



SUMMIT ROAD PROTECTION AUTHORITY  
TE MANA TIAKI I TE ARA AKITU

---

## **Summit Road Protection Authority Advisory Committee ATTACHMENTS - UNDER SEPARATE COVER**

---

**Date:** Monday 17 March 2025  
**Time:** 4.30 pm  
**Venue:** Te Hāpua: Halswell Centre, Piharau Meeting Room -  
341 Halswell Road, Christchurch, 8025

---

### **TABLE OF CONTENTS NGĀ IHIRANGI**

### **PAGE**

<b>6.</b>	<b>575 Summit Road - Application for Dwelling extensions and alterations</b>	
A.	575 Summit Road - Summit Road Protection Authority Application - Dwelling extensions and alterations.....	3
B.	575 Summit Road - Report to Summit Road Protection Authority.....	26









Extension to dwelling  
Quantrill Trustees Ltd

575 Summit Road, Christchurch  
*Application to the Summit Road Authority*

17 February 2025







## Planz Consultants Quality Assurance Statement:

### Application Prepared By:

Planz Consultants Ltd,  
Level 3, 79 Lichfield Street,  
Christchurch 8140

PO Box 1845,  
Christchurch 8140  
planzconsultants.co.nz

A handwritten signature in blue ink, appearing to read "Helen Bealey".

Name: Helen Bealey  
Position: Consultant Planner

M: 021 873 657      E: helen@planzconsultants.co.nz

### Reviewed By:

A handwritten signature in blue ink, appearing to read "Tim Joll".

Name: Tim Joll  
Position: Consultant Planner, Partner

M: 022 171 1529      E: timj@planzconsultants.co.nz

Project Number: J17543  
Document Status: Final  
Date: 24 January 2025

The information contained in this document produced by Planz Consultants Ltd is solely for the use of the Client for the purpose for which it has been prepared and Planz Consultants Ltd undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed from this document, reproduced, electronically stored or transmitted in any form without the written permission of Planz Consultants Ltd.



## TABLE OF CONTENTS

1.	Introduction .....	1
2.	Site Description .....	1
2.1.	Application Site .....	1
2.2.	Surrounding Area .....	2
3.	Proposal Description .....	3
4.	Statutory Framework.....	3
4.1.	Summit Road Protection Act.....	3
5.	Assessment of Effects .....	3
5.1.	Summit Road Protection .....	3
5.2.	Conclusion.....	5
6.	Consultation/Notification .....	5
7.	Conclusion .....	5

## APPENDICIES:

- Appendix 1 – Application Plans
- Appendix 2 – Record of Title
- Appendix 3 – Site Contour Plan
- Appendix 4 – Site Photos





APPLICATION TO THE SUMMIT ROAD AUTHORITY  
SUMMIT ROAD (CANTERBURY) PROTECTION ACT 2001

---

To: The Summit Road Authority

1. Quantrill Trustees Ltd, apply for consent to undertake extensions and alterations to an existing dwelling.

The site at which the proposed activity is to occur is as follows:

**Address:** 575 Summit Road, Heathcote Valley, Christchurch  
**Legal Description:** Lot 2-3 Deposited Plan 11832  
**Area:** 18.3778 hectares

2. The full name and address of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

Quantrill Trustees Ltd  
20 Emerald Lane  
Cashmere 8022  
Christchurch

3. As the site is located within the Summit Road Protection Act Overlay, approval is required for the erection of the dwelling and any other structure from the Summit Road Protection Authority.

A handwritten signature in blue ink, appearing to read "Helen Bealey".

---

Helen Bealey (Consultant Planner)  
Planz Consultants Limited  
On behalf of **Quantrill Trustees Ltd**

**Address for Service:**

Planz Consultants Limited  
PO Box 1845  
CHRISTCHURCH 8140  
Attention: Hannah Mollison

Mobile: 022 309 1090  
Email: [hannah@planzconsultants.co.nz](mailto:hannah@planzconsultants.co.nz)

**Address for Billing:\***

Quantrill Trustees Ltd  
20 Emerald Lane  
Cashmere  
CHRISTCHURCH 8022  
Attention Bernie O'Sullivan

Mobile: 0277209229  
Email: [bernie.osullivan@morganprojects.co.nz](mailto:bernie.osullivan@morganprojects.co.nz)

\* Planz Consultants Limited accepts no liability for any Council costs or charges. Invoices for all such work are to be sent to the Applicants address above for billing.

Quantrill Trustees Ltd  
Establish a new residential dwelling  
Application to the Summit Road Authority

February 2025

- ii -

Item 6

Attachment A



## 1. Introduction

Quantrill Trustees Ltd apply for consent from the Summit Road Authority to undertake extensions and alterations to an existing dwelling at 575 Summit Road.

The application plans are included as **Appendix 1**. In summary, the proposal includes the removal of part of the western elevation of the dwelling and undertaking alterations and extension to this elevation to create an extended kitchen. The proposal also includes removal of part of the southern elevation and subsequent extension to create a living room extension. Both extensions are single storey extensions.

As well as approval under the Summit Road (Canterbury) Protection Act 2001, land use consent from Christchurch City Council is also required and will be applied for at the same time as consent from the Summit Road Authority is sought.

The Record of Title is attached as **Appendix 2**.

## 2. Site Description

### 2.1. Application Site

The application site is located at 575 Summit Road, Heathcote Valley, Christchurch and is legally described as Lot 2-3 Deposited Plan 11832. The site is 18.3778ha in area and is irregularly shaped. The site area includes land to both the north and south of Summit Road, however all the land to the northern side of Summit Road is currently used for grazing and not part of the curtilage of the dwelling. The application site is outlined in red below (**figure 1**).



