the building now referred to as backpackers was tittered 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 bones” when it comes to such things as resource management (historical use, etc.). However, reference is Subsection 1.4 on Page 10 of the draft reserve management plan to this former walkway can be made. (Council officer suggestion 16).</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 unable to be employed to justify/rationalise such proposals.</td>
</tr>
<tr>
<td>Page 15 Section 2.7 Access and use</td>
<td>Para 1: rewrite second sentence: Te Oka Reserve is in a remote setting and all the roads leading to the park are steep and narrow. Rossa 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 upgrades, development of the Park will need to be done in the context of minimizing 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 roading 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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**Te Oka Reserve submissions analysis**
<table>
<thead>
<tr>
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<th>Suggested amendment or comment</th>
<th>Reason</th>
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<tbody>
<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 fewer 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 Rosku 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 reworking. 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 &quot;it is expected&quot; 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 insurance go, is it returned to the Reserve are some of the questions to answer. It also needs to show the current fessees 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 Weerewa Summit and Bay's brochure and were referred by Regional Parks staff to the lessee who declined 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 choose 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.

It is referring to an increase in visitation to the park, not the number of structures.

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 10 of the draft reserve management plan is supported.
Reference | Suggested amendment or comment | Reason |
--- | --- | --- |
Page 17 Section 2 Add additional topic | 2.3 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 Devil's Gap rock on Kennettment Farms and Tumbledown Beach accessed via land belonging to Waitere rènanga through the Te Kei Trustee Company Ltd. Devil's 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 rènanga 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. | Yes and yes! |
Page 17 Section 3 Vision | Move Section 3 Vision to before Section 1 Issues | The Vision informs the issues. I.e., if there was no vision of people visiting, the reading access would not be an issue. | |

Te Oka Reserve submissions analysis
<table>
<thead>
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<tbody>
<tr>
<td>Page 17</td>
<td><strong>Reword as:</strong></td>
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<tr>
<td>Section 3.2</td>
<td>- Protect and enhance natural values through restoration of native biodiversity across the reserve.</td>
<td></td>
</tr>
<tr>
<td>Management Aims</td>
<td>- Provide public access on a network of tramping tracks through the park and support it 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 views from key points.</td>
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<tr>
<td></td>
<td>- Provide and maintain facilities as needed.</td>
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<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 opportunities in the area.</td>
<td></td>
</tr>
<tr>
<td>Page 18</td>
<td><strong>Somewhere the matter of renting out accommodation to visitors needs to be addressed.</strong></td>
<td></td>
</tr>
<tr>
<td>Section 4.3</td>
<td>- 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>
<td></td>
</tr>
<tr>
<td>European History Add objective</td>
<td>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 plans. 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.</td>
<td></td>
</tr>
<tr>
<td>Page 21</td>
<td><strong>Add visitor accommodation to the list of facilities.</strong></td>
<td></td>
</tr>
<tr>
<td>Section 8.3</td>
<td>The list is for example and not all-inclusive. Due to the current arrangement regarding the booking of the buildings, Council officers considered it prudent to not refer to them in the list.</td>
<td></td>
</tr>
</tbody>
</table>

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.
## Item 11

### 22 Rod Donald Banks Peninsula Trust

<table>
<thead>
<tr>
<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>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>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, rewording of Objective 10 as suggested is supported.
<table>
<thead>
<tr>
<th>Reference</th>
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<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Page 25 Community Involvement Objective 15</td>
<td>Change wording: 19 Establish a Reserve Management Committee for the Te Oka Reserve Policy 15.2 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</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>

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.
<table>
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<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
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</thead>
<tbody>
<tr>
<td>Section 5 Background Section 5.7</td>
<td>Add information on the Akaroa Wairewa Summits and Bays walking brochure.</td>
<td>We include relevant sections of this brochure as an appendix.</td>
</tr>
</tbody>
</table>

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
Cover of the Akaroa Wairewa Summit and Bays brochure and main map locating Te Okā reserve and the signposted track down the spur ridgeline as #5 on the map.
Te Oka Reserve submissions analysis
Submission content

Description and illustration of the spur ridgeline walk.

At the time of developing this brochure (January 2016) 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

Te Oka Reserve submissions analysis
Signage on the spur ridge line 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></td>
</tr>
<tr>
<td>B</td>
<td>Volume of Submissions - Not Heard - Misty Peaks</td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Volume of Submissions - Not Heard - Te Oka Reserve</td>
<td></td>
</tr>
</tbody>
</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.
<table>
<thead>
<tr>
<th>Signatories</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Author</strong></td>
<td>Liz Ryley - Committee Advisor</td>
</tr>
<tr>
<td><strong>Approved By</strong></td>
<td>Liz Ryley - Committee Advisor</td>
</tr>
</tbody>
</table>

Item No.: 11
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 Bovsu 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, which 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, hiking and biodiversity on Banks Peninsula.
Submissions on the
Misty Peaks Reserve Draft Management Plan
and
Te Oka Reserve
Draft Management Plan

VOLUME 1

Heard Submissions
Monday 11 March 2019
CHRISTCHURCH CITY COUNCIL  
MISTY PEAKS RESERVE DRAFT MANAGEMENT PLAN  
AND  
TE OKA RESERVE DRAFT MANAGEMENT PLAN  

SUBMITTERS WHO WISH TO BE HEARD

<table>
<thead>
<tr>
<th>Time</th>
<th>Submission Number</th>
<th>Submitter</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.00am</td>
<td>20638</td>
<td>Jan Cook - Misty Peaks Reserve</td>
<td>127</td>
</tr>
</tbody>
</table>
| 11.05am    | 20335             | Friends of Banks Peninsula Incorporated Society  
                          - Suzanne Church - Misty Peaks Reserve | 129     |
| 11.15am    | 20495             | Francis Hebs - Misty Peaks Reserve            | 131     |
| 11.20am    | 19676             | Jack and Charlotte Gibbs - Misty Peaks Reserve | 135     |
| 11.25am    | 20695             | Department of Conservation                   | 137     |
|            |                   | - Rachel Brown - Misty Peaks Reserve          |         |
| 11.35am    | 20594             | Department of Conservation                   | 142     |
|            |                   | - Rachel Brown - Te Oka Reserve               |         |
| 11.45am    | 20539             | Te Kete o Wairewa Limited                    | 148     |
|            |                   | - Theo Bunker, Mortieck-McCormack Law - Te Oka Reserve |   |
| 11.55am    | 20628             | The Little River Wairewa Community Trust     | 150     |
|            |                   | - Stuart Wright-Stow - Te Oka Reserve         |         |
| 12.05pm    | 20636             | Rod Donald Trust                             | 151     |
|            |                   | - Suky Thomson - Misty Peaks Reserve          |         |
| 12.15pm    | 20642             | Rod Donald Trust                             | 172     |
|            |                   | - Suky Thomson - Te Oka Reserve               |         |
### 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>Jan Cook</th>
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<tr>
<td>Date Submitted:</td>
<td>12/18/2018 3:49:44 PM</td>
</tr>
</tbody>
</table>

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? do not support the plan

**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 were not to be discharge 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 Takarawai 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

Full Name: Suzanne Church
DateSubmitted: 12/18/2018 1:25:54 PM
Would you like to attend the hearings for this consultation? 

Yes

Name of Organisation: Friends of Banks Peninsula Incorporated Society
Role in Organisation and No. of people represented: Secretary 80

Do you support the plan? 
do not support the plan

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 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 Redeveloped 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 resource for irrigation (where it is beneficial, not just for disposal).

Thickening 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.
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Environmental benefits of native forest regeneration and carbon sequestration, end to harbour discharge. Wastewater storage could double as fire fighting ponds. 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.
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 Tract.
My wife Shireen is proprietor of Polatu 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 an yet no evidence that it will assist the propagation of the former dominate podocarp, T. to T. 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 stream 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 so allowed to do. I personally consider the ever spreading tide of gorse as 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 tepe pose a potential serious fire problem. 

Pine 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 hyperthermia. 

A track should be established from Fles Bay//Aylmers Valley saddle to Brazenose top. Omakau will have to be consulted but historically this was a popular walking destination. We the locals have always known that Otauheke 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 Aorae to Fles 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 Fles Bay road and along the ridge towards the lighthouse. We were still using it as a bridal trail in the our first years at which area was free of gorse.
3.

The Banks Track is a privately owned walking track and 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 campsites.

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 natuarmised 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 Peninsulas 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.

Nikau Palm Reserve,
Dan Rogers Reserve,
Foggy Gully Covenant,
Fern Gully Covenant,
Lighthouse Reserve,
Tutukihuna Reserve,
4 QE 11 Covenants,
Pahatu Covenant,
Pahatu 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 mustard 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 farafox (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 posse 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 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 wont given enough resources to do the job properly.

For example, this winter the periodic possum control managed by EGAN that is paid for out of our rates took place on our property. They caught & 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 CCG 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 Tutukahahikura Scenic Reserve. Both of these reserves are managed by the Department through the Canterbury (Waiata) 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 4
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 4 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 statement 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), Ngai 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/titiroarau, tomiti/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’s 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 (Wairau) 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 fern Tansypteris 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 Wairau 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 horomai*.

