



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Te Mana Tiaki I Te Ara Akitu

Summit Road Protection Authority

Notice of Meeting Te Pānui o te Hui:

A meeting of Te Mana Tiaki I Te Ara Akitu / the Summit Road Protection Authority and its Advisory Committee will be held on:

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

Authority Membership

Chairperson Keir Leslie (Waihoru Spreydon-Cashmere-Heathcote Community Board)

Deputy Chair Cathy Lum-Webb
(Te Pātaka o Rākaihautū Banks Peninsula Community Board)

Member Councillor Grant Miller
(Selwyn District Council)

Principal Advisor

Peter Eman
Principal Advisor Planning
Tel: 941 8955
peter.eman@ccc.govt.nz

13 March 2025

Meeting Advisor

Liz Beaven
Community Board Advisor
Tel: 941 6601
liz.beaven@ccc.govt.nz

Website: www.ccc.govt.nz

The Summit Road (Canterbury) Protection Act 2001 is the statutory basis of the Summit Road Protection Authority and its Advisory Committee, and states that the Summit Road Protection Authority is a Joint Committee of:





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Karakia Whakamutunga



TE MANA TIAKI I TE ARA AKITU / SUMMIT ROAD PROTECTION AUTHORITY

Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hau hū Tīhei Mauri Ora	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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1. Apologies for the Advisory Committee

Apologies will be recorded at the meeting.

2. Declarations of Interest for the Authority

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as a member and any private or other external interest they might have.

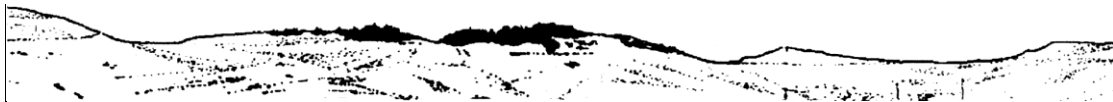
3. Confirmation of Previous Minutes

That the minutes of the Summit Road Protection Authority meeting held on [Monday, 4 November 2024](#) be confirmed (refer page 4).

4. Deputations by Appointment

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

Deputations will be recorded in the meeting minutes.



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Te Mana Tiaki i Te Ara Akitu Summit Road Protection Authority MINUTES

Date: Monday 4 November 2024
Time: 6.16pm
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

Present

Chair	Keir Leslie (Waihoru Spreydon-Cashmere-Heathcote Community Board)
Deputy Chair	Cathy Lum-Webb (Te Pātaka o Rākaihautū Banks Peninsula Community Board)
Member	Councillor Grant Miller (Selwyn District Council)

Principal Advisor
Peter Eman
Principal Advisor Planning
Tel: 941 8955
peter.eman@ccc.govt.nz

Meeting Advisor
Liz Beaven
Community Board Advisor
Tel: 941 6601
liz.beaven@ccc.govt.nz

The Summit Road (Canterbury) Protection Act 2001 is the statutory basis of the Summit Road Protection Authority and its Advisory Committee, and states that the Summit Road Protection Authority is a Joint Committee of:





Karakia Tīmatanga

The agenda was dealt with in the following order.

1. Apologies

There were no apologies received for Te Mana Tiaki I Te Ara Akitu Summit Road Protection Authority.

2. Declarations of Interest Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua Authority Resolved SRPC/2024/00001

That the minutes of the Summit Road Protection Authority meeting held on Tuesday, 28 March 2023 be confirmed.

Keir Leslie/Cathy Lum-Webb

Carried

4. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

4.1 Application - To establish and operate 3 pole mounted fire detection sensors

Micheal Healey - Manager Innovation & Improvement, Wayne Hamilton, Fire and Emergency New Zealand (FENZ) and Matt Bonis - Planz Consultants spoke on behalf of Christchurch City Council regarding Item 14 - Application - To establish and operate 3 pole mounted fire detection sensors.

The deputation discussed with the meeting the effectiveness of the camera sensors to assist FENZ in detection and during fires.

After questions from members, the Chairperson thanked the presenters for their presentation. The Advisory Committee recommendations (Item 14 these minutes) and Summit Road Protection Authority decision (Item 14 continued of these minutes).

Attachments

- A Item 4.1 - Application to establish and operate 3 pole mounted fire detection sensors - Summit Road Protection Authority - 4 November 2024

5. Annual Report for the Year Ending 30 June 2023

Authority Resolved SRPC/2024/00008 Advisory Committee recommendation accepted without change

That the Summit Road Protection Authority:

1. Adopts the Annual Report for the year ending 30 June 2023 attached to the meeting agenda as its report on its activities for the year to send to the contributory councils



highlighting that the Authority is not imposing a levy on the Councils for the year 2024/25.

Cathy Lum-Webb/Keir Leslie

Carried

5.1 Draft Annual Plan and Budget for 2024-25

Authority Resolved SRPC/2024/00009 Advisory Committee recommendations accepted without change

That the Summit Road Protection Authority:

1. Adopts the attached circulated Annual Plan and Budget for 1 July 2024 – 30 June 2025 and approves the intention to levy \$0 from the contributory Councils for the year.
2. Approves for immediate effect the Delegations Register appended to the draft Annual Plan and Budget for 1 July 2024 – 30 June 2025, and approves that the Executive Secretary's functions may be divided across council staff or contracted out as indicated in the Register by arrangement of the contributory Councils – recognising that relevant Council Unit Heads/Managers or Advisors may execute and integrate the delegated functions as necessary.
3. Requests that the contributory Councils recognise and support the executive and secretarial functions of the Authority being carried by council staff by making more provision for them, including provision for compliance, and consent and compensation processing.
4. Requests that the territorial authorities responsible for the protected land adjoining the Summit Road enable applicants for activities on that land to advance applications for such other consents, approvals, leases, licences, or any other permissions as the territorial authority may administer, without requiring the Authority's consent first (even though it may be required as a condition of such other permission).
5. Requests information on the funds held by Christchurch City Council on behalf of Authority in particular whether interest can be earned on those funds.
6. Requests that a letter is written to the Minister of Conservation asking for the Minister to confirm the Minister's representative on the Summit Road Protection Authority Advisory Committee.

Cathy Lum-Webb/Keir Leslie

Carried

12. Summit Road Authority and Advisory Committee - 2025 Meeting Schedule Officer Recommendations Ngā Tūtohu

That the Summit Road Protection Authority:

1. Receives the information in the Summit Road Authority and Advisory Committee - 2025 Meeting Schedule Report.
2. Adopts the following schedule of Ordinary Meetings in 2025:

Date	Time	Location
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17 March 2025 (Annual General Meeting)	4.30pm	Linwood Boardroom, Gate B, 180 Smith Street
19 May 2025	4.30pm	Linwood Boardroom, Gate B, 180 Smith Street
15 September 2025	4.30pm	Linwood Boardroom, Gate B, 180 Smith Street

Committee Resolved SRPC/2024/00010

That the Summit Road Protection Authority:

1. Receives the information in the Summit Road Authority and Advisory Committee - 2025 Meeting Schedule Report.
2. Adopts the following schedule of Ordinary Meetings in 2025:

Date	Time
17 March 2025 (Annual General Meeting & Ordinary Meeting)	4.30pm
19 May 2025	4.30pm
15 September 2025	4.30pm

3. Requests that the meetings be held at Te Hāpua: Halswell Centre, if not available then to be held at Linwood Boardroom, 180 Smith Street.