Figure 1. application site (outlined in red) and surrounds. Source Canterbury Maps

The application site is accessed via a gravel driveway from Summit Road. The access is not proposed to be altered as part of this proposal.

The application site currently contains one detached house with a detached garage located to the west of the house. The garage is not proposed to be altered as part of this consent. There are also a number of outbuildings



to the south of the dwelling. The existing dwelling is located close to the road boundary with Summit Road. At its closest point, the existing dwelling is 4.544m from the road boundary. The existing dwelling is single storey, with a maximum height of 5m.

The site slopes upwards from north east to south west. The highest point on the site is around 466m elevation. The dwelling is located at around 395m elevation.

The application site is within the Rural Port Hills Zone, as well as the Outstanding Natural Landscape overlay. A small part of the site is subject to the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area and the Rockfall Management Area 1 however this covers a small area in the north eastern corner, well away from the existing dwelling. Hill waterways are located on the northern portion of the site. These were all dry when I visited the site. The existing dwelling and proposed extensions will all be well over 10m from these waterways.

The existing dwelling is shown in the site photo below (figure 2).



Figure 2. Existing dwelling and surrounds.

## 2.2. Surrounding Area

The surrounding sites are either within the Rural Port Hills Zone or the Open Space Natural Zone. All the surrounding sites are within the Outstanding Natural Landscape overlay. Whilst there is a small enclave of residential units accessed via Broadleaf Lane, the surrounding area is primarily rural.





### 3. Proposal Description

Quantrill Trustees Ltd seek to obtain consent for extensions and alterations to an existing residential dwelling.

The proposal includes removal of part of the western elevation of the dwelling and extension to this elevation to create an extended kitchen and removal of part of the southern elevation and extension to create a living room extension. Both extensions are single storey extensions. The proposal will not result in an increase in the height of the dwelling.

The application plans are included as **Appendix 1**.

### 4. Statutory Framework

#### 4.1. Summit Road Protection Act

The site is land protected under the Summit Road (Canterbury) Protection Act 2001.

The purpose of the Act is to provide for the preservation and protection of the scenic amenity associated with the Summit Road area, the preservation and protection of natural amenities and to provide for facilities for public enjoyment of the scenic and natural amenities.

The proposal will have no effects on access to or use of public areas and the visual effects from public areas have been assessed as less than minor. The proposal will allow for the protection and preservation of the Summit Road area.

For the below reasons, approval from the Summit Road Authority should be granted for these works.

### 5. Assessment of Effects

#### 5.1. Summit Road Protection

Section 12 of the Summit Road (Canterbury) Protection Act 2001 states that a person may not carry out any action to which this section applies on protected land unless that person has the written consent of the Authority.

The activities that require approval from the Authority include:

- (a) the subdivision of land, except a subdivision that alters the boundary between adjacent allotments but does not increase the number of allotments or the area of any allotment by more than 50%;
- (b) the erection, placement, alteration, reconstruction, repair, or extension of any structure, except—
  - i. the repair and maintenance of a public work (as defined in section 2 of the Public Works Act 1981); or
  - ii. the erection, placement, alteration, reconstruction, repair, or extension of a structure that is carried out under a designation prepared and approved in accordance with the Resource Management Act 1991, and that is also approved by the Authority;
- (c) quarrying;
- (d) moving, removing, or heaping up more than 10 cubic metres of spoil;
- (e) the planting of—





- i. any tree that is likely to grow to a height greater than 7 metres; or
- ii. a hedge, forest, or shelter belt.

Section 12 of this Act requires that the extension and exterior alterations to the dwelling require consideration by the Authority.

The purpose of the Summit Road Protection Act 2001 is:

The purposes of this Act are as follows:

- (a) to provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land:
- (b) to provide for the preservation and protection of natural amenities associated with land within the protected area:
- (c) to provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

As detailed above, the proposal includes removal of part of the western elevation of the dwelling and extension to this elevation to create an extended kitchen and the removal of part of the southern elevation and extension to create a living room extension. Both extensions are single storey extensions.

The kitchen extension has a footprint of 16.5m<sup>2</sup> and the living room extension is 18.5m<sup>2</sup>, resulting in an overall increase in the dwelling size of 35m<sup>2</sup>. This total increase in size is considered modest in terms of the overall size of the dwelling and the overall size of the site. Furthermore, the extensions are to different elevations, meaning that only one extension will be visible at the majority of vantage points.

The proposed kitchen extension is to the side of the existing dwelling and will extend no closer to the road than the existing dwelling. The existing living room area is 4.54m from the road boundary, whereas the proposed kitchen extension is 6.1m from the road boundary. The building is to be reclad in a dark stone material which will have a low LRV and the extension and the existing building will therefore match. The proposed roofline of the extension will be no higher than the existing building.

The side extension will be located on part of the site which is already residential in character and will be located close to the existing pergola structure and garage. The proposal will not result in the loss of any trees on the site or any other significant vegetation. Whilst the site overall has quite a significant gradient, the area which the side extension is proposed is relatively flat, therefore the proposal will not result in significant earthworks or changes to the topography of the immediate area. The rear (living room) extension is 'tucked in' behind the existing building and next to a steep slope, meaning it will not be readily visible from outside the site. Planting is already located along the perimeter of the site, which will assist in screening the proposed extension as shown in the site photos (**Appendix 4**).