**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 riflemen/tiipouramu, tomtit/miroiro, 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 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 Bb
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’s 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
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</tr>
</tbody>
</table>
16 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’s 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 Otton 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
**CHRISTCHURCH CITY COUNCIL**

**Te Oka Reserve – Draft Management Plan**

- Received via Have Your Say -

Submissions close Tuesday 18 December 2018

<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Stuart Wright-Stow</th>
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</thead>
<tbody>
<tr>
<td>Date Submitted:</td>
<td>12/18/2018 9:30:01 AM</td>
</tr>
<tr>
<td>Would you like to attend the hearings for this consultation?</td>
<td>Yes</td>
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</table>

<table>
<thead>
<tr>
<th>Name of Organisation:</th>
<th>The Little River Warewa Community Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>Trustee 80</td>
</tr>
</tbody>
</table>

**We support the plan**

**Comments:**

The Little River Warewa 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 Warewa 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 Warewa Trusts 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, Ruranga, private owners, and all affected parties. This could be in the form of a Southern Bays Regional Park Charter.
<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Suzy Thompson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted:</td>
<td>12/18/2018 2:50:44 PM</td>
</tr>
<tr>
<td>Would you like to attend the hearings for this consultation?</td>
<td>Yes</td>
</tr>
<tr>
<td>Name of Organisation:</td>
<td>Rod Donald Banks Peninsula Trust</td>
</tr>
<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>
<tr>
<td>Comments:</td>
<td>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.</td>
</tr>
<tr>
<td>Attachments:</td>
<td>Yes</td>
</tr>
<tr>
<td>Submission:</td>
<td>23</td>
</tr>
</tbody>
</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 ridge line 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 Ōnukō 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 sits. 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 unmapped 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 could 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...
same 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 Takapuna 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>
</thead>
<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 ridge line 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 ridge line and land on both sides. The reserve is part of a contiguous area of land protected for biodiversity and recreation stretching over 7000ha 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 Onuku, Ōtawhake, is a prominent peak on the Misty Peaks ridge line, 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 Para 1</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>
<td>Reason</td>
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<tr>
<td>-------------------------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>Access</td>
<td>requires a separate section so that it can be properly addressed.</td>
<td></td>
</tr>
<tr>
<td>Page 9,1.1 Location and Access</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>Para 2</td>
<td>Move paragraph about Akaroa to 3rd paragraph.</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></td>
<td>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>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>After Para 2</td>
<td></td>
<td></td>
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<tr>
<td>Page 9,1.1 Location and Access</td>
<td>Add an opening sentence to this paragraph: The reserve is part of a 2000ha contiguous area of protection. This includes the adjacent Hinewai Reserve, and the Purple Peaks Curry above Grehan Valley.</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>Para 6</td>
<td></td>
<td></td>
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<tr>
<td>Page 9,1.1 Location and Access</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></td>
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<tr>
<td>Para 8</td>
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<td>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<tr>
<td>Page 10</td>
<td>Combine the Landscape and Notable Topographic Features sections. Read 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>
</tbody>
</table>

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 900m.

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). 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 east 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 Waiheke.

Add Section 1.3

Access

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 Newton Waterfall. The upper part of the reserve can be accessed from either Stony Bay Road, just below the ridgeline on the western side, and Pea Bay Road along the summit. A shared use walking and biking track running connects the upper 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 Carpark Reserve and Hikewai 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.

The Plan should recognize and explain the roads, entrances and the existing tracks

The idea of developing the unformed legal roads for access needs to be explored
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<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>
<tr>
<td>Sections 1.6, 1.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 12</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>
<tr>
<td>Section 1.8</td>
<td>Misty Peaks Reserve has attributes that lend to it being a good provider of opportunities for visitors to experience, mainly through walking and mountaineering, wonderful views from what is a prominent ridge crest, and natural areas.</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 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...</td>
</tr>
<tr>
<td>Recreation Use</td>
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</table>

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 ridge line for about half its length, but then leaves the ridge line 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 ridge line.

Walkers using the Akaroa Country Walks maps and brochures are currently encouraged to access the Misty Peaks summit ridge line track from Akaroa on the Skyline Circuit route to minimise road walking. The loop route returns, however, is still an lighthouse road.

The Misty Peaks summit ridge line 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...
<table>
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<tr>
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<th>Reason</th>
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<tbody>
<tr>
<td></td>
<td>permitted in the other reserves. Peaks as there is no other mountain biking available. Similarly dogs.</td>
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<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>
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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. Unclear what is meant by the term non-exclusive?</td>
<td></td>
</tr>
<tr>
<td>Page 12,</td>
<td>Put the information from Section 3 Vision before the Issues</td>
<td></td>
</tr>
<tr>
<td>Section 2</td>
<td>2 VISION</td>
<td></td>
</tr>
<tr>
<td>Issues,</td>
<td>Provide clarity on where the Management Plan is heading. Set the content 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>
<td></td>
</tr>
<tr>
<td>Rename</td>
<td></td>
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<tr>
<td>Page 13,</td>
<td>Replace:</td>
<td></td>
</tr>
<tr>
<td>para 5</td>
<td>wilding pines with pine plantation and wilding pines</td>
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<tr>
<td>Page 13,</td>
<td>As per revised introduction proposed - move footnote as a consequential amendment</td>
<td></td>
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<tr>
<td>last para</td>
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<tr>
<td>Page 15,</td>
<td>Rword from Para 2 as follows:</td>
<td></td>
</tr>
<tr>
<td>Section 2.7</td>
<td>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 Storles Park leading to the reserve, and/or to Aylmers Valley road for safer shared use.</td>
<td></td>
</tr>
<tr>
<td>Access and</td>
<td>As worded tracks needed within the reserve to enable access between the lower entrances and upland areas.</td>
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<tr>
<td>Use</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>
<td></td>
</tr>
</tbody>
</table>
Reference | Suggested amendment
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without using the vehicle roads. An internal loop route within the reserve is essential. | Reason
There is are excellent prospects for a family-friendly loop track along the forks of Aylesm Stream, including past Newson’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 Aylesm 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 and 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. | 
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. 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.

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 at 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. —
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 16, Section 2</td>
<td>Add a new Section 2.9</td>
<td>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>
</tr>
<tr>
<td>Page 17, Section 3.1 Park Purpose</td>
<td>Move to section 2 and reword</td>
<td>Misty Peaks is a fantastic opportunity so aim higher and be bolder!</td>
</tr>
<tr>
<td>Page 17, Section 3.2 Management Aims</td>
<td>Reward as:</td>
<td>Again be bolder and aim higher</td>
</tr>
<tr>
<td></td>
<td>• Protect and enhance natural values through restoration of native biodiversity across the reserve</td>
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<tr>
<td></td>
<td>• 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</td>
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<td>• Maintain and promote the historical, cultural, environmental values and feature and retain views from key points</td>
<td></td>
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<tr>
<td></td>
<td>• Provide and maintain facilities as needed</td>
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<td></td>
<td>• Collaborate with and work toward shared aims with the Wildside project, neighbouring reserves, Akaroa County Works track network, Public Open Space Strategy and the Akaroa community.</td>
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<tr>
<td></td>
<td>• Ensure the reserve adds value to, connects with and complements the other recreational opportunities in the area.</td>
<td></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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<td>-------------------</td>
<td>--------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Page 15</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>Add Policy</td>
<td></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 6</td>
<td>Add another Policy</td>
<td>Smoking is another fire risk</td>
</tr>
<tr>
<td>Fire</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Page 20            | Rerword as Walking and mountain biking tracks shall be developed, as needed and subject to an approved landscape plan, and maintained throughout the park.  
| Policy 8.2         | This will include, but not be limited to, a circular route from Aymers 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 agreed with Council staff  
|                   | Additional connections to the Akaroa County 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.  
<p>|                   |                                                                                      | The POSS envisages a mid level cross country track connecting across the back of Akaroa from Woodills Road right through to Lighthouse or Aymers Valley Road. This should be part of the Management Plan. |
| Page 20            | 8.5 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>
</tr>
</thead>
<tbody>
<tr>
<td>Additional policy</td>
<td>Add day shelter on summit ridgeline track</td>
<td>objective.</td>
</tr>
<tr>
<td>Page 20  Policy 8.3</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>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 Hirewai 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>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>
</tr>
<tr>
<td>Page 23  Policy 10.1</td>
<td>Reword. Currently unclear</td>
<td>What does “shall provide continuous access” mean?</td>
</tr>
<tr>
<td>Page 23  Policy 10.3</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>Reference</td>
<td>Suggested amendment</td>
<td>Reason</td>
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<td>-----------</td>
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</tr>
<tr>
<td>Page 24</td>
<td>Add 13.2</td>
<td>A policy to recognise Misty Peaks as part of the wider collaborative effort.</td>
</tr>
<tr>
<td>Connections</td>
<td>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></td>
</tr>
<tr>
<td>Page 25</td>
<td>Change wording to:</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>Community Involvement Objective 15</td>
<td>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></td>
</tr>
<tr>
<td>Page 32</td>
<td>Add 4.17 Carbon sequestration</td>
<td>OBJECTIVE 17: Earn an income for the park through financial recognition of its carbon sequestration Policy 37.1 Register the Park under the ETS for carbon credits. Re-use the income to support the development, management and maintenance of the park.</td>
</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>
</tbody>
</table>
Reference | Suggested amendment | Reason
--- | --- | ---
Section 5.8 Access and Connection | 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 [www.bankspeninsulawalks.co.nz](http://www.bankspeninsulawalks.co.nz), and from the main tourism site [www.akaroa.com](http://www.akaroa.com), 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 Aylmer 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. | 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.
Page 32 Section 5.8 Access and Connection | Para 2 line 4 read 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 | Rework last sentence as: The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of Renewal 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.