Grant Miller/Keir Leslie

Carried

13 Application - 1 Broadleaf Lane New Replacement Dwelling

Authority Resolved SRPC/2024/00011 Advisory Committee recommendations accepted without change

That the Summit Road Protection Authority:

1. Receives the information in the Application - 1 Broadleaf Lane New Replacement Dwelling Report.
2. Pursuant to section 17 of the Summit Road (Canterbury) Protection Act 2001, does not require (i.e. waives) notification or approval of the application in respect of the new replacement dwelling at 1 Broadleaf Lane as any effects on the amenities are no more than minor.
3. Receives the information in the Application - 1 Broadleaf Lane New Replacement Dwelling Report.
4. Pursuant to section 17 of the Summit Road (Canterbury) Protection Act 2001, does not require (i.e. waives) notification or approval of the application in respect of the new replacement dwelling at 1 Broadleaf Lane as any effects on the amenities are no more than minor.
5. Requests an Information Session on how resource consents are processed within the Summit Road Protection Authority area.
6. Requests legal advice on whether an application under the Summit Road (Canterbury) Protection Act 2001 should be made and determined prior to a resource consent being



granted, and if not, whether the Council can require applicants to sign a document stating that they understand and accept the risk that the Summit Road application may not be approved, and that no compensation would be payable under section 21.

Keir Leslie/Grant Miller

Carried

14 Application to establish and operate 3 pole mounted fire detection sensors

Authority Resolved SRPC/2024/00012 Advisory Committee recommendations accepted without change

That the Summit Road Protection Authority:

1. Receives the information in the Application - To establish and operate 3 pole mounted fire detection sensors Report.
2. Pursuant to section 17 of the Summit Road (Canterbury) Protection Act 2001, does not require (i.e. waives) notification or approval of the application for fire detection sensors as any effects on the amenities are no more than minor.

Keir Leslie/Grant Miller

Carried

15. Resolution to Exclude the Public Te whakataunga kaupare hunga tūmatanui

Authority Resolved SRPC/2024/00014

That Paul Loughton Chairperson of the Summit Road Advisory Committee, remain after the public have been excluded for Item 16 of the public excluded agenda as he has knowledge that is relevant to that item and will assist the Authority.

That at 6.29pm the resolution to exclude the public set out on pages 44 to 45 of the agenda be adopted.

Keir Leslie/Grant Miller

Carried

The public were re-admitted to the meeting at 6.36pm.

Karakia Whakamutunga

Meeting concluded at 6.38pm.

CONFIRMED THIS 17 DAY OF MARCH 2025

KEIR LESLIE
AUTHORITY CHAIRPERSON



7. Information Session - Processing of resource consent applications within the Summit Road Protection Authority area

Reference Te Tohutoro: 25/247782

Responsible Officer(s) Te Pou Matua: Catherine Elvidge, Principal Advisor Resource Consents

Accountable ELT Member Pouwhakarae: John Higgins, General Manager Strategy, Planning & Regulatory Services

1. Purpose of Report Te Pūtake Pūrongo

The Authority will be briefed on the following:


Subject	Presenter	Unit/Organisation
Processing of resource consent applications within the Summit Road Protection Authority area, including legal advice on the timing of applications and determinations under the Summit Road (Canterbury) Protection Act 2001	Catherine Elvidge	Planning and Consents Unit

2. Officer Recommendations Ngā Tūtohu

That the Summit Road Protection Authority:

- Note the information provided in the 'Processing of resource consent applications within the Summit Road Protection Authority Area under the Summit Road (Canterbury) Protection Act 2021' information session.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Legal advice - Applications under the Summit Road (Canterbury) Protection Act 2001	25/362205	10



Memo

24 February 2025

To: Catherine Elvidge

Copy to: Ron Lemm

From: Cedric Carranceja

LEX26046 – Summit Road Protection Act approvals

1. This memorandum has been provided as part of my secondment to the Christchurch City Council (**Council**).
2. The Summit Road Protection Authority (**Authority**) has requested Council staff to provide an information session on how resource consents are processed within the Summit Road Protection Authority Area. As part of that request, you have asked me to advise:
 - (a) Whether an application under section 13 of the Summit Road (Canterbury) Protection Act 2001 (**SRPA 2001**) should be made and determined prior to a resource consent being granted?
 - (b) If the answer to (a) is no, whether the Council can require applicants to sign a document stating that they understand and accept the risk that the Summit Road application may not be approved, and that no compensation would be payable under section 21 of the SRPA 2001?
3. For reasons given below, I consider that:
 - (a) Neither the Authority nor the Council has a power to require an application under section 13 of the SRPA 2001 to be made and determined prior to a resource consent being granted.
 - (b) The Council has no power to require applicants to sign a document stating that they understand and accept the risk that the Summit Road application may not be approved, and that no compensation would be payable under section 21 of the SRPA 2001. However, when granting any resource consent, the Council has the ability to include an advisory note alerting the resource consent holder of the need to comply with the SRPA 2001.

Whether an application under the Summit Road (Canterbury) Protection Act 2001 should be made and determined prior to a resource consent being granted?

4. The value of the Summit Road from a scenic viewpoint was recognised with the passing of a private act of Parliament that was known at the time as the Summit Road (Canterbury) Protection Act 1963. This 1963 Act was then replaced by the current SRPA 2001. These Acts created the Authority. The Authority's current function is to carry out its responsibilities under the SRPA 2001 which focus on the preservation and protection of the scenic and natural amenities associated with the Summit Road and protected land.¹

¹ The SRPA defines "protected land" in section 2 with reference schedules 2 and 3. The "protected land" generally covers land between the summit of the Port Hills (from Evans Pass to Gebbies Pass) down to a line 30 vertical metres below Summit Road.



5. Both the SRPA 1963 and 2001 existed separately from town planning legislation existing throughout that period, being the Town and Country Planning Acts of 1953 and 1977 (both repealed) and the current Resource Management Act 1991 (**RMA**).
6. The SRPA 2001 and the RMA provide for separate consenting regimes, as discussed below.

Consenting under the SRPA 2001

7. Under section 12 of the SRPA 2001, a number of activities (including erecting a new building) cannot be carried out on protected land without written consent of the Authority. Under section 13, any person may apply to the Authority in writing for consent to carry out an activity captured by section 12 (**SRPA Application**).
8. While sections 13 to 14 anticipate that a SRPA Application could be publicly notified, receive submissions and then be heard and considered by the Authority, section 17 empowers the Authority to unanimously decide that a SRPA Application does not require notification or approval if the effects of a SRPA Application on the amenities are minor.
9. There is nothing in the SRPA 2001 that requires a SRPA Application to be made or determined by the Authority prior to any resource consent application under the RMA being made or determined. Furthermore, there is nothing in the SRPA that empowers the Authority to prevent:
 - (a) any person from applying for resource consent under the RMA; or
 - (b) a local authority from processing and determining a resource consent application received; until such time than an application under section 13 of the SRPA 2001 has been made and determined.
10. While section 15 of the SRPA 2001 refers to a joint hearing where resource consent has also been sought under the RMA, that section simply confirms that the Authority and the relevant RMA consent authority can choose to have a joint hearing. However, that choice can only be available if there happens to be a resource consent application that is ready to be heard by a consent authority when a section 13 SRPA application is also ready to be heard by the Authority. It remains up to an applicant to determine if, and when, to apply for section 13 SRPA consent with or without applying for resource consent at the same time.

