

Christchurch City Council

Te Oka Reserve Management Plan 2019

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*Cover image: Te Oka Reserve at dusk
(Photographer: Kelvin McMillan (all image rights reserved))*

Acknowledgments

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

- Wairewa Rūnanga through Mahaanui Kurataiao Limited.
- Members of the public, adjoining landowners and organisations who made comments, suggestions and submissions during the public consultations.
- The Te Pātaka o Rākaihautū/Banks Peninsula Community Board and the Misty Peaks and Te Oka Draft Reserve Management Plans Hearings Panel.
- Christchurch City Council staff, including Derek Roozen (Senior Network Planner Parks) and Paul Devlin (Head Ranger, Banks Peninsula/Port Hills Regional Parks).

About this reserve management plan

Approved as the operative plan by the Te Pātaka o Rākaihautū/Banks Peninsula Community Board on 15 April 2019.

It is needed because:

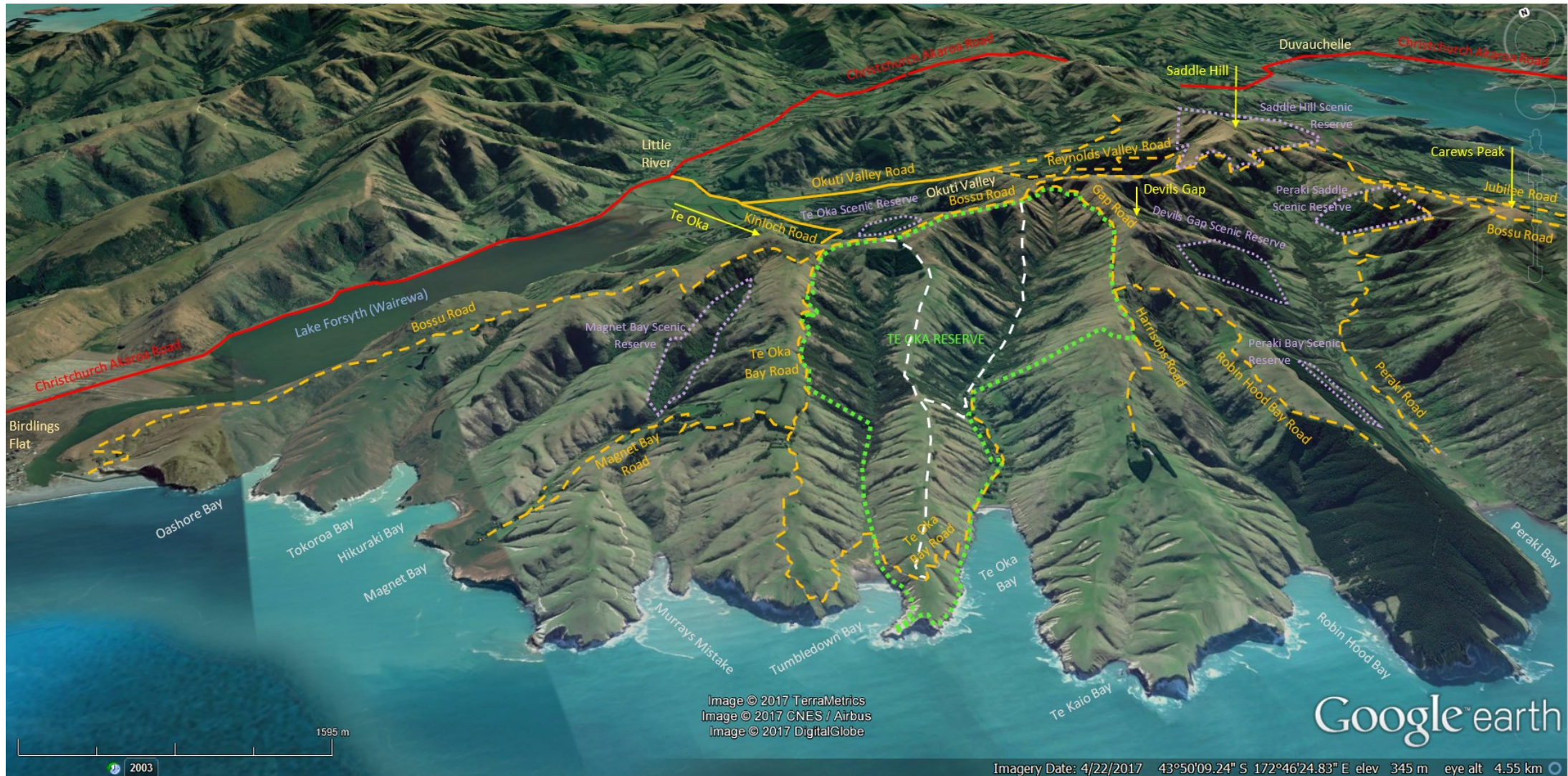
- As a park with reserves subject to the Reserves Act 1977 (Act) the Council is required to have in place a reserve management plan in accordance with the Act.
- There needs to be good direction to the park managers as to the best and optimum management for, and use of, the park.
- It can serve to inform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