![Akaroa Country Walks brochure](image)

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 link is on the website www.bankspeninsulawalks.co.nz. All walking enquiries received through the principal tourism website www.akansa.com are redirected through to www.bankspeninsulawalks.co.nz.
Misty Peaks

A challenging mountain bike ride from Akaroa on an excellent alpine trail system that follows the coastline.

Directions: The full walk is a challenging cross-country hike that leads to a scenic lookout.

Newtons Falls

A delightful walk past charming cottages and a waterfall on the banks of the river.

Directions: Follow the river upstream for a short distance to reach the waterfall.

Figure 3 Misty Peaks and Newtons Falls detailed walk descriptions

Page | 17
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
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 Red 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: Suki 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.
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 Oxshott 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 Bosu Road down to the coastline as part of extending the Te Ara Pātaka tramping track from Saddle Hill Reserve on the Bosu Road to Birdlings Flat. The Trust anticipates starting work on this extension once it has completed securing access along the existing track linking Geubbis 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.

2.2.1 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 road and toilets.

The new bridge across the canal draining Te Roto a 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.

Page 3
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>Show only the walking track down the main spur on the map.</td>
<td>The track from the Bossw Road down the central spur 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</td>
<td>Reserve Map</td>
<td></td>
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<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 Notable Topographic Features</td>
<td></td>
<td></td>
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<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 History of human use</td>
<td></td>
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</tr>
<tr>
<td>Page 10</td>
<td>No mention is made of the former Southern Bay walkway that traversed from Oahake to Ohatu 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 backpackers was knitted in this manner to provide:</td>
<td></td>
</tr>
<tr>
<td>Section 1.4 History of human use</td>
<td></td>
<td></td>
</tr>
<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>
<tr>
<td>Sections 1.6, 1.7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Page 15</td>
<td>Para 1 reword second sentence</td>
<td>This section comes under issues – so needs to address the big issue for Te Oka which is the</td>
</tr>
<tr>
<td>Section 2.7</td>
<td></td>
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<td>Reference</td>
<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. Bosu 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 unsuited 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>read access.</td>
</tr>
</tbody>
</table>
| Page 15  
Section 2.7  
Access and Use | 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 fewer 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 Kail Trail and Bosu Road. | Suggest that given the difficulty of vehicular access, the Reserve Management Plan promotes non-vehicular access. |
| Page 16  
Section 2.8  
Facilities and Utilities | 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. | What does “It is expected” mean. Either there are or there aren’t a good number of structures! |
| Page 17  
Section 2.8  
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. | 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 Akuroa Wainewa 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 www.holidayhomes.co.nz, but not with listings that make them appear attractive nor... |
<table>
<thead>
<tr>
<th>Reference</th>
<th>Suggested amendment or comment</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Page 17</td>
<td>Add section 2 and add additional topic. 2.3 Collaborating with neighbours.</td>
<td>Some of the notable features in the area, and those which visitors are highly likely to want to access, are either or neighbouring properties or accessed via them. These include the Devil’s Gap and on Kenethmont Farm and Tumbledown Beach, accessed via land belonging to Wairewa rinana through the Te Faik Trustee Company LTD. Devil’s 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 rinana 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>
</tr>
<tr>
<td>Page 17</td>
<td>Section 3 Vision to before Section 2 Issues</td>
<td>The Vision concerns the issues. If there was no vision of people visiting, the road access would not be an issue.</td>
</tr>
<tr>
<td>Page 17</td>
<td>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 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.</td>
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<td>Reference</td>
<td>Suggested amendment or comment</td>
<td>Reason</td>
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</tr>
<tr>
<td>Page 18, Section 4.3 European History Add objective</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. 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.</td>
</tr>
<tr>
<td>Page 21, Section 8.3 Add</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 Recreation Additional policy</td>
<td>8.4 Tracks and facilities will be well maintained.</td>
<td></td>
</tr>
<tr>
<td>Page 22, Section 10 Access Objective</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>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 25, Community 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 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>
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<tr>
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<td>Reason</td>
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<tr>
<td>conjunction with Council staff within 1 year of its appointment to foster appropriate development in the reserve Policy 15.3 Representatives from neighbouring properties, Wairewa Runanga and Kenneth 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>The public need a greater role in management.</td>
<td></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>
<tr>
<td>Section 5 Background Section 5.7</td>
<td>Add information on the Akaroa Wairewa Summits and Bays walking brochure 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.bankspeninsula.org.nz">www.bankspeninsula.org.nz</a> under the Greater Banks Peninsula tab.</td>
<td>We include relevant sections of this brochure as an appendix.</td>
</tr>
</tbody>
</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 RS on the map.
Description and illustration of the spur ridge walk.

At the time of developing this brochure (January 2018) there was no sign of the other walls 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 the rental 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

<table>
<thead>
<tr>
<th>Submission Number</th>
<th>Submitter</th>
<th>Page No</th>
</tr>
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<tbody>
<tr>
<td>1953</td>
<td>Adrian Coghe</td>
<td>286</td>
</tr>
<tr>
<td>19561</td>
<td>Gunther Hammer</td>
<td>287</td>
</tr>
<tr>
<td>19401</td>
<td>Andrew McKay</td>
<td>288</td>
</tr>
<tr>
<td>19398</td>
<td>Mike Sergeant</td>
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<td>20438</td>
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<td>MattJackson</td>
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<td>Marv Meredith, Peninsula Tramping Club</td>
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<td>Maree Burnett, Banks Peninsula Conservation Trust</td>
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<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

Full Name: Adrian Cogle
Date Submitted: 10/18/2018 3:18:37 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

Do you support the plan? support the plan

Comments: 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 acquisition, as resources and time provide, that bolster the objectives of the reserve particularly as they may serve as connecting conservation/strategic corridors across the wider landscape.

Attachments: No
Submission: 2
| Full Name: | Gunther Hammer |
| Date Submitted: | 10/18/2018 8:35:57 PM |
| Would you like to attend the hearings for this consultation? | No |
| Name of Organisation: | |
| Role in Organisation and No. of people represented: | |
| Do you support the plan? | support the plan |
| Comments: | Worthwhile of protective park status. |
| Attachments: | No |
| Submission: | 1 |
| Item No.: 11 | Page 361 |

**CHRISTCHURCH CITY COUNCIL**  
Misty Peaks Reserve – Draft Management Plan  
*Received via Have Your Say - Submissions close Tuesday 18 December 2018*

| Full Name: | Andrew McKay |
| Date Submitted: | 10/20/2018 9:38:31 AM |
| Would you like to attend the hearings for this consultation? | No |
| Name of Organisation: | |
| Role in Organisation and No. of people represented: | |
| Do you support the plan? | support the plan |
| Comments: | 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. |
| Attachments: | No |
| Submission: | 3 |
**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>Stony bay road is a very dangerous shingle single track, any increase in traffic generated by the reserve would need to be countered by road upgrades or improvements.</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 to any regenerating area including Hinewaui</td>
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<td>Comments:</td>
<td>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 sting to theAkaroa tourism bow</td>
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<td>Full Name: Simon Parke</td>
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<td>Comments: 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>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 Aylesmore 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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CHRISTCHURCH CITY COUNCIL
Misty Peaks Reserve – Draft Management Plan
- Received via Have Your Say -
Submissions close Tuesday 18 December 2018
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 currently 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 a back again. Also a track from the lower track to connect with the current track that comes up from Hynes 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 Southern ridge of the pines would be better.
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<td>Full Name:</td>
<td>Brenda Reailing</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: | Bele Nairk |
| Date Submitted: | 11/23/2018 5:09:28 PM |
| Would you like to attend the hearings for this consultation? | No |
| Name of Organisation: | Bele Nairk |
| Role in Organisation and No. of people represented: | support the plan |
| Do you support the plan? | support the plan |
| Comments: | 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, Cavalli, 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 flat 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 :) |
| Attachments: | No |
| Submission: | 11 |
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 hope I can find the time to 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.

MISTY PEAKS DRAFT MANAGEMENT PLAN

28 Nov. 2018
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

Sorry, but I think I’ve said enough in the following page and I’m very busy.

Please let us know your comments or suggestions on the draft plan

Please see comments on separate page, but could you also for accuracy note two errors on your ‘Have your say’ pamphlet:

On the back page (or marked), Top – the labelled peak in the distance is Taraterschu/Stony Bay Peak 806m on Hoonui Reserve. — and at the bottom you say consultation is open until 5pm Tuesday 18 December 2019 when you obviously mean 2018.

OVER
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, 57, 41
Te Piki o Te Ake

I'm mystified as to why you apply the name Otaki 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 ASMS but which is called on all the topo maps I have as Berard Trig C2. This usage is clear in Anderson '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 2Chargy's, 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 Oteawhake is sure to refer to what Pakeha settlers later called Brascorne, and from Ōnuku Mountain this is the most prominent and significant peak, but the name probably does include "Flag Peak" which though a bit higher lies behind "Brascorne" and seems to be just part of the whole massif, i.e. usage over the past century:

![Diagram]

In profile from west side of Akaroa Harbour looking east.
Pakaiariki - 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 (aka Grehan Stream) and to "Children's Bay," I'm surprised to see it applied to Atlymers Stream but maybe this is also an advice from the Runanga. I do think that on page 28, you spell an associated word Hinepakarariki when I think you mean Hinepakaririki. On page 32 you misspelled Hinakawi, it should be Hinewai.