Consenting under the RMA

11. Under section 9(3) of the RMA, land uses are permitted unless they contravene a district rule. If a district rule is breached, then in the absence of existing use rights, a resource consent will be required.
12. Ascertaining whether resource consent is required under the RMA is a separate enquiry from ascertaining whether consent is required under the SRPA 2001. In particular, the need for resource consent for an activity under the RMA is not based on whether an activity is captured by section 12 of the SRPA 2001 (which is the relevant enquiry for a consent under the SRPA 2001), but whether an activity breaches a district rule in the relevant operative and proposed district plans.
13. If an activity breaches a district rule, then under section 88 of the RMA, a person may apply to the relevant consent authority (the Council) for a resource consent.



14. There is nothing in the RMA that authorises the Authority or the Council to prevent:
 - (a) a person from applying for resource consent; or
 - (b) the Council from processing and determining a resource consent application;prior to an application under section 13 of the SRPA 2001 being made and determined.
15. Rather, a person has the ability to apply for resource consent at any time they choose. Once an application is lodged, the Council is obliged to process that resource consent pursuant to specified processing timeframes. If those timeframes are not met, then the Council is required to give a discount on administration charges pursuant to the Resource Management (Discount on Administrative Charges) Regulations 2010.

Separate consenting

16. Any resource consent required under the RMA is separate from any requirement for consent required under the SRPA 2001. This is reinforced by section 23(1) of the RMA which confirms that compliance with the RMA does not remove the need to comply with all other applicable legislation and other rules of law.
17. While separate consents may need to be obtained for a proposed development under both the RMA and the SRPA 2001, there is no legal requirement for one to be obtained prior to (or as a precursor to) obtaining the other. Ultimately, an applicant is free to choose whether and when to apply for any necessary consents under section 13 of the SRPA 2001 and the RMA.
18. For the above reasons, I consider that neither the Authority nor the Council has a power to require an application under section 13 of the SRPA 2001 to be made and determined prior to a resource consent being granted.

Whether the Council can require applicants to sign a document stating that they understand and accept the risk that the Summit Road application may not be approved, and that no compensation would be payable under section 21 of the SRPA?

19. There is nothing in the RMA or the SRPA that empowers the Council to require (or otherwise force) a person who is applying for resource consent to sign a document stating that they understand and accept the risk that the Summit Road application may not be approved, and that no compensation would be payable under section 21 of the SRPA. There is no statutory prerequisite for a person to sign such a document as part of, or as a precursor to, applying for a resource consent.
20. Furthermore, the Council has no power to require such a document to be signed as a condition of granting any resource consent.
21. In order to be valid, a condition must be for a resource management purpose, not an ulterior one.² In my opinion:
 - (a) Any condition that purports to require a resource consent holder to sign a document stating that they understand the risk that a Summit Road application may not be approved by the

² *Newbury District Council v Secretary of State for the Environment* [1981] AC 578 (HL); *Cable Bay Wine Limited v Auckland Council* [2021] NZHC 2896.



Authority would not serve a resource management purpose, but an ulterior one, which is to force an applicant to acknowledge that there is a separate statutory approval process under the SRPA 2001. Accordingly, I consider any such condition would be invalid.

- (b) Any condition that purports to require a resource consent holder to sign a document that no compensation would be payable under section 21 of the SRPA 2001 would also be invalid for not serving a resource management purpose but an ulterior one, which is to force a person to effectively relinquish (or abrogate) that person's right to make any claim for compensation from the Authority under section 21 of the SRPA 2001. Furthermore, the High Court has previously held that the Council has no authority to order an unwilling person to surrender rights conferred on that person by a statute.³
22. I also consider it unnecessary to extract from a resource consent applicant an acknowledgement that there is a separate statutory approval process under the SRPA 2001 because section 23(1) of the RMA already confirms that compliance with the RMA does not remove the need for an applicant to comply with all other applicable legislation and other rules of law anyhow.
23. However, should the Council desire to make it clear to resource consent applicants that there is a separate statutory approval process under the SRPA 2001 (essentially as an exercise of being helpful and informative), then this can be achieved in non-coercive ways as follows:
- (a) When receiving resource consent applications, Council's processing officers could inform applicants of the separate statutory approval process under the SRPA 2001 for activities on protected land.
 - (b) When issuing resource consents, the Council can include an advisory note that expressly alerts resource consent holders of the need to comply with the requirements of the SRPA 2001. I understand the Council has used such advisory notes in the past.
 - (c) The SRPA 2001 process could also be mentioned:
 - (i) when Council duty planners field planning enquiries;
 - (ii) during pre-application advice discussions;
 - (iii) as part of the Project Information Memoranda process under the Building Act 2004.
24. While the Council cannot force a person to sign a document that no compensation would be payable under section 21 of the SRPA 2001, or to otherwise surrender their right to make a claim for compensation under section 21 of the SRPA 2001, it should be noted that there is no automatic right to compensation per se. While there is a right to make a claim for compensation, any claim would need to be assessed on its merits having regard to section 21 of the SRPA 2001 and the Public Works Act 1981.

Cedric Carranceja

³ *Ports of Auckland Limited v Auckland City Council* [1998] NZRMA 481 (HC).



8. Summit Road Protection Authority Annual Report for Year Ending June 2024

Reference Te Tohutoro: 25/377167

Responsible Officer(s) Te Pou Matua: Liz Beaven, Executive Secretary

Accountable ELT Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Summit Road Protection Authority to adopt the Authority's Annual Report for the year ending 30 June 2024.

2. Officer Recommendations Ngā Tūtohu


That the Summit Road Protection Authority:

1. Receive the information in the Summit Road Protection Authority Annual Report for Year Ending June 2024 Report.
2. Adopt the Summit Road Protection Authority Annual Report for Year ending June 2024.

3. Detail Te Whakamahuki

- 3.1 The Authority is required to prepare a report each year on its activities for the preceding year. Copies of the Annual Report, together with copies of the Annual Plan and Budget for the forthcoming year, are required to be forwarded to the two contributory local bodies, the Christchurch City Council and the Selwyn District Council.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Summit Road Protection Authority Annual Report Year Ending June 2024	25/377715	16



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

**TE MANA TIAKI I TE ARA AKITU
SUMMIT ROAD PROTECTION AUTHORITY**

**ANNUAL REPORT
For the year ending
30 June 2024**

DRAFT

Address for Service:
Te Hononga Civic Offices
53 Hereford Street
PO Box 73016
Christchurch 8154



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

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DRAFT



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

1. INTRODUCTION

This is the 32nd Annual Report of the Summit Road Protection Authority and relates to the period 1 July 2023 to 30 June 2024.

The Authority is required to prepare a report each year on its activities for the preceding year. Copies of the Annual Report, together with copies of the Annual Plan and Budget for the forthcoming year, are required to be forwarded to the two contributory local bodies, the Christchurch City Council and the Selwyn District Council.

In 1963 Parliament enacted the Summit Road (Canterbury) Protection Act. This Act was originally administered by the Christchurch Regional Planning Authority, then by the Canterbury United Council and, between 1989 and 1992, by the Canterbury Regional Council. In 1992 Parliament amended the 1963 Act to provide for the establishment of the Summit Road Protection Authority as a joint standing committee of the Christchurch City Council, the Banks Peninsula District Council and the Selwyn District Council.

The Summit Road Protection Authority was established on 1 July 1993. In 2001 a revised Summit Road (Canterbury) Protection Act was passed. In 2006 the Banks Peninsula District Council was amalgamated with the Christchurch City Council.