The proposal will protect the natural qualities of the area due to the modest size of the proposed extensions and the materials being used will result in the dwelling blending into the setting. The proposal will not result in the loss of any of the trees on the site so natural amenities will be protected.

The proposal is located entirely on privately owned land so will have no detrimental effect on the public enjoyment of the scenic amenity of the area and will have no effect on Summit Road or other roads, walkways and paths; nor will it affect any farming operations. There will be no effects on road safety as no changes to the site access are proposed. Whilst Tauhinukorokio / Mt Pleasant summit, is of cultural





significance to Ngāi Tahu, the proposal site is some distance from the summit and will be mostly screened by existing vegetation, so that the effects on views from the summit will be low.

Taking into account the above, it is considered that the effects on the scenic and natural amenities would be less than minor and acceptable.

## 5.2. Conclusion

Overall, the effects of the proposed dwelling extension on the surrounding area, including on the preservation and protection of the scenic amenity and of natural amenities, are less than minor.

## 6. Consultation/Notification

Section 13(4) of the Summit Road Protection Act states that, if the likely effects of the application are more than minor and the application has not been publicly separately by a territorial authority, it must give public notice of the application.

In this instance, the effects of the proposal are deemed to be less than minor and therefore notification of the application is not required.

## 7. Conclusion

The site is on land protected under the Summit Road Protection Act. The proposal will also have no effects on access to or use of public areas and visual effects from public areas are considered to be less than minor. The extension has been designed to be in keeping with the existing building and is modest in size. It will have a less than minor effect on the scenic amenity of the Summit Road and a less than minor effect on the surrounding natural amenities associated with the land within the protected area.





## APPENDIX 1:

Application Plans

Item 6

Attachment A





**SITE INFORMATION:**

Parcel ID: 3445528  
Appellation: Lot 3 DP 11832  
Location: Heathcote Valley

Climate Zone: 5  
Earthquake Zone: Zone 2  
Exposure Zone: Zone C  
Lee Zone: No  
Rainfall Range: 30 - 40  
Wind Region: A  
Wind Zone: Extra High

1 SITE PLAN 01  
EX-401 SCALE: 1 : 2500





**TAYLORS**  
Urban Development | Infrastructure  
Phone: +64 3 343 9862 | www.taylorsds.co.nz  
Taylors Development Strategists | NZBN 9429041275139

All rights reserved. The information contained in this document is Copyright and cannot be reproduced or copied by any means without the written permission of Taylors Development Strategists Unit Trust. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of agreement between Taylors Development Strategists Unit Trust and the instructing party. Any third party intending to use this whatsoever must first contact Taylors Development Strategists Unit Trust for information for any purpose whatsoever and the suitability of application.

SCALE: 1 : 100 @ A3  
0 1 2 4



JOB NO:  
24818/AD  
DATE:  
11.03.24

DRAWN:  
CHECKED:  
KMN

575 SUMMIT ROAD  
HEATHCOTE VALLEY, CHRISTCHURCH  
PIM APPLICATION  
FLOOR PLAN - EXISTING

**SD-102**  
REVISION:  
2





**TAYLORS**  
Urban Development | Infrastructure  
Phone: +64 3 343 9862 | www.taylorsds.co.nz  
Taylors Development Strategists | NZBN 9429041275139

All rights reserved. The information contained in this document is Copyright and cannot be reproduced or copied by any means without the written permission of Taylors Development Strategists Unit Trust. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of agreement between Taylors Development Strategists Unit Trust and the instructing party. Any third party intending to use this whatsoever must first contact Taylors Development Strategists Unit Trust for information for any purpose whatsoever and the suitability of application.

