



SUMMIT ROAD PROTECTION AUTHORITY
TE MANA TIAKI I TE ARA AKITU

Te Mana Tiaki I Te Ara Akitu

Summit Road Protection Authority

AGENDA

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: **Tuesday 24 March 2026**
Time: **5pm approximately after the Advisory Committee meeting.**
Venue: **Kōaro Room Te Hāpua: Halswell Centre, 341 Halswell Road, Christchurch**

Authority Membership

Members Councillor Sarah Barnsley - Selwyn District Council
 Nathaniel Herz Jardine - Christchurch City Council
 Nigel Millar - Te Pātaka o Rākaihautū Banks Peninsula Community Board

18 March 2026

Principal Advisor

Peter Eman
Principal Advisor Planning
Tel: 941 8955
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Meeting Advisor

Liz Beaven
Executive Secretary
Tel: 941 6601
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Website: www.ccc.govt.nz

The Summit Road Protection Act 1963, as amended by the Summit Road (Canterbury) Protection Act 2001, provides the statutory basis for 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 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

Apologies will be recorded at the meeting.

2. Declarations of Interest

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

3. 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.

To present to the Authority, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.



4. Election of the Summit Road Protection Authority Chairperson

Reference Te Tohutoro: 26/438992

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

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

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to enable the Summit Road Protection Authority, established under the Summit Road Protection Act 1963, to elect a Chairperson in accordance with established governance practice.

2. Officer Recommendations Ngā Tūtohu

That Summit Road Protection Authority:

1. Receives the information in the Election of the Summit Road Protection Authority Chairperson Report.
2. Adopts, by resolution, whether it will use System A or System B to elect a Chairperson; and
3. Proceeds to elect a Chairperson to the Summit Road Protection Authority.

3. Background

- 3.1 The Summit Road Protection Authority (the Authority) is established under the Summit Road Protection Act 1963.
- 3.2 The Protection Authority is required to elect a Chairperson from among its members.
- 3.3 The Act does not prescribe a specific voting system for this election. For transparency and consistency with local authority practice, it is recommended that the Protection Authority adopt one of the recognised voting systems set out in Clause 25 of Schedule 7 of the Local Government Act 2002.

4. Legal Considerations

- 4.1 The Summit Road Protection Act 1963 does not prescribe a voting system for the election of a Chairperson. The adoption of a voting system ensures the election is conducted in a clear, fair, and transparent manner consistent with established local authority practice.

5. Voting Systems Available for Adoption

- 5.1 Before nominations are called, the Authority must resolve which voting system it will use.

System A

- 5.2 Requires that a person be elected or appointed if he or she receives the votes of a majority of the members of the Authority present and voting; and
- 5.3 Has the following characteristics:
 - 5.3.1 There is a first round of voting for all candidates, and
 - 5.3.2 If no candidate is successful in that round, there is a second round of voting from which the candidate with the fewest votes in the first round is excluded; and



- 5.3.3 If no candidate is successful in the second round, there is a third, and if necessary, subsequent, round of voting from which, each time, the candidate with the fewest votes in the previous round is excluded; and
- 5.3.4 In any round of voting, if two or more candidates tie for the lowest number of votes, the person excluded from the next round is determined by lot.

System B

- 5.4 Requires that a person is elected or appointed if he or she receives more votes than any other candidate; and
- 5.5 Has the following characteristics:
 - 5.5.1 There is only one round of voting, and
 - 5.5.2 If two or more candidates tie for the most votes, the tie is resolved by lot.

Practical application of the Voting System

- 5.6 The Authority must first determine, by resolution, which system of voting it will use, that is, System A or System B.
- 5.7 Nominations for the position of Chairperson are called for.
- 5.8 If there is only one candidate, then the Authority may resolve that person be elected.
- 5.9 If there is more than one candidate, the Authority must then put the matter to a vote according to the system it has adopted. The Authority members are then asked to vote on each candidate.
- 5.10 The following examples may be useful to illustrate two of the systems:

Voting System	Examples
System A	<p>Example 1 Three nominations are received, and upon the votes being counted, the result is: A (5) B (2) C (1). In this case, A is elected to the relevant position.</p> <p>Example 2 Three nominations are received, and upon the votes being counted, the result is: A (3) B (3) C (2). In this case, no candidate is successful, so a second round of voting is held for candidates A and B. The lowest polling candidate, C, is excluded.</p>
System B	<p>Example 1 Three nominations are received, and upon the votes being counted, the result is: A (5) B (2) C (1). In this case, A is elected to the relevant position.</p> <p>Example 2 Three nominations are received, and upon the votes being counted, the result is: A (4) B (4) C (0). In this case, a lot is held to determine who between A and B will be elected to the relevant position</p>



Attachments Ngā Tāpirihanga

There are no attachments for this report.