2. FUNCTIONS OF THE AUTHORITY

The function of the Authority is to carry out its responsibilities under the Summit Road (Canterbury) Protection Act 2001 ("the Act"). The purposes of the Act are as follows:

- 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 protection area;
- To provide for the preservation and protection of natural amenities of land within the protected area;
- To provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

Scenic amenity includes the extensive views from the Summit Road and other roads, paths and parks within the protected land, to the Port Hills, Christchurch, the Plains and the Harbour. Natural amenities means the natural or physical coherence qualities of an area that contribute to people's appreciation of its pleasantness, coherence and cultural and recreation attributes.



The area protected by the Act runs along the summit of the Port Hills from Evans Pass to Gebbies Pass and is generally the land between a line running about 30 metres vertically below the Summit Road and the ridgeline, as shown in Appendix B.

3. MEMBERSHIP OF THE AUTHORITY AND ADVISORY COMMITTEE

Up until March 2006, the Authority consisted of one member appointed by each of three contributory councils but with the amalgamation of the Banks Peninsula District Council and Christchurch City Council, membership now consists of two members appointed by the Christchurch City Council and one member by the Selwyn District Council.

The Authority is deemed to be a joint committee of the Christchurch City Council and the Selwyn District Council by virtue of section 7(2) of the Act and derives its powers from the Act. All expenses and liabilities of the Authority are apportioned between the contributory councils in accordance with the rateable capital value of each of the districts.

Following the 2019-22 local government electoral triennium, the contributory councils changed their appointees to the Authority. Mr Keir Leslie (from the Waihoru Spreydon-Cashmere-Heathcote Community Board) and Ms Cathy Lum-Webb (from Te Pātaka o Rākaihautū Banks Peninsula Community Board) have hence become the appointees of Christchurch City Council, and Councillor Grant Miller has become the appointee of Selwyn District Council, as at the end of this reporting period. Mr Keir Leslie had been elected as Chairperson of the Authority, and Ms Cathy Lum-Webb as Deputy Chairperson.

The Authority appoints an Advisory Committee to assist it with relevant advice. The Advisory Committee comprises:

- two members nominated by the Christchurch City Council (typically identical with the appointees of the Christchurch City Council to the Authority, and accordingly at the end of this reporting period being Keir Leslie and Cathy Lum-Webb);
- one member nominated by the Selwyn District Council (again, typically identical with the appointee of the Selwyn District Council to the Authority, and accordingly at the end of this reporting period being Grant Miller);
- one member appointed on the nomination of either Te Hapū o Ngāti Wheke or Te Rūnanga o Ngāi Tahu (being Ms Hana Walton over this period); and
- two members nominated by the owners of land in the area to which the Act applies (being Mr Peter Graham and Mr Denis Aldridge over this period);
- one member appointed on the nomination of the Minister of Conservation (currently vacant);



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- one member appointed on the nomination of the Summit Road Society (being Mr Paul Loughton over this period, who is currently the chairperson of the Advisory Committee);
- one member having a knowledge of open space and park management appointed on the nomination of the contributory local bodies (being Mr Paul Devlin at the end of this period);
- one member appointed on the nomination of Canterbury Regional Council (Environment Canterbury) (being Ms Gill Jenkins over this period).

4. **SIGNIFICANT ACTIVITIES OF THE AUTHORITY**

The business of the Authority is governed by the Summit Road (Canterbury) Protection Act 2001.

(a) **Regulation**

Implementation of the regulatory provisions of the Act is the core responsibility of the Authority. The Act requires that applications for specified activities on the protected land must be made to the Authority. The Act also provides for applications for the addition or removal of land from the protected area.

(b) **Consultation and Submissions**

The Authority is to be consulted on, and may make submissions on, any proposal to prepare, change, or review any policy statement or plan referred to in the Resource Management Act 1991 that affects or may affect the protected land.

5. **FINANCIAL REPORT**

Income for the year ending 30 June 2024 was \$0, being the total levy on the two contributing councils. Direct expenditure was \$720.00.

The Summit Road Protection Authority has accumulated the sum of \$ 137,725.07 (as at 30 June 2024) to cover its expenses and liabilities.



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

APPENDIX A

MEMBERSHIP

As at 30 June 2024

Summit Road Protection Authority

Christchurch City Council	Mr K Leslie (Chair)
Christchurch City Council	Ms C Lum-Webb (Deputy Chair)
Selwyn District Council	Cr G Miller

Summit Road Advisory Committee

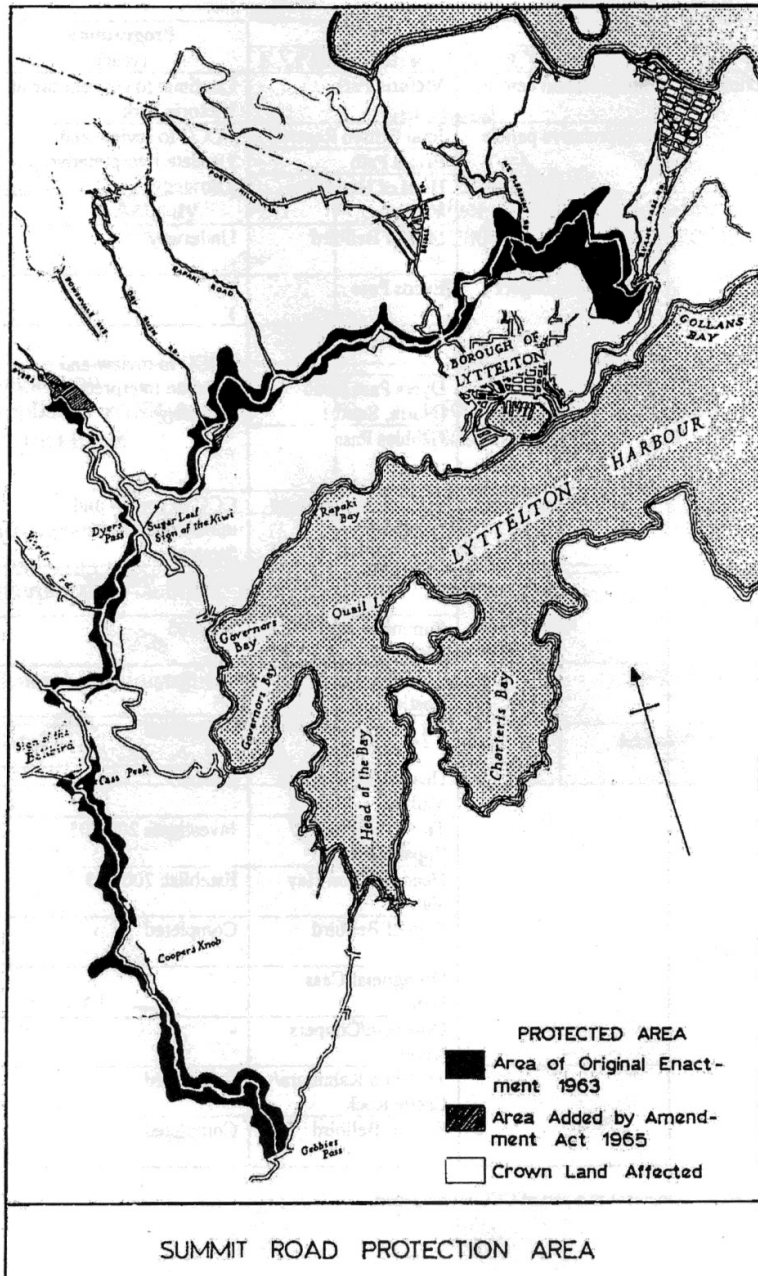
Summit Road Society Inc. nominee	Mr P Loughton (Chair)
Christchurch City Council nominees	Mr K Leslie Ms C Lum-Webb
Selwyn District Council nominee	Cr G Miller
Te Hapū o Ngāti Wheke or Te Rūnanga o Ngāi Tahu	Ms Hana Walton
Landowner nominees	Mr D Aldridge Mr P Graham
Conservation Minister's nominee	Vacant
Environment Canterbury nominee	Ms G Jenkins
Open space and park management expert	Mr P Devlin