SCALE: 1 : 100 @ A3  
0 1 2 4

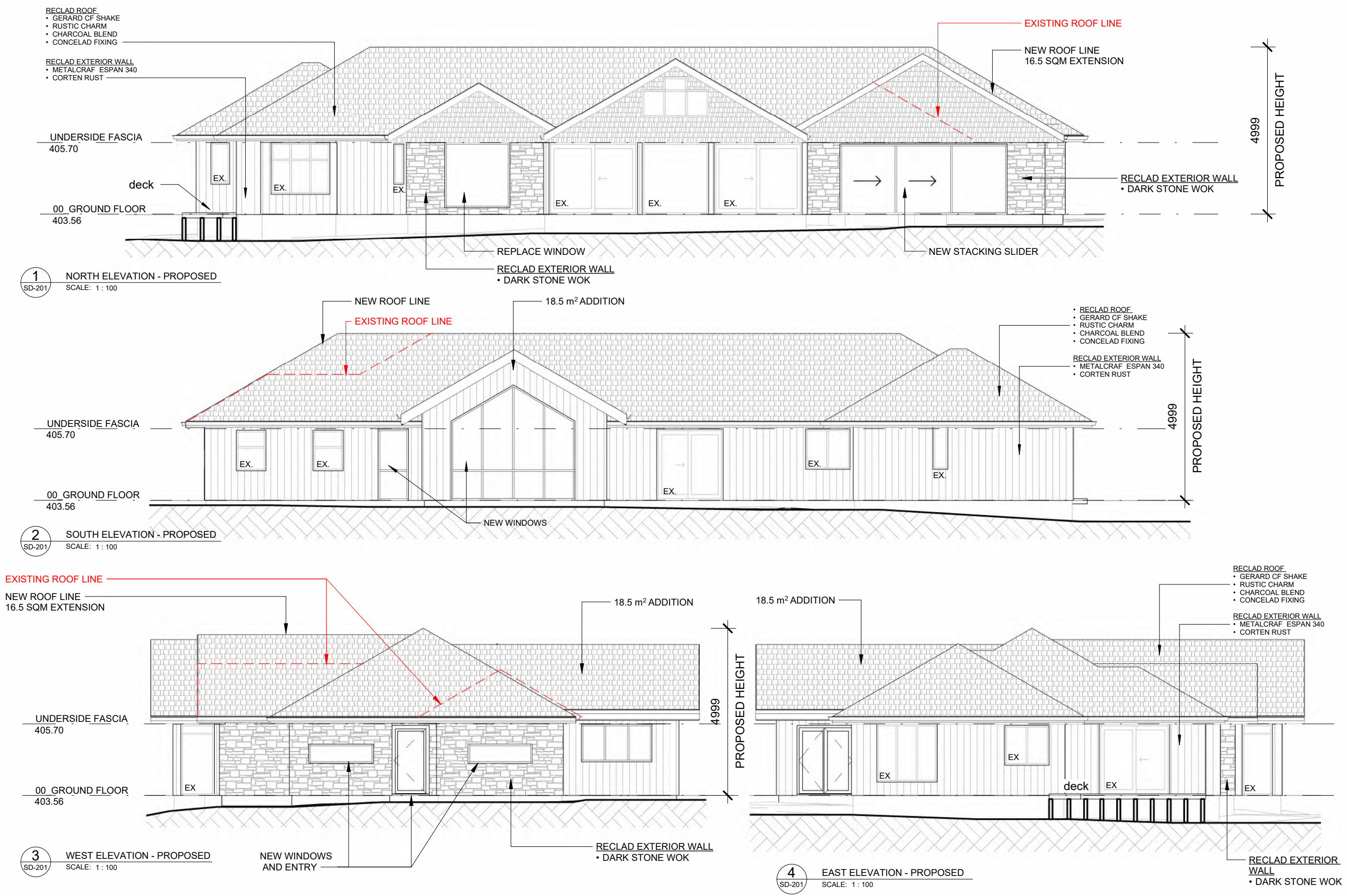


JOB NO: 24818/AD  
DATE: 05.06.24  
DRAWN: KMN  
CHECKED: KMN

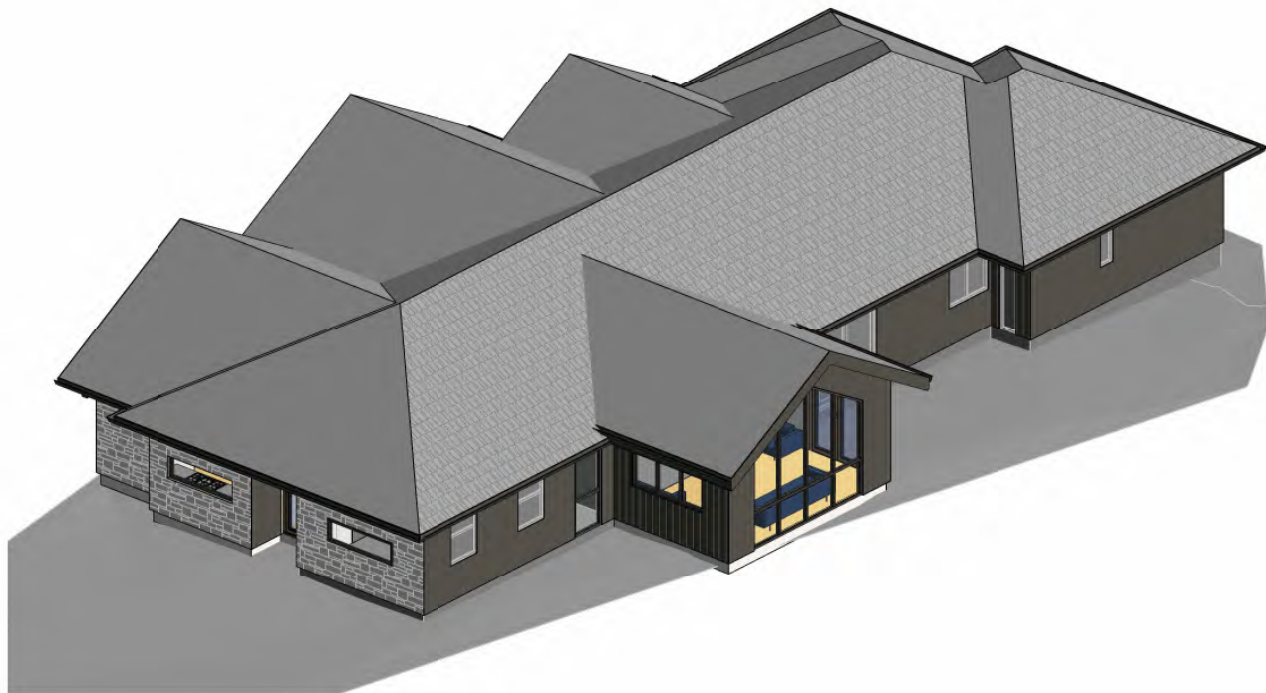
575 SUMMIT ROAD  
HEATHCOTE VALLEY, CHRISTCHURCH  
PIM APPLICATION  
FLOOR PLAN - PROPOSED