You are a bit inconsistent on figures and in text with marking Maori 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]:

\[
\begin{align*}
\text{weta} & \quad \text{tītoki} \\
\text{tōtara} & \quad \text{kōkopu} \\
\text{otānerito} & \quad \text{po hātu} \\
\text{onūku} & \quad \text{matai}
\end{align*}
\]

Also note tipuna singular tipuna plural (ancestor) (ancestors)

Sorry to be so pedantic but these details are important. Āroha i ū i 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 Peak 790m and Brazenore 785m.

In the third paragraph – note my comments on page 2 about application of the name Otaiki, and also my mystification about AS13.

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 larger 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 who will use their legs and their brains walk or bike there without thinking they are doing anything unusual.

[END OF RAVE]

Page 10

Akaroa shield volcano. Maybe you could call the whole Banks Peninsula volcanic complex a “shield volcano” but it could be much simpler and clearer just to refer to Akaroa Volcano – unless perhaps Jim 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 grave 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 - Thinking of Life] 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 western parts of Banks Peninsula."

Suggested rewording: 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 rewording: (to replace paragraphs 1 to 5) (3 and 5 are particularly inadequate).

Gorse and broom along boundaries where neighbours are maintaining 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 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, wherever this is practicable, thus keeping the succession as native as possible and incidentally greatly reducing fire risk (of all vegetation on Misty Peaks gorse).
is by far the most flammable). Gorse removal from
snow forbark 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
allow the attempt and accept gorse as a temporary
(30-40 years in the slowest places) nurse canopy; it
quickly eliminates the snow forbark vegetation but in the
absence of wildfire giving way in time to far less
flammable scrub and forest including species such as
mountain firefinger 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 Track has been poisoned) and Monterey
pine (the predominant species in the roughly 24
hectare plantation on the Akarawade of Flay Peak)
are both seriously invasive exotic trees. Even if a few
trees are allowed to remain this ensures there is a place in
the ecosystem; they will act as vigorous and comp-
petitive 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 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,
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 repent 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,
failing harvest, is likely to prove the best option. Left standing, the dead trees will encourage shade-
tolerant native regeneration and hinder light-demanding
coconifer and eucalypt regeneration. For safety reasons,
it will probably be necessary to fell the front line of
trees along Misty Peaks Track, to prevent later limb-fell
and risk to walkers and mountain-bikers.

Felled or ringbarked conifers, in contrast to eucalypts,
will not reseed 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
Peaks and should be targeted for elimination are
Clematis vitalba (old man’s beard clematis),
Acer pseudoplatanus (sycamore maple), Ilex
aquifolius (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
murtelids, 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.
Targetting murtelids 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, murtelids
and cats) it pays to be cautious and to err on
the side of minimal interference.

On the other hand, rigorous passim control is likely to
be wholly beneficial. And the aim should be to keep
Misty Peaks free of any deer, goats, or farm
stock (apart from carefully thought-out decisions on
whether or not to continue grazing or for specific areas,
with sheep only.)
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 ever-simplistic
times!

2.7 Access and use
On neighbouring kahurangi 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 Figure 2 and 3
Again I wonder why the name "Berard" is
ignored, and why "Trig ASM 3" is used
instead?

Page 20
4.8.1 Maybe mention total ban on mountain-
biking on adjacent kahurangi 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
riding 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 kahurangi
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 Hinekai 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 Armahory Reserve extended from its lower end across CCC area P to meet Stopy Bay Road at the sharp bend at the top of CCC Area Q.

Page 28. Hāki ingoa
Again I question the location of the name Oteki on to Flag Peak. Nor can I find any hint in Anderson (1927) that Flag Peak “here formerly known as Mount Berard” the writer it plain that Berard is “about half a mile west of Flag Peak” and that “the Maori name is Oteki.”
Note also Hinepākaiaariki; I think

Page 29. Tipuna (plural - you translate it as ‘ancestors’ as you mean more than one).

5.4 Carst sentence should read: Dense un-grazed pasture grasses, such as cocksfoot, can contain regeneration of both bush and gorse in areas where rainfall is adequate but native bracken often invades and suppresses the exotic grass and then serves efficiently as a nurse canopy for regeneration of native forest. This fact is relevant to decision about continuing to graze some sections of the Akaroa side of the reserve.

Page 30. 5.5 Pastoral
It is true though that moderate grazing by sheep can speed up the colonization of grazed pasture by native Kanuka, small-leaved Cupressin 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’m 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 Carduse option audit for Mount Somers Station/Mydy Peaks which I invite 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 Bolguerie Stream Valley from Mydy Peaks Reserve on the Akaroa side —— —— —— is the Purple Peak Curry Reserve, adjoining the NW edge of Hinekai Reserve. This is the result of a collaboration between the North Island-based New Zealand Native Forest Restoration Trust, the Christchurch City Council Hinekai Reserve and the Rad Donald Banks Peninsula Trust. The reserve is owned by the New Zealand Native Forest Restoration Trust and managed by Hugh Wilson and staff of...
Page 37. Figure 8.
Refer to my comments on names and macrons on Māori long vowels.

Page 41.
Suggested wording:
--- --- --- --- including the Akaron—mountain
dairy (Celmisia mackau). 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
steep previously forested terrain.

The really A significant feature of the
Armstrong Scenic Reserve is the presence of one
of the largest remaining populations of native
cedar, pōhutuka (Libocedrus bidwillii) left
on Banks Peninsula. The viability of that population
has, however been severely compromised. The
population has been 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
Alas, one of the best “original” snow kauri scrubland sites on steep rocky ground was on the Akaroa side of Gerard / Ōtoki 790m. There is a September 1964 photograph of it in my “Plant Life on Banks Peninsula” on page 282. This was largely destroyed by totally misjudged 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.

Hugh Wilson

Item No.: 11  Page 384
### 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>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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**Name of Organisation:**  
**Role in Organisation and No. of people represented:**

**Do you support the plan?**  
**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.

**Attachments:** No

**Submission:** 16
# 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>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 understorey 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

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<td>Secretary 169</td>
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**Comments:**

The Peninsular 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, Braes 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 P&B, Summit Rd Society, Quail Island, CCC and Ecan for Widing 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:

1.6 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 paramount 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.

4.6 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.
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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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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, rūnanga, 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 (2009), the Mahātauru (iwi) Management Plan 2013, and the Banks Peninsula Zoned 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 (1090ha)**

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 (cows, goats, pigs, rabbits) and carnivores (mustelids, robbers 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. BPCF 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 beech and rimu and perhaps kereu, 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/Ti 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 pests, rodents and rats and voles progressively from large areas of mainland New Zealand. Banks Peninsula/Ti Pātaka o Rākaihautū is the largest two Peninsula in New Zealand (ca. 106,000 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/Ti Pātaka o Rākaihautū include wild deer (red and fallow), goats, pigs, rabbits, hares, feral cats and hedgehogs.

'Effectively free of pest animals' means that all 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, etc.).
jewelled geckos, ruru, long-tail bats, lamprey, fragrant tree daisy, Awaroa 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.

EPCT 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 5 Goals of that Vision.

Amend the draft plan to specifically provide that Misty Peaks is part of the Widside Project which is a collaborative project of landowners to promote the 5 Goals of the Ecological Vision.

Conclusion

EPCT would be pleased to further engage with the Council on how the 5 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 Widside, 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, food 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
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>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 this time. <a href="http://www.BarrantsTrack.co.nz">www.BarrantsTrack.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 1880’s the huge beech forest on the Flora 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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Item No.: 5

Page 118
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

<table>
<thead>
<tr>
<th>Submission Number</th>
<th>Submitter</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>19556</td>
<td>Adrian Cogle</td>
<td>342</td>
</tr>
<tr>
<td>19517</td>
<td>Pat McIntosh</td>
<td>343</td>
</tr>
<tr>
<td>19559</td>
<td>Joanna Saunders</td>
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<tr>
<td>20072</td>
<td>Michael Will</td>
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<td>20104</td>
<td>Alison Evans</td>
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<tr>
<td>20122</td>
<td>Ralph Roden, R &amp; R Moss Ltd</td>
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<tr>
<td>20196</td>
<td>Wendy Biggs</td>
<td>348</td>
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<tr>
<td>20309</td>
<td>Bronica Readling, Waitaki Horse Trails</td>
<td>349</td>
</tr>
<tr>
<td>20328 &amp; 20531</td>
<td>Amanda Smith</td>
<td>250</td>
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<tr>
<td>20454</td>
<td>Rachel Edwards</td>
<td>352</td>
</tr>
<tr>
<td>20490</td>
<td>Bridget Bucknell</td>
<td>353</td>
</tr>
<tr>
<td>20512</td>
<td>Aaron Lock</td>
<td>354</td>
</tr>
<tr>
<td>20568</td>
<td>Geoff Spearpoint</td>
<td>355</td>
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<tr>
<td>20580</td>
<td>Hugh Wilson, Hinewai Reserve</td>
<td>356</td>
</tr>
<tr>
<td>20606</td>
<td>Valma Soper</td>
<td>359</td>
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<tr>
<td>20627</td>
<td>Mr &amp; Mrs Meredith, Peninsula Tramiling Club</td>
<td>360</td>
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<tr>
<td>20639</td>
<td>Maree Burnett, Banks Peninsula Conservation Trust</td>
<td>362</td>
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</table>
Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

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 |
| 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 end including the Bay area. Acquisition of these two areas will significantly add to the management objectives of amenity and recreation.
Any purchaser to be conducted on the basis of willing seller and buyer and not defined by any time limitations. 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 aquisition of the land presents council with opportunity to contribute to amelioration of impacts through carbon sequestration. With this in mind the experience at Henraux should be adopted for Te Oka. (See small Landscape videos).
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: | 1 |
**CHRISTCHURCH CITY COUNCIL**
**Te Oka Reserve – Draft Management Plan**

- Received via Have Your Say -

**Submissions close Tuesday 18 December 2018**

<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Pat Morrison</th>
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<td>Would you like to attend the hearings for this consultation?</td>
<td>No</td>
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</table>

**Name of Organisation:**

**Role in Organisation and No. of people represented:**

**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 Boulton Road to the sea rather than to emphasise the pastoral history in the lower reaches.