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

APPENDIX B

MAP OF PROTECTED AREA





SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

APPENDIX C

RECEIPTS AND PAYMENTS ACCOUNT

**Summit Road Protection Authority
Receipts and Payments Account
01 July 2023 to 30 June 2024**

Opening Balance as at 01 July 2023		\$ 138,445.07 (Credit)
RECEIPTS		
906/105/2 Levies	<u>\$ (0.00)</u>	
TOTAL RECEIPTS		\$ (0.00)
PAYMENTS		
906/105/1 General Expenses	<u>\$ (720.00)</u>	
TOTAL PAYMENTS		\$ (720.00)
Closing Balance as at 30 June 2024		<u>\$ 137,725.07</u> (Credit)



9. Summit Road Protection Authority - Annual Plan and Budget for year ending June 2026

Reference Te Tohutoro: 25/379053

Responsible Officer(s) Te Pou Matua: Liz Beaven, Executive Secretary

Accountable ELT Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Summit Road Protection Authority to adopt the Authority's Annual Plan and Budget for the year ending June 2026.

2. Officer Recommendations Ngā Tūtohu


That the Summit Road Protection Authority:

1. Receive the information in the Summit Road Protection Authority - Annual Plan and Budget for year ending June 2026 Report.
2. Adopt the Summit Road Protection Authority - Annual Plan and Budget for year ending June 2026.

3. Detail Te Whakamahuki

- 3.1 The Summit Road Protection Authority's Annual Plan and Budget for 2025-26 describes work that may be undertaken during the year, shows how much it may cost, and sets out the objectives in each area of significant activity. The Annual Plan relates to the period 1 July 2025 - 30 June 2026, the financial year for the Authority.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Summit Road Protection Authority Annual Plan and Budget for year ending June 2026	25/378637	26



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

**TE MANA TIAKI I TE ARA AKITU
SUMMIT ROAD PROTECTION AUTHORITY**

**ANNUAL PLAN AND BUDGET
2025 / 2026**

DRAFT

Address for Service:
Te Hononga Civic Offices
53 Hereford Street
PO Box 73016
Christchurch 8154



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

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SUMMIT ROAD PROTECTION AUTHORITY
 TE MANA TIAKI I TE ARA AKITU

1. SUMMIT ROAD PROTECTION AUTHORITY AND ADVISORY COMMITTEE

Summit Road Protection Authority	
Christchurch City Council	Mr Keir Leslie (Chairperson)
Christchurch City Council	Ms Cathy Lum-Webb (Deputy Chair)
Selwyn District Council	Cr Grant Miller
Advisory Committee	
Summit Road Society Inc. nominee	Mr Paul Loughton (Chairperson)
Christchurch City Council (Waihoru Spreydon-Cashmere Heathcote Community Board)	Mr Keir Leslie
Christchurch City Council (Te Pātaka o Rākaihautū Banks Peninsula Community Board)	Ms Cathy Lum-Webb
Selwyn District Council	Cr Grant Miller
Te Hapū o Ngāti Wheke/Te Rūnanga o Ngāi Tahu nominee	Ms Hana Walton
Landowner nominee	Mr Denis Aldridge
Landowner nominee	Mr Peter Graham
Minister of Conservation nominee	Vacant
Environment Canterbury nominee	Ms Gill Jenkins
Contributory Councils' nominee having a knowledge of open space and park management	Mr Paul Devlin



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

2. INTRODUCTION

The Summit Road Protection Authority's Annual Plan and Budget for 2025-26 describes work that may be undertaken during the year, shows how much it may cost, and sets out the objectives in each area of significant activity. The Annual Plan relates to the period 1 July 2025 - 30 June 2026, the financial year for the Authority.

In 1963 Parliament enacted the Summit Road (Canterbury) Protection Act. This Act was originally administered by the Christchurch Regional Planning Authority, then by the Canterbury United Council and between 1989 and 1992, by the Canterbury Regional Council. In 1992 Parliament amended the 1963 Act to provide for the establishment of the Summit Road Protection Authority as a joint standing committee of the Christchurch City Council, the Banks Peninsula District Council and the Selwyn District Council.

The Summit Road Protection Authority was established on 1 July 1993.

In 2001 a revised Summit Road (Canterbury) Protection Act was passed. In 2006 the Banks Peninsula District Council was amalgamated with the Christchurch City Council.

3. THE FUNCTIONS OF THE AUTHORITY

The function of the Authority is to carry out its responsibilities under the Summit Road (Canterbury) Protection Act 2001 (SRP Act). The purposes of this Act are as follows:

- 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;
- To provide for the preservation and protection of natural amenities of land within the protected area.
- To provide for the improvement of facilities for the public enjoyment of the scenic amenity and the natural amenities.

Scenic amenity includes the extensive views from the Summit Road and other roads, paths and parks within the protected land, to the Port Hills, Christchurch, the Plains and the Harbour. Natural amenities means the natural or physical qualities of an area that contribute to people's appreciation of its pleasantness, coherence and cultural and recreation attributes.

The area protected by the SRP Act runs along the summit of the Port Hills from Evans Pass to Gebbies Pass and is generally the land between a line running about



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

30 metres vertically below the Summit Road and the ridgeline, as shown in **Appendix A**.

In carrying out its functions, the following areas of activity are generated by the SRP Act:

- regulation
- submissions
- general administration
- enforcement.

4. MEMBERSHIP

In March 2006, Banks Peninsula District Council was amalgamated with the Christchurch City Council. As a result, membership of the Authority changed to include two representatives of the Christchurch City Council and one of Selwyn District Council.

Following the Local Body elections in October 2022 Councillor Grant Miller (a Selwyn District Councillor), Mr Keir Leslie (a member of the City Council's Waihoru Spreydon-Cashmere-Heathcote Community Board) and Ms Cathy Lum-Webb (a member of the City Council's Te Pātaka o Rākaihautū Banks Peninsula Community Board) were appointed to the Authority.

The Authority is advised by an Advisory Committee that includes representatives of the land owners, the Department of Conservation, the Summit Road Society Inc, Te Rūnanga o Ngāi Tahu, Environment Canterbury and an open space expert.

5. SIGNIFICANT ACTIVITIES OF THE AUTHORITY

The responsibilities of the Authority are framed by the Summit Road (Canterbury) Protection Act 2001.

(a) Regulation

Implementation of the regulatory provisions of the SRP Act is the responsibility of the Authority. The SRP Act requires that applications for specified activities on the protected land must be made to the Authority. The Act also provides for applications for the amendment or removal of land from the protected area.

The hearing and determination of applications for consent to carry out activities on the protected land, and applications for the amendment or removal of land from the protected area, are determined in accordance with the provisions of the SRP Act and the Delegations Register at **Appendix B**.



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

(b) Consultation and Submissions

The Authority is to be consulted on, and may make submissions on any proposal to prepare, change, or review any policy statement or plan referred to in the Resource Management Act 1991 that affects or may affect the protected land.