**SD-201**  
REVISION: 6

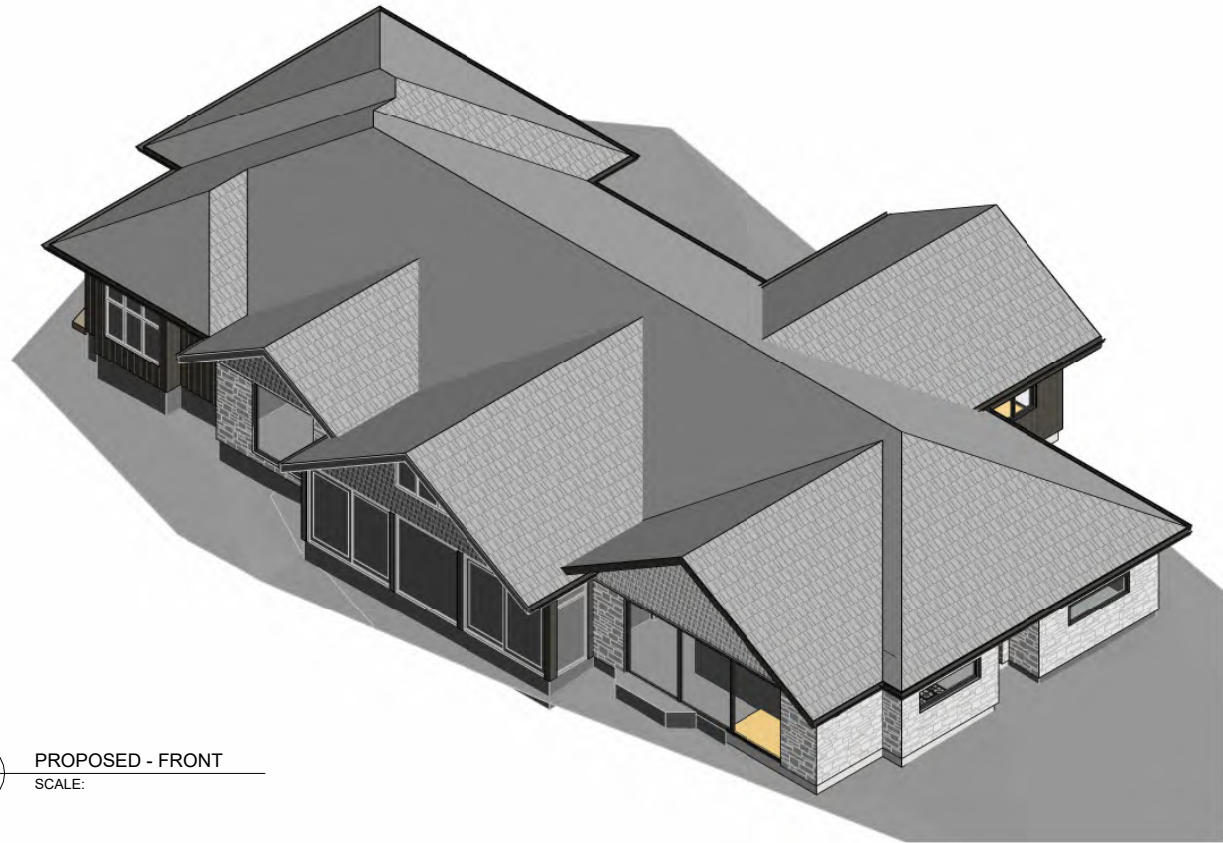








1 PROPOSED - REAR  
SCALE:



2 PROPOSED - FRONT  
SCALE:



3 FRONT PERSPECTIVE  
SCALE:





APPENDIX 2:

Record of Title

Item 6

Attachment A





RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017



R. W. Muir  
Registrar-General  
of Land

Identifier **CB478/137**  
Land Registration District **Canterbury**  
Date Issued 25 June 1943

**Part-Cancelled**

Prior References  
CB468/75      CB468/76      CB468/77

Estate Fee Simple  
Area 18.3778 hectares more or less  
Legal Description Lot 2-3 Deposited Plan 11832  
Registered Owners  
Quantrill Trustees Limited

**Interests**

810 Order in Council exempting portion of Hilltop Road from provisions of Section 117 of The Public Works Act 1908 -  
Entered 29.6.1922 at 12.10 pm

630432 Proclamation declaring part (10 acres, 23.2 perches) to be takjen for Post Office purposes (V. N. F. station) -  
24.7.1964 at 9.15 am

641978 Notice by the Christchurch Regional Planning Authority declaring part of the within land protected land for the  
purposes of the Summit Road (Canterbury) Protection Act 1963 - 5.12.1964 at 3.00 pm

733436 Transfer creating the following easements - 22.3.1968 at 9.45 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 11832 - CT CB5B/601	Part	Lot 2-3 Deposited Plan 11832 - herein	

744147 Transfer creating the following easements - 16.8.1968 at 1.30 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 11832 - CT CB5B/601	Yellow Transfer 733436	Lot 2-3 Deposited Plan 11832 - herein	