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 recreation reserve subject to s.17 of the Reserves Act.
- Managed by the Council's Regional Parks Team as a regional park.

15 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

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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 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 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 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 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. 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.

- 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 building designated for that purpose.

4.7 Grazing

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

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

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

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

4.8 Recreation

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

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

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

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

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

- 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.

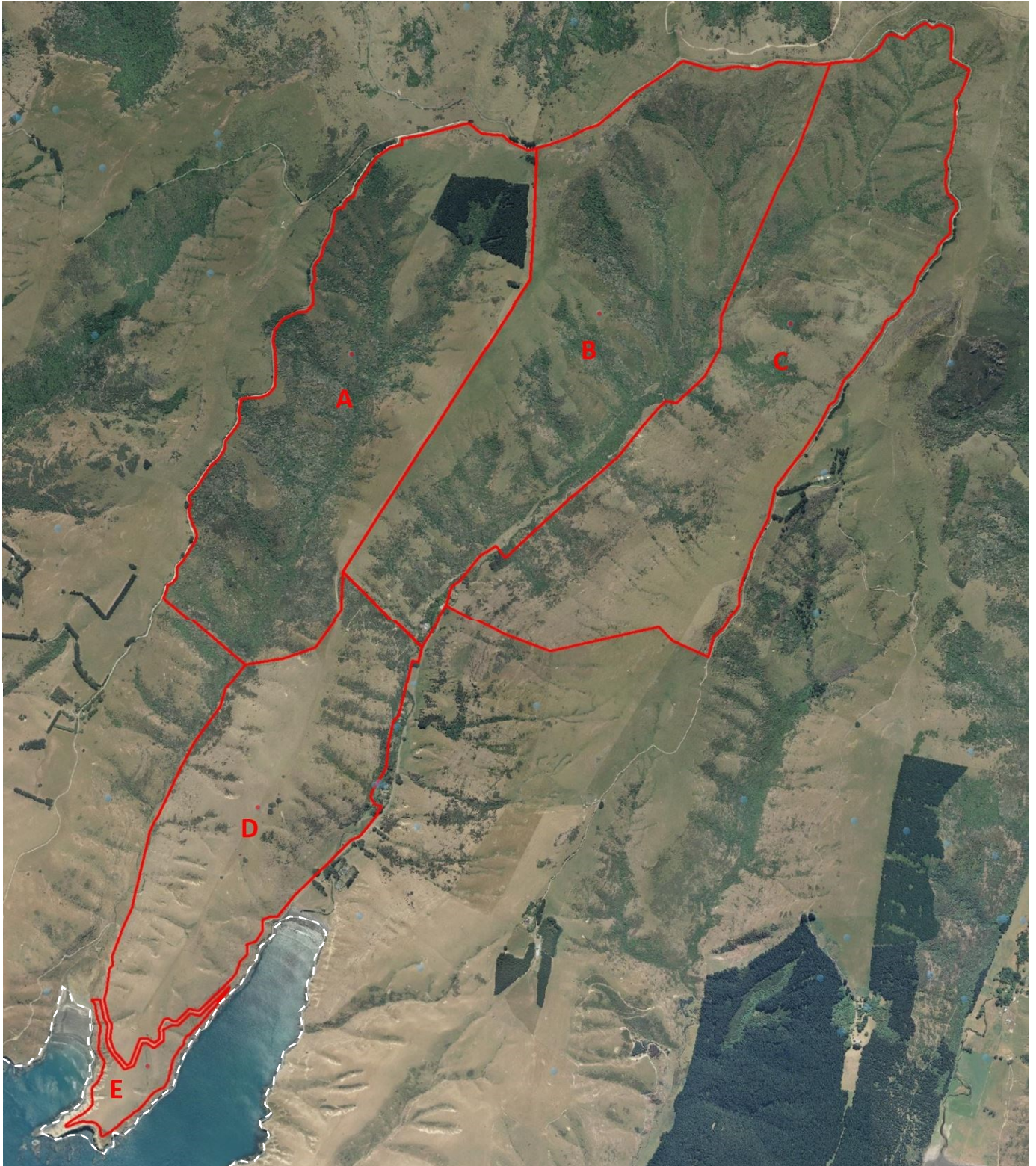
Figure 3 Te Oka (left) and Tumbledown Bays