(c) General administration

General administration includes activities associated with servicing the Authority, including meetings and members' allowances; the preparation of agendas; budget, revenue and expenditure reports; and dealing with correspondence and enquiries. The Authority meets as required.

Administrative services are provided by Christchurch City Council staff currently without reimbursement, though any charges would need to be paid by levying the contributory councils.

(d) Enforcement

The Authority may initiate enforcement activities in the event that any unconsented regulated activities occur on the protected land.

6. WORK PROGRAMME 2025-26

The following projects comprise the Authority's proposed work programme for 2025 - 26:

(a) Exercise of regulatory functions

The likely level of expenditure by the Authority in processing applications cannot be forecast with accuracy because it is dependent on the nature and timing of applications over the year.

The Authority makes allowance for administration of the process, including: determination of whether or not the approval of the Authority is required; the adequacy of information provided with the application and the nature of investigations required; and assessment and reporting on applications, together with monitoring compliance with any conditions imposed by the Authority. The contributory councils may however directly service the process for efficiency, given they are the source of the funding, and duplication/overlap with resource consent processes, which may include joint hearings.

To enable this work to be carried out, provision is made for an expenditure of \$10,000 against this item, which may also be used for professional assistance and advice in the consideration and hearing of applications.



SUMMIT ROAD PROTECTION AUTHORITY
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Under section 24 of the SRP Act applicants to the Authority are given specified rights of appeal in regard to any decision, condition, or review of any decision, made or imposed by the Authority under the sections of the SRP Act there specified. To enable the Authority to appropriately respond to and participate in any such appeal and be appropriately legally represented and advised, \$10,000 is set aside as an initial sum for this eventuality, noting that it would be likely further funding would then need to be levied from the contributory councils unless they directly serviced the matter.

Under section 21 of the SRP Act any person having an estate or interest in any land, building or other improvements detrimentally affected by any decision of the Authority given under section 14 of the SRP Act may, subject to the provisions of section 21, make a claim for compensation from the Authority for loss sustained by that person. Any liabilities including compensation awards incurred by the Authority under the SRP Act would be payable by the contributory councils. However, it is considered that the Authority should hold in reserve some funds buffering the contributory councils from such liability, so that it may duly exercise its regulatory functions without undue concern about its ability to pay such compensation awards promptly.

It is also noted that under section 21 a claim for compensation must be made and determined in accordance with the provisions of the Public Works Act, which determination may result in professional fees needing to be incurred. Therefore, \$15,000 is set aside for liabilities/contingencies and costs that may arise as a consequence of section 21 to ensure the Authority is not unduly restrained in its functions by this and appropriately buffers the contributory councils.

More than a third of the reserve funds is not set aside for anything specific, but as residual funds, particularly to buffer any shortfall in the above allowances, though equally to top up any of the below allocations, or for unforeseen expenses approved in accordance with financial delegations.

(b) Consultation and Submissions

Under section 8 of the SRP Act, the Authority must be consulted on, and may make submissions in respect of, any proposal to prepare, change, or review any policy statement or plan referred to in the RMA that affects or may affect the protected land, therefore \$10,000 has been allowed in the event that any involvement by the Authority in this respect may be warranted that will not be directly serviced by the contributory councils.



SUMMIT ROAD PROTECTION AUTHORITY
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(c) General administration

The Authority needs to make arrangements for its administration and accordingly \$24,000 is set aside for this purpose if not directly serviced by the contributory councils.

(d) Enforcement

\$10,000 is set aside for any necessary enforcement action not directly serviced by the contributory councils. Enforcement is reactive, overlapping with other compliance functions of the contributory councils; structures in breach of the SRP Act will likely also be in breach of the RMA or Building Act.

A summary of the proposed programme of work for the year 2025-26 follows:

Project	Objective	Performance Measure	Output	Completion Date
Regulation Applications	Process and determine all applications in a timely and cost effective manner.	Decisions made and communicated to the applicant and other affected parties within specified time limits.	Decision on applications with reasons.	Ongoing
Regulation District Plans	Ensure harmonisation between provisions of the Summit Road Act and district plans, regional plans and regional policy statements.	Consultation responses and submissions made within the time limits specified.	Preparation of consultation responses and submissions, presentation of evidence in support of submissions.	Ongoing in accordance with district plan, regional plan and regional policy statement timetables.



SUMMIT ROAD PROTECTION AUTHORITY
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Project	Objective	Performance Measure	Output	Completion Date
General Administration	<p>Provide timely advice to the Authority and service to the public.</p> <p>To ensure that the administration of the Authority conforms to public administration requirements.</p>	<p>Forward meeting agendas two clear working days prior to meetings.</p> <p>Respond to correspondence, and member and public enquiries in a timely manner.</p>	<p>Meeting agendas and reports, Annual Report, Annual Plan and Budget, financial reports, correspondence, service member and public enquiries.</p>	Ongoing

7. PROPOSED BUDGET FOR 2025-26

The proposed budget for the coming year for each of the significant activity areas is as follows:

Project	Budgeted Expenditure
Regulation	
• Applications / legal advice	\$10,000
• Appeals / legal advice	\$10,000
• Contingencies reserve	\$15,000
Consultation and Submissions	\$10,000
• District Plan, Regional Plan and Policy Statement changes and reviews	
General administration	\$24,000
Enforcement	\$10,000
Total Prospective Expenditure	\$79,000

The proposed source of funding for the expenditure is as follows:



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Source	Funding
Local body levy (2025-26, \$0)	\$0
Reserve funds (\$137,245.07)	\$79,000
Total Prospective Expenditure	\$79,000

Note: Residual Funds in Reserve = \$58,245.07.

8. LOCAL BODY LEVY 2025-26

It is proposed that the Authority levy for 2025-26 be set at \$0.

The above proposed budget represents an allocation of funds for potential professional and administrative fees, contingencies, and opportunities for input into plans and reviews. The reserves for legal fees and contingencies are modest, though they have not been drawn on in recent years.