808462 Transfer creating the following easements in gross - 14.9.1970 at 12.05 pm

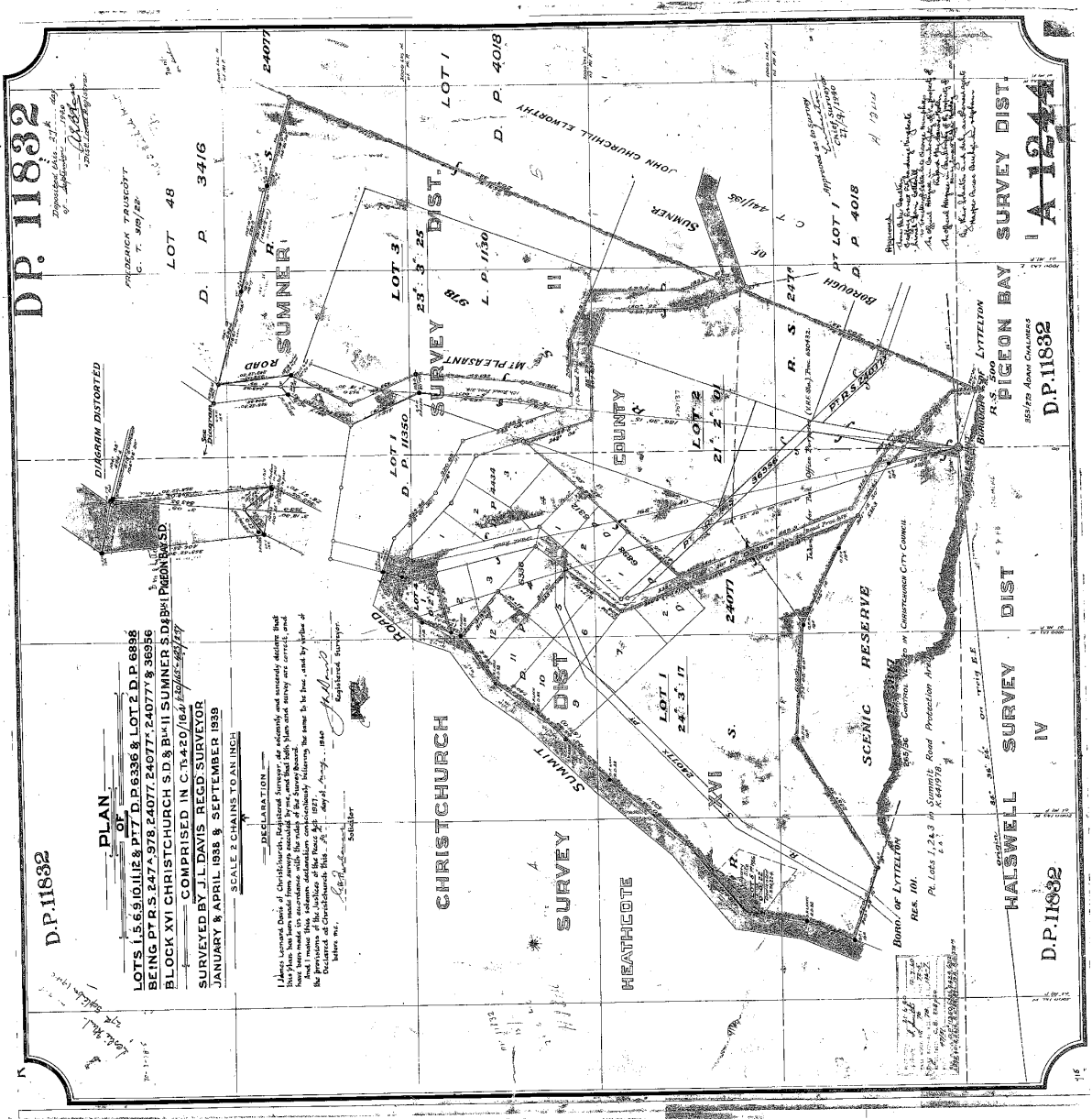
Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Electricity	Lot 2-3 Deposited Plan 11832 - herein	Part herein	The Christchurch City Council	

22254.1 Declaration pursuant to Section 6 of the Summit Road (Canterbury) Protection Act 1963 declaring part of the  
within land protected land in terms of that Act - 20.1.1975 at 2.16 pm



Identifier

CB478/137







APPENDIX 3:

Site Contour Plan

Item 6

Attachment A



G:\Jobs\51\510920\GIS\Automated\_Mapping\Site\_Contour\_Plan\_20230929\_1450



DISCLAIMER  
© Eliot Sinclair and Partners Ltd. This drawing and all its information is only to be used for its intended purpose. All rights reserved.

Notes

Boundaries shown have been adopted from underlying LINZ XML cadastral database and are subject to cadastral survey.

Easements and encumbrances on the title have not been shown on this plan.

The position and alignment of the three waters services shown on this plan have been obtained from the Christchurch City Council ArcGIS Online REST API. Utility services have not been shown on this plan.

Contours shown have been derived from the LINZ Data Service and the estimated accuracy is +/- 0.2m.

The horizontal datum in attached DWG is Mount Pleasant 2000.

The vertical datum is Lyttelton1937.

Aerial imagery has been sourced from LINZ Data Service.

The attached DWG uses the same vertical datum as stated on this plan.

Legend

- Title Boundary
- Contours
- CCC Services
  - Stormwater
  - Water Supply
  - Wastewater

A	GIS	29.09.23	Preliminary
REV.	DRAWN	DATE	NOTE

CLIENT

Bernie  
O'Sullivan

DESIGNED	GIS
DRAWN	GIS
CHECKED	DJH
APPROVED	DJH

STATUS	PRELIMINARY
SCALE	1:2000 [A3]

Site Topo Plan

1 Broadleaf Lane & 575 Summit Road  
Christchurch

Contour Levels

PROJECT	SET	SHEET	REV.
510920	G	01	A

eliot  
sinclair



APPENDIX 4:

Site Photos














Section 17 of the Summit Road (Canterbury) Protection Act 2001	<b>Christchurch City Council</b> 
<b>Report to Summit Road Protection Authority</b>	

<b>Applicant:</b>	Quantrill Trustees Ltd
<b>Site address:</b>	575 Summit Rd, Redcliffs
<b>Legal description:</b>	Lots 2 & 3 DP 11832
<b>District Plan zone and overlays:</b>	Rural Port Hills Zone and a small portion within the Transport Zone (approx. 23m <sup>2</sup> ) Outstanding Natural Landscape Overlay (38.2 Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua – Eastern)

<b>Description of application:</b>	Additions and alterations to an existing dwelling
------------------------------------	---

**Proposed activity**

An application has been made to the Summit Road Protection Authority (the Authority) for its approval of additions and alterations to the existing dwelling at 575 Summit Rd, under the Summit Road (Canterbury) Protection Act 2001 (SRPA). This site is located within the Summit Road Protection Overlay in the Christchurch District Plan.