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).

Map ref.	Legal description	Area (ha)	Reserve	Owner	Certificates of title
A	Section 19 Kinloch Settlement	223.7912	Recreation Reserve ¹	CCC ²	CB5A/221
B	Section 20 Kinloch Settlement	252.9285	Recreation Reserve	CCC	CB13K/769
C	Section 21 Kinloch Settlement	256.5706	Recreation Reserve	CCC	CB13K/769
D & E	Part Section 26 Kinloch Settlement	170.4452	Recreation Reserve	CCC	CB39B/832
		903.7355			

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 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:

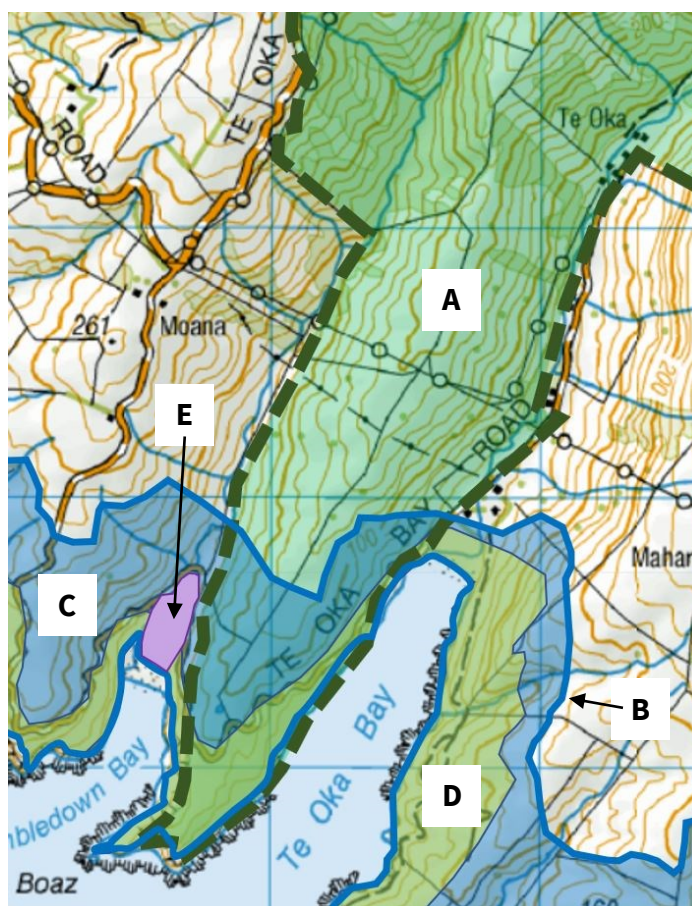
A: Te Oka Reserve
(dark green dashed boundary line / light green transparent fill)

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:

Māori name	Area covered
Te Pātaka o Rākaihautū	Banks Peninsula.
Pareāihe	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).
Te Kaio	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).

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.