**Attachments**

No

**Submission:** 2
CHRISTCHURCH CITY COUNCIL  
Te Oka Reserve – Draft Management Plan  
- Received via Have Your Say -  
Submissions close Tuesday 18 December 2018

<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Joanna Saunders</th>
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<tr>
<td>Role in Organisation and No. of people represented:</td>
<td></td>
</tr>
<tr>
<td>We</td>
<td>support the plan</td>
</tr>
<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 bikers. 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>
</tr>
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<td>Attachments</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>Michael Will</th>
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<tr>
<td>We support the plan</td>
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<tr>
<td>Comments:</td>
</tr>
<tr>
<td>Attachments</td>
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<td>Submission</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

<table>
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<td>Would you like to</td>
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<tr>
<td>attend the hearings</td>
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<tr>
<td>for this consultation?</td>
<td></td>
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<tr>
<td>Name of Organisation:</td>
<td>Alison Evans</td>
</tr>
<tr>
<td>Role in Organisation and No. of people represented:</td>
<td>support the plan</td>
</tr>
<tr>
<td>Comments:</td>
<td>I support the plan but it is very tight on details regarding pest plant and animal control. Please ensure that there is more consideration given to controlling weeds etc. I just look over the hill in Reynolds Valley and Okuit Valley if you need evidence that they are spreading exponentially. There is also a big issue with Sycamore in Okuit 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. Okuit Valley is heaving with feral cats and they will also have an impact on the biodiversity.</td>
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<tr>
<td>Attachments:</td>
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## CHRISTCHURCH CITY COUNCIL

**Te Oka Reserve – Draft Management Plan**

- Received via Have Your Say -

**Submission close Tuesday 18 December 2018**

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<tr>
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<tr>
<td>Role in Organisation and No. of people represented</td>
<td>R &amp; R Moas Ltd</td>
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<tr>
<td>We support the plan</td>
<td>Support the plan</td>
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<tr>
<td>Comments</td>
<td>Would like to see overnight camping along the lines of the DCC camp sites.</td>
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<tr>
<td>Attachments</td>
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<td>Submission</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>Role in Organisation and No. of people represented</td>
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</tr>
<tr>
<td>Comments</td>
<td>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.</td>
</tr>
<tr>
<td>Attachments</td>
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<td>Submission</td>
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<tr>
<td>Full Name:</td>
<td>Brenda Rearding</td>
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<td>Waitaki Horse Trails</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>Comments:</td>
<td>please consider camping for horse riders and not just trails.</td>
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<td>Attachments:</td>
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<td>Submission:</td>
<td>8</td>
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<tr>
<td>Full Name:</td>
<td>Amanda Smith</td>
</tr>
<tr>
<td>------------------</td>
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<tr>
<td>Role in Organisation and No. of people represented:</td>
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<tr>
<td>Comments:</td>
<td>Fantastic more horse riding routes for the common good</td>
</tr>
<tr>
<td>Attachments:</td>
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<td>Submission:</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*
<table>
<thead>
<tr>
<th>Full Name</th>
<th>Amanda Smith</th>
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<tr>
<td>I/We support the plan</td>
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</tr>
<tr>
<td>Comments</td>
<td>Horse riding trails too please :-)</td>
</tr>
<tr>
<td>Attachments</td>
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<tr>
<td>Submission</td>
<td>13</td>
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<tr>
<td>Full Name:</td>
<td>Rachel Edwards</td>
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<td>-----------</td>
<td>----------------</td>
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<td>Role in Organisation and No. of people represented:</td>
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<tr>
<td>I/We support the plan:</td>
<td>support the plan</td>
</tr>
<tr>
<td>Comments:</td>
<td>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 kind way!</td>
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<td>Submission</td>
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<td>Submission No: 20460</td>
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<td>Te Oka Reserve – Draft Management Plan</td>
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<td>- Received via Have Your Say -</td>
<td></td>
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<tr>
<td>Submissions close Tuesday 18 December 2018</td>
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| Full Name: | Bridget Bucknell |
| Date Submitted: | 12/4/2018 7:46:19 AM |
| 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 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 Mōana supply. Makes me sick. |

<p>| Attachments: | No |
| Submission: | 11 |</p>
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<th>Full Name:</th>
<th>Aaron Lock</th>
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<tr>
<td>I/We:</td>
<td>support the plan</td>
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<tr>
<td>Comments:</td>
<td>Great to include access and facilities for surfers</td>
</tr>
<tr>
<td>Attachments:</td>
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<td>Submission:</td>
<td>12</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*

<table>
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<tr>
<th>Full Name:</th>
<th>Geoff Spearpont</th>
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<tbody>
<tr>
<td>Date Submitted:</td>
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<tr>
<td>Would you like to attend the hearings for this consultation?</td>
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<td></td>
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<tr>
<td>Role in Organisation and No. of people represented:</td>
<td></td>
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</table>
| 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 lamming 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                                                 |
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 suggestion 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, do why say “almost completely forested with the exception of the coastal headland”? Why not simply state that the headland.

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 the other roads” with “Access on foot or mountain bike will appeal to many, but may prove challenging to others; mode provide vehicle access, although steep and unsuitable.”

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 piers, with follow-up removal of recapping.

D on to separate sheet
Hugh Wilson submission

Te Oka

pines at the plantation, and ongoing removal of shrubbery 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 native invasive exotic — mainly the pine themselves, but also flax, kowhai, remuia, kahikatea, etc.

Page 20. GRAZING. Grazing at a MODERATE level by sheep is certainly an option in extensive pasture and lower altitude farmland 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 labelled Te Oka Reserve as MISTY PEAKS RESERVE.

Page 38 I suggest typing Hemiscocra macranthum

Corycos macranthus

and Hemiscocra triabur

Corycos triabur

Delete Red leaved sedge Carex terniculmis.

The record is based on a dubious identification.

Corrector to your Tiriti name

Note Bluegill bully Gobiomorphus hubbii

7.3 3rd line Anguilla dieffenbachi

Page 40. You could probably add although an extant and highly significant population of pikas occurs along nearby Fairview.

Note also — the generally accepted botanical name —
Hugh Wilson submission

Te oka

of pikao/pingao is *Ficinia spiralis* rather than *Dermoschoenus spiralis*.
I and most other botanists accept this name change as justified.
Maybe for clarity you could write

\[ pikao (pingao) / golden sand sedge / Ficinia (Dermoschoenus) spiralis. \]

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.

Cheers

Hugh Wilson

Hugh Wilson
<table>
<thead>
<tr>
<th>Full Name</th>
<th>Yalina Soper</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted</td>
<td>12/16/2018 7:17:20 PM</td>
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<td>attend the hearings</td>
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<tr>
<td>for this consultation?</td>
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<tr>
<td>Name of Organisation</td>
<td></td>
</tr>
<tr>
<td>Role in Organisation and No. of people represented</td>
<td></td>
</tr>
<tr>
<td>We</td>
<td>do not support the plan</td>
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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:** Nev Meredith  
**Date Submitted:** 12/17/2018 11:21:48 PM  
**Would you like to attend the hearings for this consultation?** No

<table>
<thead>
<tr>
<th>Name of Organisation</th>
<th>Peninsula Tramping Club</th>
</tr>
</thead>
</table>
| Role in Organisation and No. of people represented | Secretary  
168 |

**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 to 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 of 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.**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 multi day 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.**Facilities and utilities:**

   We appreciate the statement that Te Oka Reserve should be kept as free as possible of NEW build structures - - -
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<tbody>
<tr>
<td>Submission</td>
<td>18</td>
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</table>

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.
<table>
<thead>
<tr>
<th>Full Name:</th>
<th>Maree Burnett</th>
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<tr>
<td>Date Submitted:</td>
<td>12/18/2018 9:41:48 AM</td>
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<tr>
<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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<td>Role in Organisation and No. of people represented:</td>
<td>General Manager</td>
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<tr>
<td>We support the plan:</td>
<td>support the plan</td>
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<td>Comments:</td>
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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, rūnanga, iwi, 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 decision 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 (2000), the Mahatua (iwi) Management Plan 2013, and the Banks Peninsula Zone Implementation Plan (2013).

All 8 Goals are interrelated and altogether 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, pigs, 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. 105,000 ha) and could be one of the first large areas of New Zealand to become effectively free of these past 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 (not and fallow), goats, pigs, rabbits, hares, first cats and hedgehogs.