The proposed additions total 35m<sup>2</sup> and are proposed to the western and southern parts of the existing dwelling. The western addition faces the road, and will be seen from the road, and the southern addition is to the rear of the existing dwelling and will be largely hidden as viewed from the road. The additions are single storeyed and will extend the kitchen (by 16.5m<sup>2</sup>) and living room (by 18.5m<sup>2</sup>). The building will be clad in dark stone materials with low reflectivity.

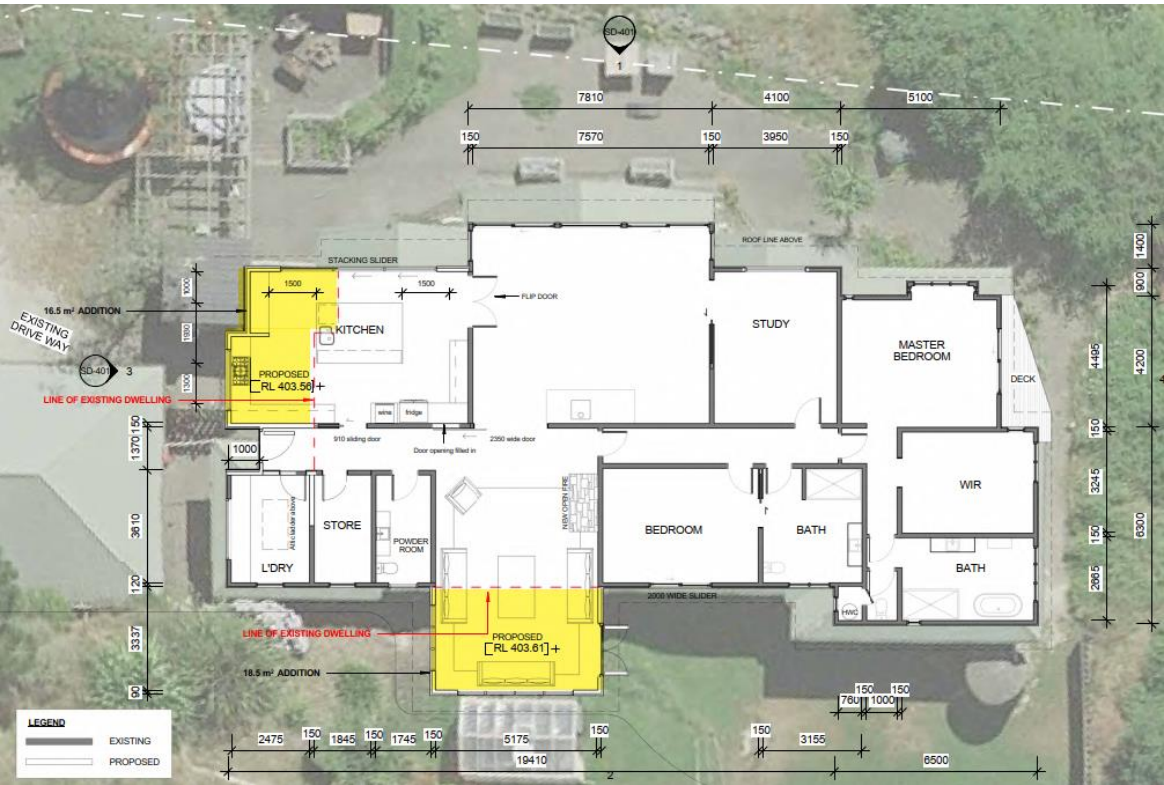
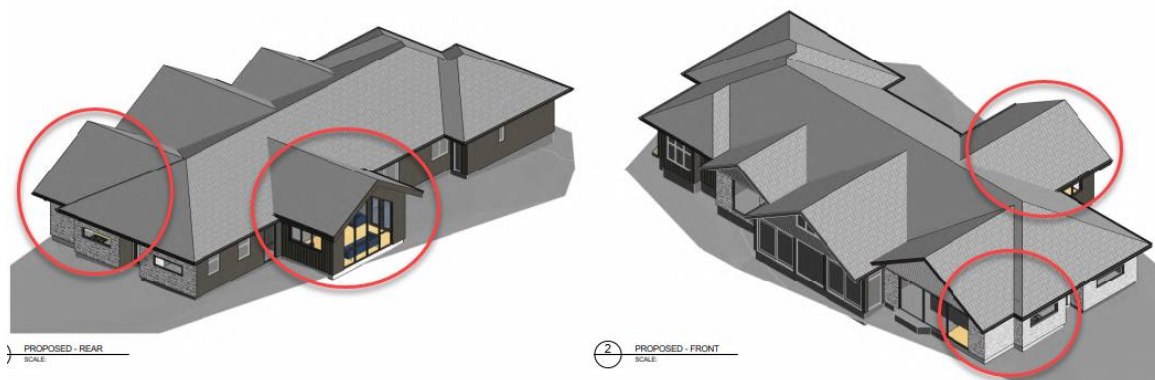


Figure 1. Floor plan showing the location of the proposed extensions





**Figure 2.** 3D perspectives showing the proposed extensions

A resource consent application (RMA/2025/360) has also been submitted and is currently on hold awaiting further information (requested on 3/03/2025). Consent is required because the western addition is located within the 15m road boundary setback.