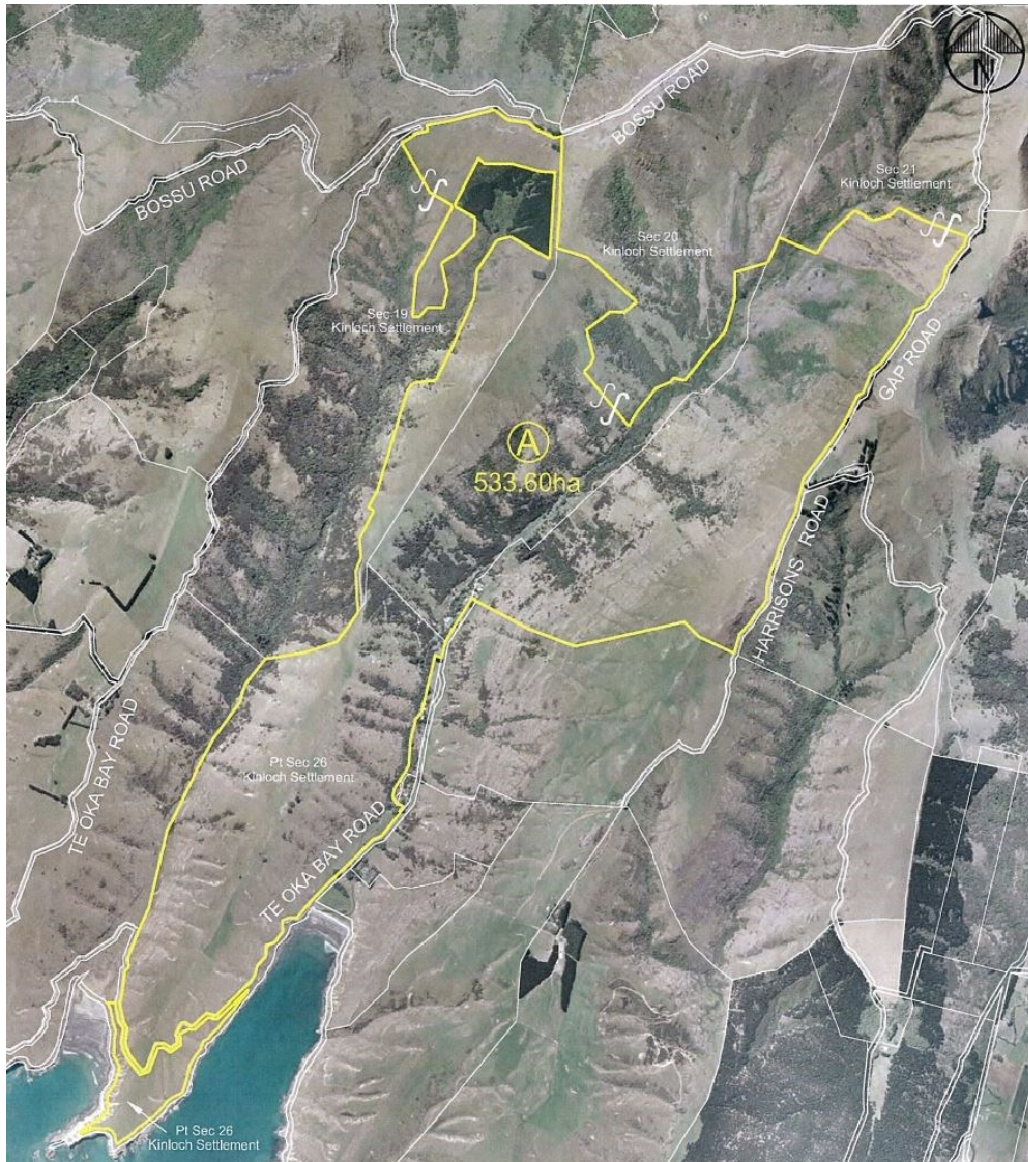
Typical of many Banks Peninsula properties in the outer bays, Te Oka Reserve has higher, colder, wetter country on “the tops”, a slightly drier mid-zone, and an area of “points country”, low in both elevation and rainfall, down near the coast.