‘Effectively free of pest animals’ means that all the pest animals listed above have been reduced in 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 characterize the Peninsula today (birds, invertebrates, lizards), as well as currently rare or endemic species (e.g., penguins, falcon, 18, jewelweed gecko, ruru, long-tailed bat, lamprey, fragrant tree daisies, Acaena 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.
Item 11

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TE PĀTAKA O RĀKAIHAUTŪ/BANKS PENINSULA COMMUNITY BOARD

15 April 2019

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Attachment B

Item No.: 5

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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 5 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 covenants 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 Schmeichel
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
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
Documents of relevance to the park

APPENDICES
Additional information on the park
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Misty Peaks Reserve Management Plan (DRAFT)

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 is the 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/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.

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.
Misty Peaks Reserve Management Plan (DRAFT)

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\(^1\), 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.

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\(^1\) This property was the amalgamation of two earlier separate properties (Brasnose and Mt. Clair) and part of one other (Mt. Desmond).
1.5 Tangata whenua values

Misty Peaks Reserve lies within the ancestral lands of Ngāi Tahu (the mana whenua), and in the contemporary takīwā (tribal area) of both Ōnuku Rūnanga, whose marae and land are not far to the west of the park but not adjoining, and Te Rūnanga o Koukourārata, whose marae, Tūtehuarewa, is located at Port Levy.

Ōnuku Rūnanga has had the lead with the kaupapa (that is, around the values, principles, and plans informing action) for Misty Peaks Reserve, given the occurrence within the park of their Maunga Tapu Ko Ōteauheke centred on the tupuna maunga/mountain presiding over Ōnuku and home to the puna/spring feeding the streams that provide drinking water to that settlement.

Both Ōnuku Rūnanga and Te Rūnanga o Koukourārata have expressed an interest in the ongoing planning, management and use of Misty Peaks Reserve.

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 mahiha kai species from the mana whenua’s perspective.

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

The native indigenous 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 on Page 40.

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 over three decades has demonstrated the effectiveness of gorse as a nurse crop in the restoration of native forest in the wetter parts of on Banks Peninsula, especially in these areas of higher rainfall.

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 stock-proof 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.

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 poisoned) 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 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. 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.

In addition to the conifers, and also eucalypts, that are present in Misty Peaks Reserve, there are other exotic weed species that could be targeted for management leading to potential eventual elimination, and these include Old Man’s Beard Clematis (Clematis vitalba), Sycamore Maple [Acer pseudoplatanus], Holly (Ilex aquifolium) and several species of Cotoneaster, especially C. lacteus.

As already mentioned, an issue for the park is around animal pests, with possums being one. Possum control is carried out annually by park rangers and also as part of 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, cats, rats, hedgehogs, rabbits 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.

The Department of Conservation administered Armstrong Scenic Reserve is of considerable importance due to it containing rare native indigenous vegetation (see Sub-section 7.3). It needs to be managed in an integrated way with Misty Peaks Reserve.

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2A 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.
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.3

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.

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.

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3 The 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.
Misty Peaks Reserve Management Plan (DRAFT)

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\(^4\) 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.

\(^4\) A private two to three day walk.
Misty Peaks Reserve Management Plan (DRAFT)

Figure 2. North-western (Akaroa) side of the park

Figure 3. South-eastern side of the park

Note: Boundaries shown are approximate only.
Misty Peaks Reserve Management Plan (DRAFT)

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 and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Facilitate appropriate access for people to experience and appreciate a natural environment.
- Encourage and enable integration with other agencies and reserves.
- Communicate and work with neighbours to minimise any adverse effects of park activities on their properties, and to explore shared initiatives.

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.
Misty Peaks Reserve Management Plan (DRAFT)

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 Rūnanga and Te Rūnanga o Koukourārata 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 indigenous 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 explained.

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 Indigenous vegetation is encouraged maintained and enhanced

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

Comment: Native Indigenous 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 indigenous 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.
Misty Peaks Reserve Management Plan (DRAFT)

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 poling of potential routes through the grass land areas and along the ridge lines. A track already exists to Newton’s Waterfall.

8.3 Visitor experience and recreation support facilities, including, for example but not limited to, information boards/signs, track markers and poling of routes, lookout 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 farmbikes, 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.*

4.10 Access

**OBJECTIVE:** 10 The park is readily accessed by the public

**POLICIES:** 10.1 Public formed and unformed legal roads shall provide continuous access to Misty Peaks Reserve.

*Comment: The formed 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. Within Misty Peaks Reserve itself there are sections of unformed legal road that are managed as part of the park.*

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 seminatural 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 with the mutual agreement of all affected property owners.

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.

Figure 4 Land parcels
### Item 11

#### Misty Peaks Reserve Management Plan (DRAFT)

<table>
<thead>
<tr>
<th>Map ref.</th>
<th>Legal description</th>
<th>Area CCC owned (ha)</th>
<th>Area Other (ha)</th>
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<th>Owner</th>
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</table>

\[5\] Christchurch City Council
\[6\] Subject to Section 23 of the Reserves Act 1977
\[7\] Subject to Section 19 of the Reserves Act 1977
\[8\] 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 Rākaihautū 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 Rākaihautū</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>
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<td>Pākai-ariki</td>
<td>Pākai-ariki is a stream located in Akaroa Township. Yangioni 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>
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Wāhi taonga / Wāhi tapu

Ōteauheke is the maunga (mountain) of the Ngāi Tārewa chief, Wiremu Harihona Karaweko Puhire (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 regard by tangata whenua as a dwelling place for atua (gods) and as a place associated with tipuna (ancestors). The “heke” part of Ōteauheke references 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 in the whaikōrero (formal speech) on Ōnuku Marae when speakers nihi 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, can constrain regeneration of both bush and more than gorse in areas where rainfall is adequate but native bracken, in the case of Hinewai Reserve at least, often invades and suppresses the exotic grasses and then may serve as a nursery canopy for regeneration of native forest.
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 indigenous 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.

![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 grazing 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.
Misty Peaks Reserve Management Plan (DRAFT)

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 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.bankspeninsulawalls.co.nz).

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 alongside 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.

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

Ngāi Tahu cultural maps & 1880 ethnographic and historic texts.

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 re-vegetation 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, 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, 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.
Figure 9  Misty Peaks Reserve park map (topographic)
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.

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\textsuperscript{10}, 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.

\textsuperscript{10} 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 (Ceinisia mackauli). 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 prior to Māori occupation of the area. Early burning of surrounding forest. Clearance by fire allowed the snow tussock shrubland to expand on to less steep previously forested terrain.

The really significant feature of the Armstrong Scenic Reserve is the presence there of the only stand of the largest remaining population of native cedar (Pahauta or Libocedrus bidwillii) left on Banks Peninsula. The viability of this 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 cedar 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.
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**

POLICY: 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.
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 2019
Figure 1  View north-north-east towards the Okuli Valley

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

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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 Mahanui (this referring to the coast (Tai) of the waka (Mahanui) 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 a mix of low coastal shrubland, tussock and coastal forest would likely have 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.

The former Southern Bay walkway traversed from Cashmere, this being the property across the Lake Forsyth (Wairewa) sea outlet from Birdlings Flat, to the Okuti Valley via Te Oka Bay Farm, which provided the second night of accommodation for the walkers.
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 Kai, 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 indigenous 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 indigenous 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 may include, although not limited to, deer, goats, feral livestock, pigs, mustelids, rats, hedgehogs, rabbits 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. Access on foot, by mountain bike, or even by on horseback, will appeal to many some but may prove challenging to others; roads provide vehicle access, although in places are steep and unssealed. The road on the park side is steep and unssealed at the lower elevations, and often corrugated in dry conditions, on the park side.

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 and indigenous biodiversity.
- 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.
- Encourage and enable integration with other agencies and reserves.
- Communicate and work with neighbours to minimise any adverse effects of park activities on their properties, and to explore shared initiatives.

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 indigenous* 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 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 Indigenous vegetation is encouraged maintained and enhanced

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

Comment: Native Indigenous 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 Indigenous 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.
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 and poling of routes, lookout 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, 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.

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: 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 viewpoint 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.

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 and mountain bikers, with the mutual agreement of all affected property owners.
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).

<table>
<thead>
<tr>
<th>Map ref.</th>
<th>Legal description</th>
<th>Area (ha)</th>
<th>Reserve</th>
<th>Owner</th>
<th>Certificates of title</th>
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<td>A</td>
<td>Section 19 Kinloch Settlement</td>
<td>223.7912</td>
<td>Recreation Reserve(^1)</td>
<td>CCC(^2)</td>
<td>CB5A/221</td>
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<td>B</td>
<td>Section 20 Kinloch Settlement</td>
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<td>CCC</td>
<td>CB13K/769</td>
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<td>C</td>
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<td>CB13K/769</td>
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<td>903.7355</td>
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</tr>
</tbody>
</table>

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, Mahanui 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 Te Oka Reserve locality:

<table>
<thead>
<tr>
<th>Māori name</th>
<th>Area covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Te Pātaka o Rākaihautū</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Pareäihe</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.*


Ngāi Tahu cultural maps & 1880 ethnographic and historic texts.