I note that the site is within the District Plan Outstanding Natural Landscape overlay (83.2), however the proposed extension is permitted under Rule 9.2.4.1 P21 because it is less than 40m<sup>2</sup> (35m<sup>2</sup> proposed). Additionally, there are two District Plan hill waterways on the site, but the proposed extensions have a setback of more than 60m from them and therefore do not trigger a rule non-compliance.

#### *Previous approval*

On 4 April 2023 the Authority waived the need for notification or approval of an application to retain an existing sauna building at the property. The waiver was conditional upon the removal of several non-compliant structures located on part of the property on the opposite side of Summit Road, i.e. a chalet/cabin, toilet block and septic tank. Following enforcement action and a change of ownership of the property, the Council's RMA Monitoring Compliance Team Leader verified in August last year that the structures were removed, as well as the sauna building itself. (Note - the aerial photograph below predates this.)

#### **Description of site and existing environment**

The site and surrounding environment are described within the application. Notably, the site comprises two pieces of land with the Summit Rd between them (illustrated on page 11 of the application).



**Figure 1.** Northern part of the southern site showing the location of the proposed extensions.



<b>Summit Road (Canterbury) Protection Act 2001 provisions</b>
--

The purposes of the Summit Road (Canterbury) Protection Act 2001 (the SRP Act) are outlined in **Section 3**:

- (a) to provide for the preservation and protection of the scenic amenity associated with the Summit Road and other roads, walkways, paths, and public open spaces within the protected land;
- (b) to provide for the preservation and protection of natural amenities associated with land within the protected area;
- (c) to provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

Definitions include:

**natural** means—

- (a) uncluttered by structures; or
- (b) uncluttered by obvious human influences; or
- (c) both

**natural amenities** means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes

**public open space**—

- (a) means any land that is—
  - (i) privately or publicly owned, occupied, controlled, or administered or vested in the Crown, any local body, unincorporated or incorporated society, charitable trust, or trust; and
  - (ii) open to, and being used by, the public (with or without payment of a charge); and
- (b) includes any public reserve within the meaning of [section 2](#) of the Reserves Act 1977 to which the public generally has access

**road** includes an unformed road; but does not include an access way for domestic or farming purposes

**scenic amenity** means the extensive views from the Summit Road and other roads, walkways, paths, and public open spaces within the protected land to the prominent land forms of the Port Hills and of Christchurch (Ōtautahi), the Canterbury Plains, the mountains, the sea, and Lyttelton Harbour (Te Whakaraupo) basin

**Section 12** requires the written consent of the Summit Road Protection Authority for specified activities, including: subdivision (excluding some boundary adjustments); the erection, placement, alteration, reconstruction, repair or extension of a structure, quarrying, earthworks of more than 10m<sup>3</sup>, and planting of trees likely to grow to more than 7m in height, hedges, forests or shelter belts.

If the Authority considers the effects to be more than minor, the application must be publicly notified (unless the Council has already done so) and a hearing may be held.

If the effects of the application on the amenities are minor, the Authority may decide that the application does not require notification or approval by the Authority (**Section 17**).

Recommendations and decisions are subject to the matters outlined in **section 5**:

## **5 Obligations of persons exercising functions and powers under this Act**

- (1) A person or committee making a recommendation or decision on an application made under [section 10](#) or [section 11](#) or [section 13](#) (whether initially or on appeal or otherwise) must give effect to the purposes of this Act, but must also have particular regard to—
  - (a) the effect of the application on the maintenance and enhancement of the Summit Road, other roads, walkways, and paths; and
  - (b) the effect of the application on the use of the roads for the public enjoyment of the scenic amenity and the natural amenities, and on the safety of road users; and
  - (c) the effect of the application (if any) on farming operations; and
  - (d) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.



<b>Assessment under section 17 of the SRP Act</b>
---

Assessment of the effects of the proposal must have regard to the purpose of the Act and the matters outlined in section 5.

The application made to the Summit Road Protection Authority sets out an assessment of effects in section 5.1. I agree with and adopt this assessment, noting the following key points in relation to the matters in section 5:

- The additions are modest in scale and will be in keeping with the design of the existing dwelling, extending no closer to the road than the existing building. They will be partially screened by existing planting and will not detract from the scenic or natural amenities of the Summit Road environment.
- As the additions are located within the applicant's property and do not affect the existing access, there will be no effect on the maintenance and enhancement of the Summit Road itself, or on the safety of road users.
- There will be no effects on farming operations within the property as the works will be within the curtilage of the existing dwelling.
- The property is not located within any sites of Ngāi Tahu Cultural Significance in the District Plan.

Aside from the proposed alterations and additions, the proposal does not include any fencing or landscaping or other activity that requires approval from the Authority under Section 12 of the SRP Act.

In conclusion, I consider that the proposal will not compromise the preservation and protection of the scenic and natural amenities of the Summit Road environment.

<b>Recommendation</b>
-----------------------

That, for the reasons outlined above, the requirement for notification or approval of the application be waived under section 17 of the Summit Road Protection Act 2001.

**Reported and recommended by:** Kristin McKee, Planner

**Date:** 6/03/2025

**Reviewed by:** Catherine Elvidge, Principal Advisor Resource Consents