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.

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³ www.ecan.govt.nz/publications/Plans/ecological-significance-indigenous-vege-canterbury.pdf

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).

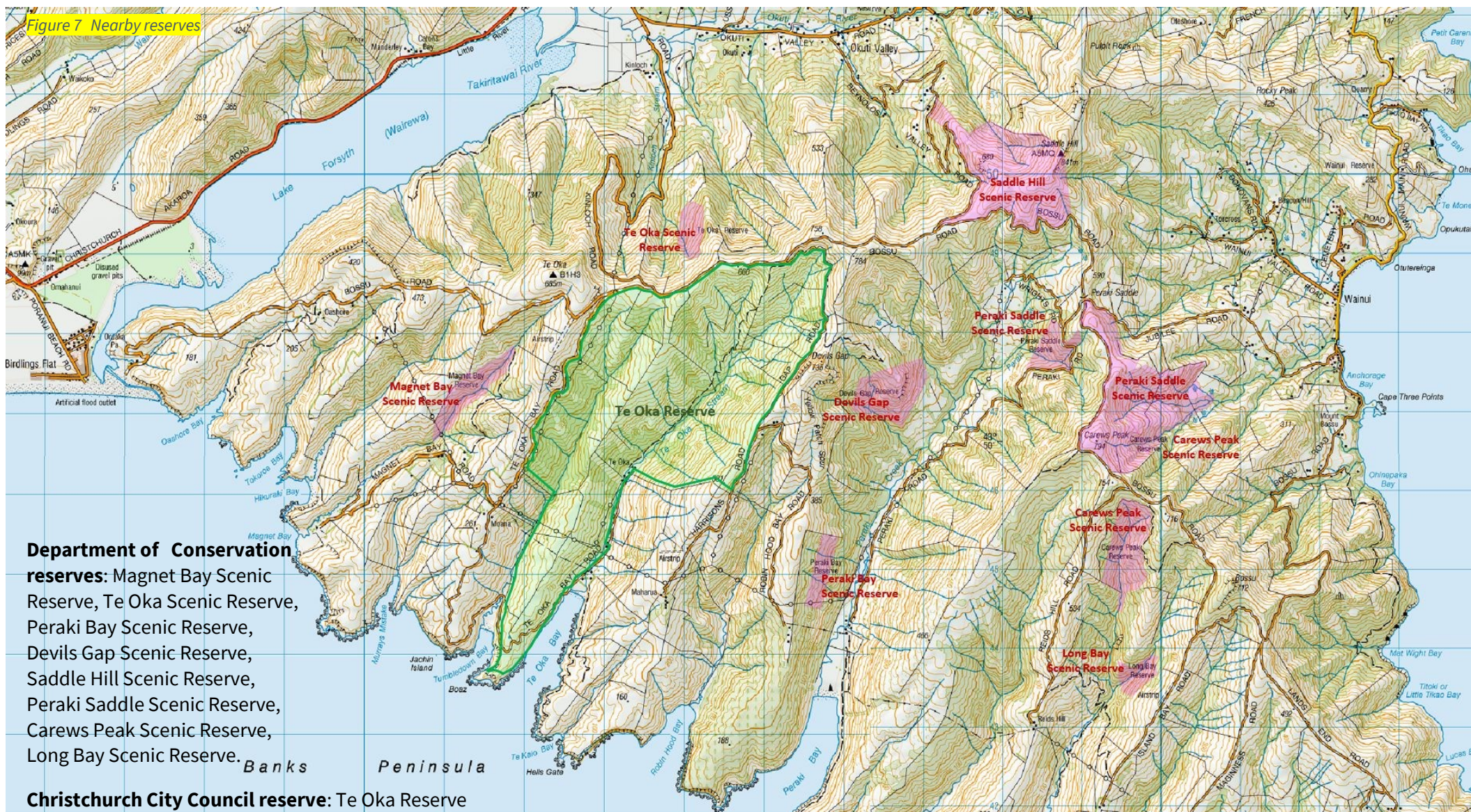
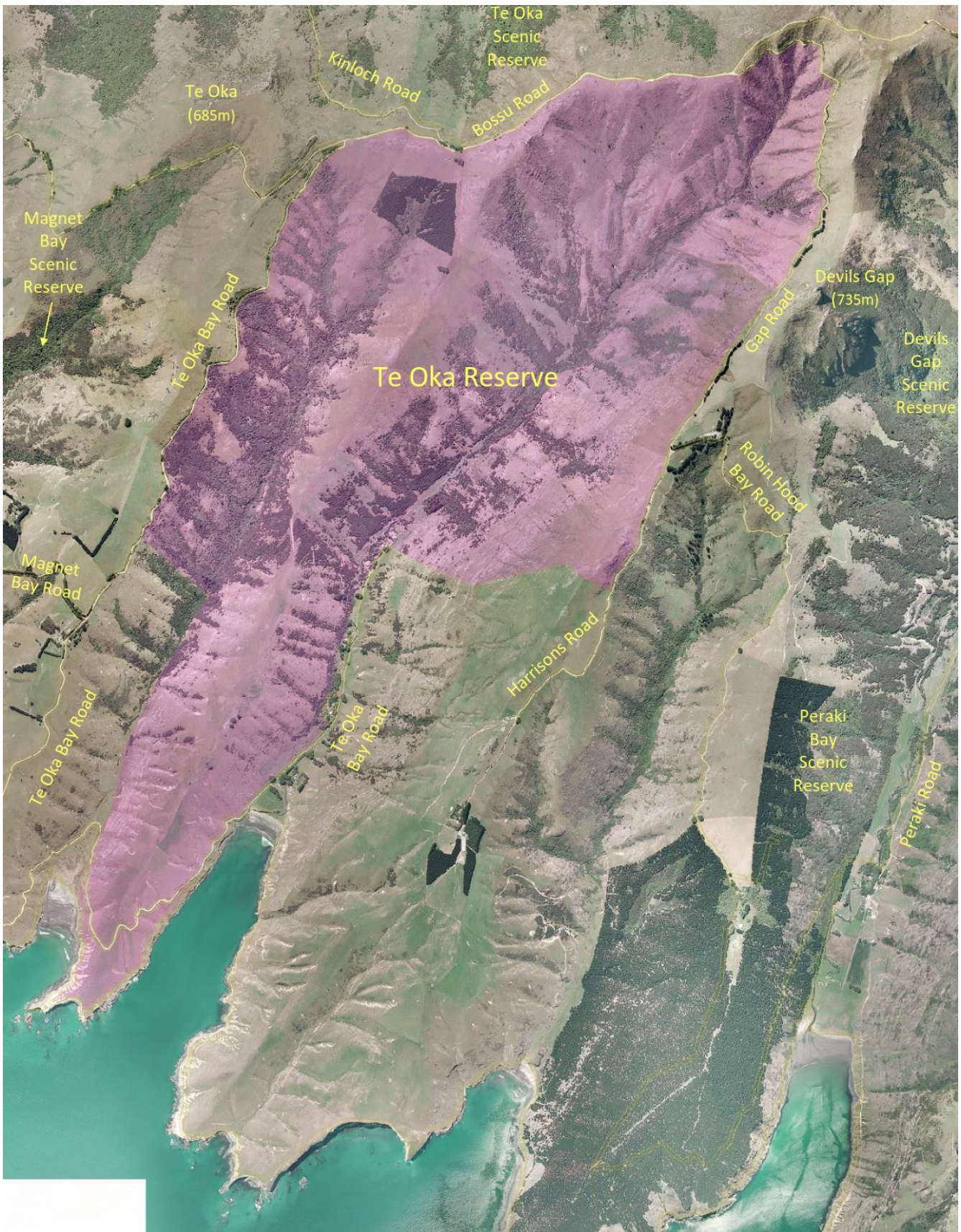