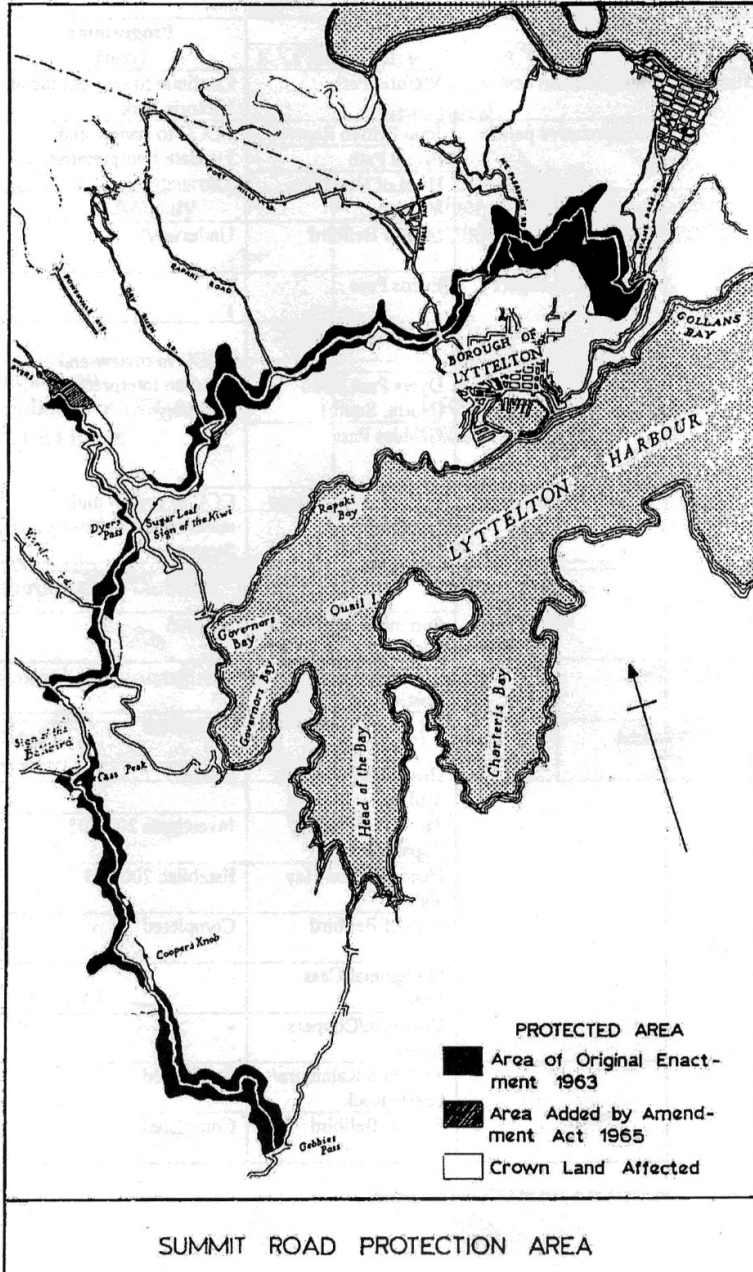
It is unknown when and if the proposed expenditure may occur, and it may be necessary to levy substantially more in short order outside this annual levying consideration if the Authority incurs fees or liabilities in excess of those allocated for. It is assessed, however, that the Authority holds reasonable reserves at this time in the current circumstances. It being the case that the expenditure may not be incurred in the coming year, it is considered that the levy can stay substantially reduced as proposed until the expenditure may occur.

Section 25 of the Summit Road (Canterbury) Protection Act 2001 sets out the apportionment by which Christchurch City Council and Selwyn District Council must fund the Authority, including compensatory awards incurred for the preservation of the amenities of the protected land.



SUMMIT ROAD PROTECTION AUTHORITY
 TE MANA TIAKI I TE ARA AKITU

APPENDIX A





SUMMIT ROAD PROTECTION AUTHORITY
 TE MANA TIAKI I TE ARA AKITU

APPENDIX B

**TE MANA TIAKI I TE ARA AKITU/SUMMIT ROAD PROTECTION AUTHORITY
 DELEGATIONS REGISTER**

These delegations shall apply unless contrary express delegation is given in a resolution of the Authority.

Summit Road Protection Authority	PA
PA Chairperson	PAC
PA Advisory Committee	AC
Executive Secretary (or any Christchurch City Council or Selwyn District Council staff member being a manager* or committee/hearings/community board advisor known to the PAC as being acting ES)	ES
Open Space Expert – s9(1)(f) appointed (or pending nominee of the contributory councils)	OSE
Christchurch City Council Legal and Community Governance (any manager*, in-house counsel, or committee/hearings advisor within the unit)	LSU

* Council managers may also nominate council or contracted planners, compliance officers, lawyers, process servers or other relevant technical/service specialists to complete a delegated task (by way of sub-delegation)

LEGISLATIVE DELEGATIONS – Summit Road (Canterbury) Protection Act 2001

Section	Delegation	Delegated to:
Various	Where delegation to 'PA or AC' to determine which decides in each instance	PAC
8(2)	To make submissions in respect of any proposal to prepare, change, or review any policy statement or plan referred to in that Act that affects or may affect the protected land.	PA or ES or OSE
10(1)	The Authority may give public notice of its intention to declare any land described in the notice to be protected land.	PA (undelegated)
10(4)	Serving a copy of the public notice	ES or LSU
10(4)(c)	Deciding who has a greater interest in the proposal than the public generally.	PA (undelegated)



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Section	Delegation	Delegated to:
10(6)	Deciding whether, after hearing all submissions, to add all or part of the land described in the notice given under subsection (1) to the protected land.	PA or AC
10(6)	Subsequent to decision, giving public notice after the time for lodging appeals has expired or all appeals have been disposed of, to declare all or part of that land to be protected land.	ES or LSU
11(2)	Requiring the applicant to supply such detail or plans as, in the Authority's opinion, are necessary for a reasonable understanding of the application by any person who may wish to make a submission.	ES or LSU or OSE or PA
11(3)	Publicly notify all applications for removal of land from the protected land and must serve copies of the application on the following parties.	ES or LSU
11(3)	Deciding who has a greater interest in the proposal than the public generally.	ES or LSU or OSE or PA
11(5)&(6)	Being satisfied in respect of s11(5); considering submissions under s11(6); and deciding under s11(6) to remove the land described in the application under subsection (1) from the protected land.	PA or AC
11(6)&(7)	Subsequent to decision, giving public notice under s11(6); and deposited copy of public notice under s11(7).	ES or LSU
12(2)(b)(ii)	Approval of the Authority	PA (undelegated)
12(4)	Providing feedback on being consulted under s12(4).	PA (undelegated)
12(5)&(6)	Assessing effects of structure, tree, hedge or shelter belt on amenities do/will not differ substantially.	PAC or their nominee
13(3)	The Authority may require the applicant to supply such further details or plans as, in the Authority's opinion, are necessary for a reasonable understanding of the application.	ES or LSU or OSE or PAC or PA or AC
13(4)	If the Authority is satisfied that it has received adequate information, the likely effects of the application are more than minor, and the application has not been publicly notified separately by a territorial authority, it must give public notice of the application.	PA (undelegated) – may be determined on the papers
13(4)	Giving and serving public notice.	ES or LSU



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Section	Delegation	Delegated to:
14(1)	Assessing acceptability of submissions.	ES or LSU
14(3)	The Authority may require the applicant to pay to the Authority a sum not exceeding the actual cost of public notification and may require payment of a deposit against the cost of the hearing before dealing with the application.	ES or LSU
14(4)&(7)	<p>The Authority must consider all submissions received and, if a submitter has given notice that he or she wishes to be heard,— (a) must convene hearings, whether public or otherwise; and (b) must establish a procedure that is fair and appropriate in the circumstances; and (c) may summons witnesses and hear evidence on oath.</p> <p>After considering the proposal or application and any submissions received, the Authority— (a) must either— (i) allow the proposal or application, with or without conditions; or (ii) disallow the proposal or application in whole or in part; and (b) must, within 15 working days of the hearing, notify its decision and the reasons for its decision to every proposer or applicant, the landowners, all those persons who made written submissions and who supplied an address for service, and every territorial authority in whose district the property is situated.</p>	PA or AC
14(5)	The Authority is satisfied that it is impracticable to commence the hearing within that period.	ES or LSU
15	Whether to hold hearing jointly.	PAC or ES or LSU
16(1)	Sending copy of public notice.	ES or LSU
17(1)	If the effects of an application under section 13 on the amenities are minor, the Authority may decide that the application does not require notification or approval by the Authority.	PA (undelegated) (as per s17(2)(a) requires unanimity)
18	Making and serving originating application for the Environment Court to declare that any actual or proposed action does or does not require consent under section 13.	PAC or ES or LSU or their nominee
19(1)	If the Authority considers that any private land or any interest in or over private land or any interest in a Crown lease should be acquired for the purposes of this Act, the Authority may	PA or AC