---

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 7).
Te Oka Reserve Management Plan (DRAFT)

Figure 8: Park map
### 7.2 Key Species found in parts of the Te Oka Reserve SESs$^4$

<table>
<thead>
<tr>
<th>Species common name (Conservation Status*)</th>
<th>Species Latin name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nationally At Risk plant species</strong></td>
<td></td>
</tr>
<tr>
<td>Banks Peninsula fork fern (A, E)</td>
<td>Trisetum horomaka$^3$</td>
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<tr>
<td>Grassland Spaniard (C)</td>
<td>Acaiphylla subflabellata</td>
</tr>
<tr>
<td>(C)</td>
<td>Coprosma virescens</td>
</tr>
<tr>
<td>Bloodwood (C)</td>
<td>Coprosma walii</td>
</tr>
<tr>
<td>Banks Peninsula sun hebe (C, E)</td>
<td>Helianthea tenuifolia</td>
</tr>
<tr>
<td>(D)</td>
<td>Chenopodium allani</td>
</tr>
<tr>
<td>Banks Peninsula hebe (D, E)</td>
<td>Hebe stricissima</td>
</tr>
<tr>
<td>Yellow rock groundsel</td>
<td>Senecio glaucophyllus subsp. basinodus</td>
</tr>
<tr>
<td><strong>Plant species that are “uncommon to rare or very local” on Banks Peninsula</strong></td>
<td></td>
</tr>
<tr>
<td>Common maidenhair</td>
<td>Adiantum cunninghamii</td>
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<tr>
<td>Colenso’s hard fern</td>
<td>Blechnum colensoi</td>
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<td>Triangular hard fern</td>
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<tr>
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<td>Carex dissita</td>
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<tr>
<td>Swamp sedge</td>
<td>Carex virgate</td>
</tr>
<tr>
<td>Purei</td>
<td>Carex secta</td>
</tr>
<tr>
<td>Climbing fuchsia</td>
<td>Fuchsia perscondens</td>
</tr>
<tr>
<td>Pennywort</td>
<td>Hydrocotyle elongata</td>
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<tr>
<td>Smooth shield fern</td>
<td>Lastreopsis globella</td>
</tr>
<tr>
<td>Manuka</td>
<td>Lepidospernum scoparium</td>
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<tr>
<td>Bush rice grass</td>
<td>Microsorum ovomace</td>
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<tr>
<td>Bamboo rice grass</td>
<td>Microsorum polydono</td>
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<td>Spider orchid</td>
<td>Nemotoceras macranthus</td>
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<tr>
<td></td>
<td>Neomosus peluculata</td>
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<td>Leatherleaf fern</td>
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<td>Leathery shield fern</td>
<td>Rumohra adiantiformis</td>
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<td>Schizolema trifoliatum</td>
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<td>Hook grass</td>
<td>Uncinia scabra</td>
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<td>Golden Spaniard</td>
<td>Aciphylla aurea</td>
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<td>Maidenhair fern</td>
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<tr>
<td></td>
<td>Blechnum novae-zelandiae</td>
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<td>Carex solandri</td>
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<td>Red leaved sedge</td>
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<td>Celmisia gracilenta</td>
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<td></td>
<td>Isoeipsis hebra</td>
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<tr>
<td>Dwarf rush</td>
<td>Jurus novae-zelandiae</td>
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<tr>
<td>Crape fern</td>
<td>Leptopteris hymenophylloides</td>
</tr>
<tr>
<td>Creeping clubmoss</td>
<td>Lycopodium scariosum</td>
</tr>
<tr>
<td>Woodrush</td>
<td>Luzula picta</td>
</tr>
</tbody>
</table>

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$^4$ Sites of Ecological Significance.
$^3$ Listed as *Trisetum horomaka* by Wilson (1992) and *Trisetum sp. aff. tannensis* by Norton (2005).
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 dieffenbachii, Anguilla australis), inanga (Galaxias sp.), kōaro (Galaxias brevipes), piripiriōhau (torrent fish / Cheimarrichthys fosteri), tipokopoko (bullies including blue-gilled, red-finned and common / Gobiomorphus 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.
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 pōtē, 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.
Misty Peaks Reserve
Management Plan
2019
Acknowledgments

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

- Kaikōkai 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.

April 2019
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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<td>Figure 3</td>
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<td>Misty Peaks Reserve park map (topographic)</td>
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<td>Misty Peaks Reserve park map (aerial)</td>
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<td>Figure 11</td>
<td>Ōtāauheke wāhi tapu area</td>
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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.

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 peaks. These are Brasenose/Ōteauheke (785 metres), which lies in Misty Peaks Reserve, and Flag Peak/Ōtoki (809 metres), which is in Armstrong Reserve.

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 ASN3 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 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.

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1 This property was the amalgamation of two earlier separate properties (Brasenose and Mt. Clair) and part of one other (Mt. Desmond).
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 both Ōnuku Rūnanga, whose marae and land are not far to the west of the park but not adjoining, and Te Rūnanga o Koukourārata, whose marae, Tūtehuarewa, is located at Port Levy.

Ōnuku Rūnanga has had the lead with the kaupapa (that is, around the values, principles and plans informing action) for Misty Peaks Reserve, given the occurrence within the park of their Maunga Tapu Ko Ōteauheke centred on the tupuna maunga/mountain presiding over Ōnuku and home to the puna/spring feeding the streams that provide drinking water to that settlement.

Both Ōnuku Rūnanga and Te Rūnanga o Koukourārata have expressed an interest in the ongoing planning, management and use of Misty Peaks Reserve.

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, and Ōtoki for Flag Peak, and Pākaiariki for the creek that runs down the Aylmers Valley into Akaroa.

The indigenous 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 on Page 40.

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 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.

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 stock-proof 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.

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 poisoned) 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.

Attachment E Item 11
Misty Peaks 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. 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.

In addition to the conifers, and also eucalypts, that are present in Misty Peaks Reserve, there are other exotic weed species that could be targeted for management leading to potential eventual elimination, and these include Old Man’s Beard Clematis (Clematis vitalba), Sycamore Maple (Acer pseudoplatanus), Holly (Ilex aquifolius) and several species of Cotoneaster, especially C. lacteus.

As already mentioned, an issue for the park is around animal pests, with possums being one. Possum control is carried out annually by park rangers and also as part of 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, cats, rats, hedgehogs, rabbits 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.

The Department of Conservation administered Armstrong Scenic Reserve is of considerable importance due to it containing rare indigenous vegetation (see Sub-section 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.

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2A 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.
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.¹

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.

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.

¹The 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.
2.7 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.

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.
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 and indigenous biodiversity.
- Maintain and promote the historic features and cultural values.
- Facilitate appropriate access for people to experience and appreciate a natural environment.
- Encourage and enable integration with other agencies and reserves.
- Communicate and work with neighbours to minimise any adverse effects of park activities on their properties, and to explore shared initiatives.

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.
Misty Peaks Reserve Management Plan

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 Rūnanga and Te Rūnanga o Koukourārata 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 tuku i (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 indigenous 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 explained.

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 Indigenous vegetation is maintained and enhanced

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

Comment: Indigenous 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 indigenous 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.
Misty Peaks Reserve Management Plan

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 poling of potential routes through the grass land areas and along the ridge lines. A track already exists to Newton’s Waterfall.

8.3 Visitor experience and recreation support facilities, including, for example but not limited to, information boards/signs, track markers and poling of routes, lookout 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 paraponting 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 farmbikes, 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.

4.10 Access

OBJECTIVE: 10 The park is readily accessed by the public

POLICIES: 10.1 Public formed and unformed legal roads shall provide access to Misty Peaks Reserve.

Comment: The formed access roads include Stony Bay Road, Aylmers Valley Road and Lighthouse Road/Flax 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. Within Misty Peaks Reserve itself there are sections of unformed legal road that are managed as part of the park.

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, with the mutual agreement of all affected property owners.

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.
Misty Peaks Reserve Management Plan

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.

Figure 4 Land parcels
## Misty Peaks Reserve Management Plan

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| Total   | 487.2631 | 36.9810 |

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³Christchurch City Council
⁴Subject to Section 23 of the Reserves Act 1977
⁵Subject to Section 19 of the Reserves Act 1977
⁶Subject 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 Rākaihautū 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 Rākaihautū</td>
<td>Banks Peninsula.</td>
</tr>
<tr>
<td>Ōteauheke</td>
<td>Ōteauheke is the Māori name for Brascenoce (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. Yangioni records that Hinepukarariki is the name of the creek that runs down Aylmers Valley past Bruce's Hotel. This may be the same name as Pākai-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 regard by tangata whenua as a dwelling place for atua (gods) and as a place associated with tipuna (ancestors). The "heke" part of Ōteauheke references 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 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, can constrain regeneration of both bush and gorse but native bracken, in the case of Hinewai Reserve at least, often invades and suppresses the exotic grasses and then may serve as a nursery canopy for regeneration of native forest.
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 indigenous 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.

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 grazing 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 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).

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 alongside the section of Flea Bay Road where this runs beside Misty Peaks Reserve.

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 Hinewai 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

Council Internal Report, Christchurch City Council.
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Significance Criteria for Indigenous Vegetation and Habitats of Indigenous
Canterbury, June 2013*

Misty Peaks Reserve Management Plan


Misty Peaks Reserve Management Plan

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).

Across the Balguerie Stream Valley from Misty Peaks Reserve on the Akaroa side, is Purple Peak Curry Reserve, adjoining the north-west edge of Hinewai Reserve. This is the result of collaboration between 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 Hinewai Reserve.

Figure 7  Nearby reserves
Attachment E

Item 11
Misty Peaks Reserve Management Plan

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

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 11: Ōtekuheke wāhi tapu area](image)

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) 24⁹, 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.