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Liz Beaven – Executive Secretary
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5. Summit Road Protection Authority Draft Annual Report for Year Ending June 2025

Reference Te Tohutoro: 26/551409

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

Accountable ELT Member Pouwhakarae: Andrew Rutledge, 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 2025.

2. Officer Recommendations Ngā Tūtohu


That the Summit Road Protection Authority:

1. Receive the information in the Summit Road Protection Authority Draft Annual Report for Year Ending June 2025 Report.
2. Adopt the Summit Road Protection Authority Annual Report for Year ending June 2025. (Attachment A to this report).

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 - Draft Annual Report for the year ending June 2025	26/526861	10



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

**ANNUAL REPORT
For the year ending
30 June 2025**

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



SUMMIT ROAD PROTECTION AUTHORITY
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SUMMIT ROAD PROTECTION AUTHORITY
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1. INTRODUCTION

This is the 33rd Annual Report of the Summit Road Protection Authority and relates to the period 1 July 2024 to 30 June 2025.

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 2022-25 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.

In terms of the regulatory function of the Authority during the year, the Authority considered applications for a Mt. Pleasant telecommunications facility, an application for three pole mounted fire detection sensors, and an application for dwelling extensions and alterations at 575 Summit Road. The Authority undertook enforcement action to ensure removal of buildings in accordance with an application for a sauna at 575 Summit Rd.

(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 2025 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 \$ 136,045.07(as at 30 June 2025) to cover its expenses and liabilities.



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APPENDIX A

MEMBERSHIP

As at 30 June 2025

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

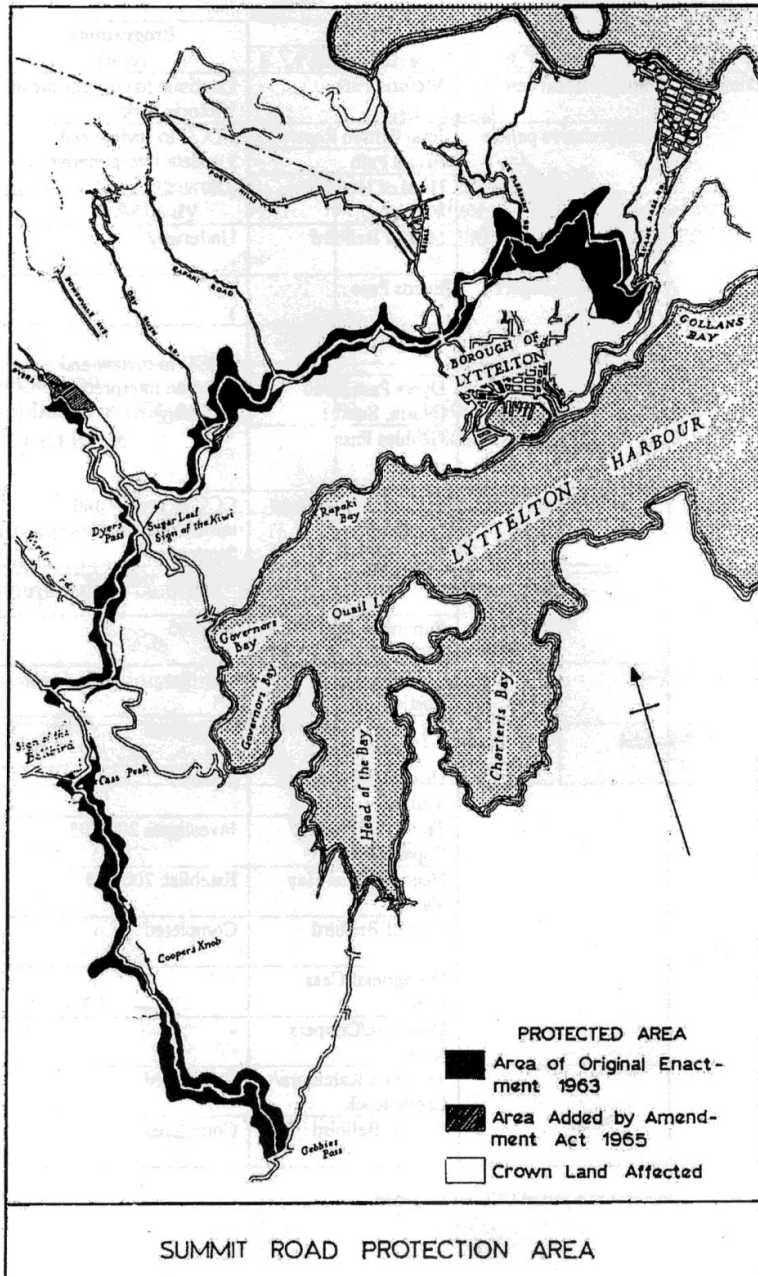
Summit Road Society Inc. nominee	Mr P Loughton (Chair)
Christchurch City Council nominees	Mr K Leslie Ms C Lum-Webb
Selwyn District Council nominee	Cr G Miller
Te Hapū o Ngāti Wheke or Te Rūnanga o Ngāi Tahu	Ms Hana Walton
Landowner nominees	Mr D Aldridge Mr P Graham
Conservation Minister's nominee	Vacant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