SUMMIT ROAD PROTECTION AUTHORITY
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Section	Delegation	Delegated to:
	recommend that such interest in the land be acquired by the contributory local bodies.	
20(2)	Giving written approval for land or interest referred to in subsection (1) to be sold or disposed of.	PA or AC
21(3)	Determining any claim for compensation under this section.	PA (undelegated)
22(1)	The Authority may, at any time within 1 month after the date of an award of compensation under this Act, give notice to the claimant of its intention to withdraw or modify all or any of the provisions of the decision or conditions that gave rise to the claim for compensation.	PA (undelegated)
23(1)	The Authority may lodge with the Registrar-General a compensation certificate.	ES or LSU
28(1)	The Authority may serve on any person who has carried out, or is carrying out, any action contrary to section 12, or on the owner or occupier of the land, a notice requiring the person served, within such reasonable time as is specified in the notice, to restore the land or the structure affected by the action as nearly as may be to its previous condition.	PAC (or ES or LSU or their nominee after consulting with PAC)
29	Taking any enforcement or restorative action allowed under s29.	PAC or OSE or ES or LSU or their nominee
34(1)(b)	Appointing a person under s34(1)(b). A charging document for an offence against this Act may be filed in the name of ES or person appointed under this delegation.	PAC or ES
Various	Anything not otherwise specified above	PAC or ES or LSU

FINANCIAL DELEGATIONS

Delegation	Terms/Limitations	Delegated to:
To expend the part of the regulatory budget relating to the consideration of applications.	Including, without being limited to, obtaining legal or other professional advice and attendances.	ES or LSU
To expend the part of the regulatory budget relating to the		ES or OSE



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Delegation	Terms/Limitations	Delegated to:
consideration of District Plans or Policy Statements under the RMA.		
To expend the part of the regulatory budget relating to the handling of appeals.	Including, without being limited to, obtaining legal advice and representation.	ES or LSU
To expend the part of the regulatory budget relating to the payment of contingencies/compensation for which the Authority is liable under its Act.		ES or LSU
To expend any advice and promotion budget	Discretionary activity	ES or OSE
To expend the part of the Port Hills Management Plan budget relating to making submissions.	Discretionary activity. Including, without being limited to, obtaining legal or other professional advice and attendances.	ES or OSE
To use/contribute/reverse reserve funds with the agreement of the contributory councils for the development of a Port Hills Management Plan or for otherwise advancing a vision for the Summit Road and Port Hills.	Discretionary activity	PA (undelegated)
To expend the general administration budget on administrative, meeting, hearing and site visit expenses, and on legal, accounting or financial services relevant to administering the PA and AC, and on any other operational expenses.	Includes, without being limited to, catering meetings, venue expenses, paying members meeting attendance fees approved by the Authority, and reimbursing members reasonable expenses supported by receipts.	ES or LSU
To expend the enforcement budget on matters of enforcement.	Discretion may be exercised in enforcement matters.	ES or LSU
To expend the enforcement budget on auditing or restoring protected land.	Discretionary activity	ES or LSU or OSE



SUMMIT ROAD PROTECTION AUTHORITY
 TE MANA TIAKI I TE ARA AKITU

Delegation	Terms/Limitations	Delegated to:
To expend the general administration budget on the services of ES, OSE, or other officer/expert.	Officers, experts, advisors and contractors may also be engaged under the other budgets under relevant delegation.	PAC or LSU
To expend budgets not otherwise delegated, expend unallocated reserve funds or redistribute funds between budgets between annual meetings.	Limited to ensuring projects the PA or AC have resolved to undertake are funded, or where this is reasonably necessary to fulfil the Authority's statutory obligations, or to pay liabilities (incl. compensation) when due.	PAC
To levy the contributory councils between annual meetings.	Limited to where this is reasonably necessary to fulfil the Authority's statutory obligations or to pay liabilities (incl. compensation) when due.	PAC

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10. 575 Summit Road - Application for Dwelling extensions and alterations

Reference Te Tohutoro: 25/382723

Responsible Officer(s) Te Pou Matua: Catherine Elvidge, Principal Advisor Resource Consents

Accountable ELT Member Pouwhakarae: John Higgins, General Manager Strategy, Planning & Regulatory Services

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Summit Road Protection Authority to consider whether the effects of the proposed dwelling extensions and alterations on the amenities of the protected Summit Road land are no more than minor and that it does not require notification or approval by the Authority, in accordance with the Summit Road (Canterbury) Protection Act 2001 (the Act).

2. Officer Recommendations Ngā Tūtohu



That the Summit Road Protection Authority:

1. Receive the information in the 575 Summit Road - Application for Dwelling extensions and alterations Report.s
2. Pursuant to section 17 of the Summit Road (Canterbury) Protection Act 2001, does not require (i.e. waives) notification or approval of the application at 575 Summit Road in respect of the dwelling extensions and alterations as any effects on the amenities are no more than minor.

3. Detail Te Whakamahuki

- 3.1 Under section 17 of the Act, the Authority may waive the need for Authority approval, public notification and a potential submissions and hearing procedures, if the effects of an activity on amenities are minor. This is assessed in the attached report.
- 3.2 A resource consent application has also been submitted, but at the time this report was prepared, it is still being processed and a decision has yet to be made. The proposal has been brought to the Summit Road Protection Authority at the earliest opportunity to avoid later delay.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	575 Summit Road - Summit Road Protection Authority Application - Dwelling extensions and alterations (<i>Under Separate Cover</i>)	25/382767	
B 	575 Summit Road - Report to Summit Road Protection Authority (<i>Under Separate Cover</i>)	25/473099	



11. Draft Annual Plan Submission to Christchurch City Council and Selwyn District Council

Reference Te Tohutoro: 25/491687

Responsible Officer(s) Te Pou Matua: Liz Beaven, Executive Secretary

Accountable ELT Member Pouwhakarae: Andrew Rutledge, Acting General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Summit Road Protection Authority to consider submitting on the Christchurch City Council and Selwyn District Council's Draft Annual Plans 2025-26.

2. Officer Recommendations Ngā Tūtohu

That the Summit Road Protection Authority:

1. Receives the information in the Draft Annual Plan Submission to Christchurch City Council and Selwyn District Council Report.

3. Detail Te Whakamahuki

- 3.1 The Christchurch City Council Draft Annual Plan 2025-26 is currently out for consultation. The submission period closes on Friday 28 March.
 - 3.1.1 Information on the Christchurch City Council Draft Annual Plan 2025-26 is found at: <https://letstalk.ccc.govt.nz/annualplan>
- 3.2 At the time of writing this report the Selwyn District Council have not yet released their Draft Annual Plan 2025-26 on their website.

Attachments Ngā Tāpirihanga

There are no attachments to this report.



12. Members' Information Exchange

This item provides an opportunity to discuss other matters of note.

Karakia Whakamutunga

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	<i>Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!</i>
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13. Resolution to Exclude the Public

[Section 48, Local Government Official Information and Meetings Act 1987.](#)

Note: The grounds for exclusion are summarised in the following table. The full wording from the Act can be found in [section 6](#) or [section 7](#), depending on the context.

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

Reason for passing this resolution: a 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:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PUBLIC INTEREST CONSIDERATION	POTENTIAL RELEASE REVIEW DATE AND CONDITIONS
14.	PUBLIC EXCLUDED SUMMIT ROAD PROTECTION AUTHORITY MINUTES - 4 NOVEMBER 2024			REFER TO THE PREVIOUS PUBLIC EXCLUDED REASON IN THE AGENDAS FOR THESE MEETINGS.	