Figure 8 Park map



7.2 Key Species found in parts of the Te Oka Reserve SESs^{4#}

	Species common name (Conservation Status*)	Species Latin name
Nationally At Risk plant species	Banks Peninsula fork fern (A, E)	<i>Tmesipteris horomaka</i> ⁵
	Grassland Spaniard (C)	<i>Aciphylla subflabellata</i>
	(C)	<i>Coprosma virescens</i>
	Bloodwood (C)	<i>Coprosma wallii</i>
	Banks Peninsula sun hebe (C, E)	<i>Heliohebe lavaudiana</i>
	(D)	<i>Chenopodium allani</i>
	Banks Peninsula hebe (D, E)	<i>Hebe strictissima</i>
	Yellow rock groundsel	<i>Senecio glaucophyllus</i> <i>subsp. basinudus</i>
Plant species that are “uncommon to rare or very local” on Banks Peninsula	Common maidenhair	<i>Adiantum cunninghamii</i>
	Colenso's hard fern	<i>Blechnum colensoi</i>
	Triangular hard fern	<i>Blechnum vulcanicum</i>
		<i>Carex dissita</i>
	Swamp sedge	<i>Carex virgata</i>
	Purei	<i>Carex secta</i>
	Climbing fuchsia	<i>Fuchsia perscandens</i>
	Pennywort	<i>Hydrocotyle elongata</i>
	Smooth shield fern	<i>Lastreopsis glabella</i>
	Manuka	<i>Leptospermum scoparium</i>
	Bush rice grass	<i>Microlaena avenacea</i>
	Bamboo rice grass	<i>Microlaena polynoda</i>
	Spider orchid	<i>Nematoceras macranthum</i>
		<i>Neomyrtus pedunculata</i>
	Leatherleaf fern	<i>Pyrrosia eleagnifolia</i>
	Leathery shield fern	<i>Rumohra adiantiformis</i>
		<i>Schizeilema trifoliolatum</i>
	Hook grass	<i>Uncinia scabra</i>
	Golden Spaniard	<i>Aciphylla aurea</i>
	Maidenhair fern	<i>Adiantum cunninghamii</i>
		<i>Blechnum novae-zelandiae</i>
		<i>Carex solandri</i>
	Red leaved sedge	<i>Carex tenuiculmis</i>
	Slender mountain daisy	<i>Celmisia gracilentia</i>
		<i>Isolepis habra</i>
	Dwarf rush	<i>Juncus novae-zelandiae</i>
Crape fern	<i>Leptopteris</i> <i>hymenophylloides</i>	
Creeping clubmoss	<i>Lycopodium scariosum</i>	
Woodrush	<i>Luzula picta</i>	

⁴ Sites of Ecological Significance.

⁵ Listed as *Tmesipteris aff. elongata* by Wilson (1992) and *Tmesipteris sp. aff. tannensis* by Norton (2005).

	Species common name (Conservation Status*)	Species Latin name
	Spider orchid	<i>Nematoceras trilobus</i>
	Nertera	<i>Nertera depressa</i>
	Strap fern	<i>Notogrammitis billardierei</i>
	Strap fern	<i>Notogrammitis angustifolia</i>
	Ring fern	<i>Paesia scaberula</i>
	Clubmoss	<i>Phlegmariurus varius</i>
	Native fireweed	<i>Senecio wairauensis</i>
	Hook grass	<i>Uncinia affinis</i>
Stream fresh-water species classified as Nationally Threatened or At Risk	Lamprey (B)	<i>Geotria australis</i>
	Longfin eel (C)	<i>Anguilla dieffenbachii</i>
	Koaro (C)	<i>Galaxias brevipinnis</i>
	Inanga (C)	<i>Galaxias maculatus</i>
	Bluegill bully (C)	<i>Gobiomorphus hobs</i>
	Freshwater invertebrate species (B)	<i>Costachorema peninsulae</i>

*Conservation status:

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

#From data reported by:

1	Hooson pers. obs. 2015	4	Wilson 1992
2	Hooson unpublished data	5	Wilson unpublished data n.d.
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 (*Anguilla dieffenbachia*, *Anguilla australis*), inanga (*Galaxias sp.*), kōraro (*Galaxias brevipinnis*), pirihipōhatu (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 whareniui, and is also used to weave kete (bags), whariki (mats) and pōtae, 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.