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APPENDIX B

MAP OF PROTECTED AREA





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APPENDIX C

RECEIPTS AND PAYMENTS ACCOUNT

**Summit Road Protection Authority
Receipts and Payments Account
01 July 2024 to 30 June 2025**

Opening Balance as at 01 July 2024		\$ 137,725.07 (Credit)
RECEIPTS		
906/105/2 Levies	<u>\$ (0.00)</u>	
TOTAL RECEIPTS		\$ (0.00)
PAYMENTS		
906/105/1 General Expenses	<u>\$1,680.00</u>	
TOTAL PAYMENTS		\$ 1,680.00
Closing Balance as at 30 June 2025		\$ 136,045.07 (Credit)



6. Summit Road Protection Authority - Draft Annual Plan and Budget for year ending June 2027

Reference Te Tohutoro: 26/551378

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

Accountable ELT Member Pouwhakarae: Andrew Rutledge, 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 2027.

2. Officer Recommendations Ngā Tūtohu


That the Summit Road Protection Authority:

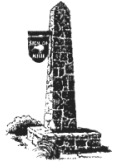
1. Receive the information in the Summit Road Protection Authority - Draft Annual Plan and Budget for year ending June 2027 Report.
2. Adopt the Summit Road Protection Authority - Draft Annual Plan and Budget for year ending June 2027 (Attachment A of this report).

3. Detail Te Whakamahuki

- 3.1 The Summit Road Protection Authority's Annual Plan and Budget for 2026-27 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 2026 - 30 June 2027, the financial year for the Authority.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Summit Road Protection Authority - Draft Annual Plan and Budget for year ending June 2027	26/526810	20



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TE MANA TIAKI I TE ARA AKITU SUMMIT ROAD PROTECTION AUTHORITY

ANNUAL PLAN AND BUDGET 2026 / 2027

Attachment A
Item 8

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



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1. SUMMIT ROAD PROTECTION AUTHORITY AND ADVISORY COMMITTEE
 (as at 1 February 2026 following 2025 Local Body Elections)

Summit Road Protection Authority	
Christchurch City Council	Mr Nathaniel Herz Jardine
Christchurch City Council	Mr Nigel Millar
Selwyn District Council	Cr Sarah Barnsley
Advisory Committee	
Summit Road Society Inc. nominee	Paula Jameson
Christchurch City Council (Waihoru Spreydon-Cashmere Heathcote Community Board)	Nathaniel Herz Jardine
Christchurch City Council (Te Pātaka o Rākaihautū Banks Peninsula Community Board)	Ms Cathy Lum-Webb
Selwyn District Council	To be confirmed
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	Ms Abby Lawrence
Environment Canterbury nominee	To be confirmed
Contributory Councils' nominee having a knowledge of open space and park management	Mr Paul Devlin



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2. INTRODUCTION

The Summit Road Protection Authority's Annual Plan and Budget for 2026-27 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 2026 - 30 June 2027, 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



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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 2025 Councillor Sarah Barnsley (a Selwyn District Councillor), Mr Nathaniel Herz Jardine (a member of the City Council's Waihoru Spreydon-Cashmere-Heathcote Community Board) and Mr Nigel Millar (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**.



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(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 2026-27

The following projects comprise the Authority's proposed work programme for 2026 - 27:

(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.



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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.



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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 2026-27 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.



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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 2026-27

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:



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Source	Funding
Local body levy (2026-27, \$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 2026-27

It is proposed that the Authority levy for 2026-27 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.