⁹Wilson, H.D. 1992
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 Daisy (Celmisia mackaul). The north-west face of the mountain has an area of snow tussock shrubland similar to the snow tussock vegetation that occurred prior to early 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 Armstrong Scenic Reserve is the largest remaining population of native cedar/pāhautea (Libocedus bidwillii) left on Banks Peninsula. The population has been reduced by the June 1984 fire but surviving young trees have reached productive age and, because cedar 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.
### 7.2 Key Species found in parts of the Te Oka Reserve SESs

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<td>Grassland Spaniard (C)</td>
<td>Aciphylla subflabellata</td>
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<td>(C)</td>
<td>Coprosma virescens</td>
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<td>(D)</td>
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<td>Yellow rock groundsel</td>
<td>Senecio glaucoptilus subsp. basinus</td>
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<td>Manuka</td>
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<td>Bamboo rice grass</td>
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<td>Spider orchid</td>
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<td>Leatherleaf fern</td>
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<td>Leatherly shield fern</td>
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<td>Schizelima trilobatam</td>
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<td>Hook grass</td>
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<td>Golden Spaniard</td>
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<td>Slender mountain daisy</td>
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<td>Crape fern</td>
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<td>Creeping clubmoss</td>
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<td>Woodrush</td>
<td>Luzula picta</td>
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* Site of Ecological Significance.

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Attachment F
Acknowledgments

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

- Kaitiaki representatives of Wairewa Rūnanga, & Mahaanui Kurataia 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.

April 2019
Figure 1  View north-north-east towards the Okuti Valley

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
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<td>View north-north-east towards the Okuti Valley</td>
<td>3</td>
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<td>Figure 2</td>
<td>Te Oka farm cottage</td>
<td>16</td>
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<td>Te Oka (left) and Tumbledown Bays</td>
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<td>Land parcels</td>
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Te Pātaka o Rākaihautū/Banks Peninsula Community Board
15 April 2019

Te Oka Reserve Management Plan

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. On the coastal headland, though, a mix of low coastal shrubland, tussock and coastal forest would likely have 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.

The former Southern Bay walkway traversed from Oashore, this being the property across the Lake Forsyth (Wairewa) sea outlet from Birdlings Flat, to the Okuti Valley via Te Oka Bay Farm, which provided the second night of accommodation for the walkers.
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 Kai, 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 indigenous 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.
Te Oka Reserve Management Plan

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 indigenous 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 may include, although not limited to, deer, goats, feral livestock, pigs, mustelids, rats, hedgehogs, rabbits 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
Te Oka Reserve Management Plan

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. Access on foot, by mountain bike, or on horseback, will appeal to some but may prove challenging to others; roads provide vehicle access, although in places are steep and unsealed and often corrugated in dry conditions, on the park side.

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 and indigenous biodiversity.
- 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.
- Encourage and enable integration with other agencies and reserves.
- Communicate and work with neighbours to minimise any adverse effects of park activities on their properties, and to explore shared initiatives.

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.
Te Oka Reserve Management Plan

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 indigenous 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 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 Indigenous vegetation is maintained and enhanced

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

Comment: indigenous 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 indigenous 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.

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 buildings 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.
Te Oka Reserve Management Plan

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 and poling of routes, lookout 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 farmbikes, 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.
Te Oka Reserve Management Plan

8.5 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.

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 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.
Te Oka Reserve Management Plan

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 and mountain bikers, with the mutual agreement of all affected property owners.
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 Bay.
5. BACKGROUND INFORMATION

5.1 Land status

Figure 4 Land parcels
Te Oka Reserve Management Plan

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).

<table>
<thead>
<tr>
<th>Map ref.</th>
<th>Legal description</th>
<th>Area (ha)</th>
<th>Reserve</th>
<th>Owner</th>
<th>Certificates of title</th>
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<tbody>
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<td>A</td>
<td>Section 19 Kinloch Settlement</td>
<td>223.7912</td>
<td>Recreation Reserve¹</td>
<td>CCC²</td>
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<td>903.7355</td>
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</table>

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 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 Te Oka Reserve locality:

<table>
<thead>
<tr>
<th>Māori name</th>
<th>Area covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>Te Pātaka o Rākaihautū</td>
<td>Banks Peninsula.</td>
</tr>
<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 Waihopounamu). 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 Rākaihautū 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 generations 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.
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.
1 FURTHER READING

Anderson (1927). *Place-names of Banks Peninsula: A Topographical History.*


Ngāi Tahu cultural maps & 1880 ethnographic and historic texts.


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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 7).
Te Oka Reserve Management Plan

Figure 7 Nearby reserves

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

Christchurch City Council reserve: Te Oka Reserve

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### Species common name (Conservation Status*)

<table>
<thead>
<tr>
<th>Species common name (Conservation Status*)</th>
<th>Species Latin name</th>
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<tr>
<td>Spider orchid</td>
<td><em>Nematanthus trilobus</em></td>
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<tr>
<td>Nertera</td>
<td><em>Nertera depressa</em></td>
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<td><em>Nephogrammitis billardierei</em></td>
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<td>Ring fern</td>
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<td><em>Phlegmaria varius</em></td>
</tr>
<tr>
<td>Native fireweed</td>
<td><em>Senecio wairauensis</em></td>
</tr>
<tr>
<td>Hook grass</td>
<td><em>Uncinia affine</em></td>
</tr>
</tbody>
</table>

### Stream freshwater species classified as Nationally Threatened or At Risk

<table>
<thead>
<tr>
<th>Stream freshwater species classified as Nationally Threatened or At Risk</th>
<th>Species Latin name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lamprey (B)</td>
<td><em>Geotria australis</em></td>
</tr>
<tr>
<td>Longfin eel (C)</td>
<td><em>Anguilla dieffenbachii</em></td>
</tr>
<tr>
<td>Koaro (C)</td>
<td><em>Galaxias brevipinnis</em></td>
</tr>
<tr>
<td>Inanga (C)</td>
<td><em>Galaxias maculatus</em></td>
</tr>
<tr>
<td>Bluegill bully (C)</td>
<td><em>Gobiomorphus hobs</em></td>
</tr>
<tr>
<td>Freshwater invertebrate species (B)</td>
<td><em>Costachromis peninsulare</em></td>
</tr>
</tbody>
</table>

*Conservation status:

<table>
<thead>
<tr>
<th>A</th>
<th>Threatened - Nationally Critical</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Threatened - Nationally Vulnerable</td>
</tr>
<tr>
<td>C</td>
<td>At Risk - Declining</td>
</tr>
<tr>
<td>D</td>
<td>At Risk – Naturally Uncommon</td>
</tr>
<tr>
<td>E</td>
<td>Endemic to Banks Peninsula</td>
</tr>
</tbody>
</table>

# From data reported by:

<table>
<thead>
<tr>
<th>1 Hooson pers. obs. 2015</th>
<th>4 Wilson 1992</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Hooson unpublished data</td>
<td>5 Wilson unpublished data n.d.</td>
</tr>
<tr>
<td>3 Norton 2005</td>
<td></td>
</tr>
</tbody>
</table>

### 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 dieffenbachii*, *Anguilla australis*), inanga (*Galaxias sp.*), kōaro (*Galaxias brevipinnis*), piri-piri-pōhatu (torrent fish / *Cheimarrichthys fosteri*), tipokopoko (bullies including blue-gilled, red-finned and common / *Gobiomorphus 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.
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 pōtai, 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.
12. Elected Members’ Information Exchange

This item provides an opportunity for Board Members to update each other on recent events and/or issues of relevance and interest to the Board.
13. Resolution to Exclude the Public


I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.
Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

(a) Shall be available to any member of the public who is present; and
(b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</th>
<th>SECTION</th>
<th>SUBCLAUSE AND REASON UNDER THE ACT</th>
<th>PLAIN ENGLISH REASON</th>
<th>WHEN REPORTS CAN BE RELEASED</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>PROPERTY REVIEW PROCESS</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>ATTACHMENT 1 - UPDATE JANUARY 2019</td>
<td>S7(2)(D), S7(2)(H), S7(2)(I)</td>
<td>PROTECTION OF HEALTH OR SAFETY OF INDIVIDUALS, COMMERCIAL ACTIVITIES, CONDUCT NEGOTIATIONS</td>
<td>THIS ATTACHMENT CONTAINS INFORMATION RELEVANT TO DECISION MAKING WHICH IS CONFIDENTIAL BECAUSE IT CONTAINS ESTIMATED PROJECT COSTINGS AND INFORMATION WHICH COULD BE PERSONALLY SENSITIVE.</td>
<td>FOLLOWING SETTLEMENT OF THE RELEVANT DECISIONS.</td>
</tr>
<tr>
<td></td>
<td>ATTACHMENT 4 - WORKSHOP OUTCOMES</td>
<td>S7(2)(D), S7(2)(H), S7(2)(I)</td>
<td>PROTECTION OF HEALTH OR SAFETY OF INDIVIDUALS, COMMERCIAL ACTIVITIES, CONDUCT NEGOTIATIONS</td>
<td>REASON: THIS ATTACHMENT CONTAINS INFORMATION RELEVANT TO DECISION MAKING WHICH IS CONFIDENTIAL BECAUSE IT CONTAINS ESTIMATED PROJECT COSTINGS AND INFORMATION WHICH COULD BE PERSONALLY SENSITIVE.</td>
<td>FOLLOWING SETTLEMENT OF THE RELEVANT DECISIONS.</td>
</tr>
</tbody>
</table>