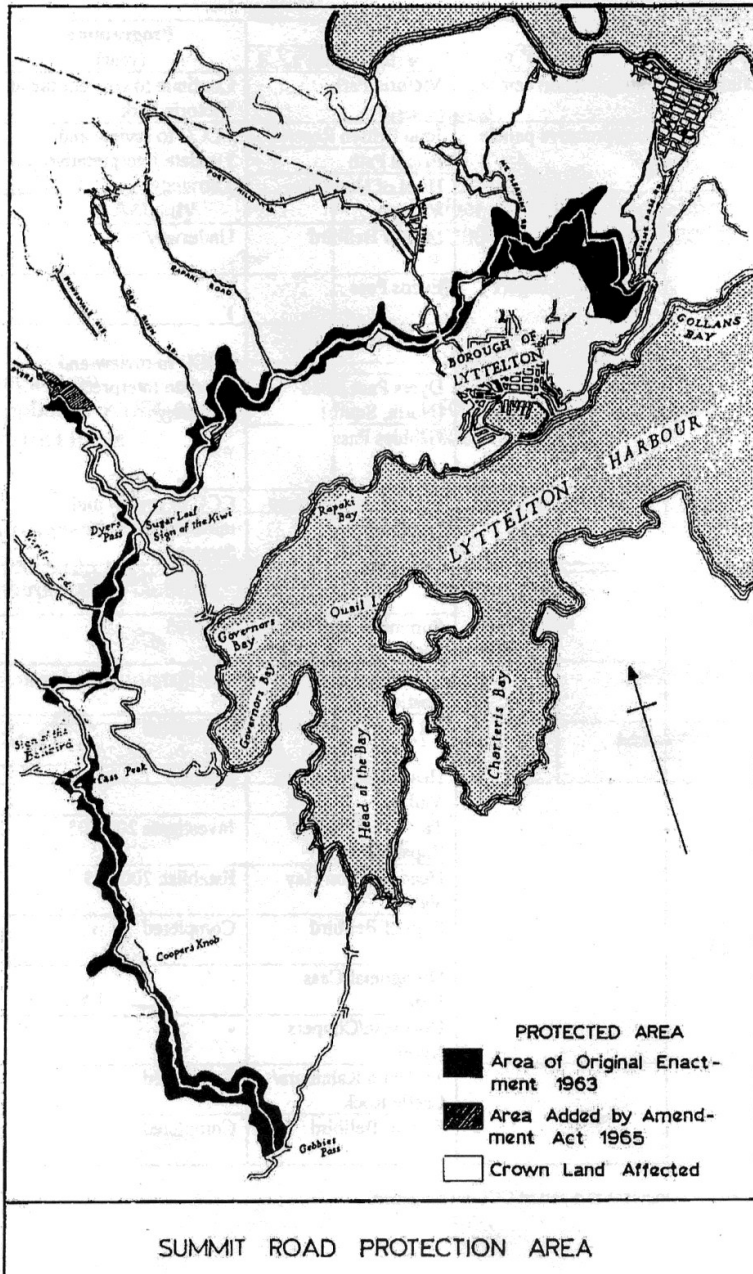
It is unknown when and if the proposed expenditure may occur, and it may be necessary to levy substantially more in short order outside this annual levying consideration if the Authority incurs fees or liabilities in excess of those allocated for. It is assessed, however, that the Authority holds reasonable 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.



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APPENDIX A





SUMMIT ROAD PROTECTION AUTHORITY
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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)



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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
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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
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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
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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



7. Summit Road Authority and Advisory Committee - Meeting Schedule 2026 - 2028

Reference Te Tohutoro: 26/463010

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

Accountable ELT Member Pouwhakarae: Andrew Rutledge, 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 (the Authority) and the Summit Road Advisory Committee (the Committee) to consider approving the meeting schedule for the period 1 July 2026 to 1 October 2028.
- 1.2 The Authority and Advisory Committee may review these arrangements during the triennium if required.

2. Officer Recommendations Ngā Tūtohu

That the Summit Road Protection Authority:

1. Receive the information in the Summit Road Authority and Advisory Committee - Meeting Schedule 2026 - 2028 Report.
2. Note that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Adopt the following six-monthly meeting schedule for the Summit Road Protection Authority and the Summit Road Advisory Committee for the period 2026- 2028:

Date	Time	Location
15 September 2026	4.30pm	To be confirmed
23 March 2027 (Annual General Meeting)	4.30pm	To be confirmed
21 September 2027	4.30pm	To be confirmed
21 March 2028 (Annual General Meeting)	4.30pm	To be confirmed
19 September 2028	4.30pm	To be confirmed

4. Delegate to the Authority Chairperson and the Executive Secretary to amend the Authority and Advisory Committee meeting schedule as required.

3. Background/Context Te Horopaki

- 3.1 The meeting schedule has been developed on the basis of two ordinary meetings per year for both the Summit Road Protection Authority and the Summit Road Advisory Committee.
- 3.2 The Annual General Meeting must be held by 31 March each year, pursuant to the Summit Road Protection Authority Act 1993.
 - 3.2.1 In addition to the scheduled meetings, the Chairperson may call an extraordinary meeting of the Summit Road Protection Authority or the Summit Road Advisory Committee if required, in accordance with the provisions of the Summit Road Protection Authority Act 1993.



- 3.2.2 The proposed six-monthly meeting schedule reflects the operational nature of the Summit Road Protection Authority and the level of business typically considered by the Authority and Advisory Committee. This approach aligns with previous practice and ensures meetings are scheduled at appropriate intervals while still allowing additional meetings to be called if required.
- 3.3 The decisions in this report are of low significance concerning the Christchurch City Council's Significance and Engagement Policy.

Attachments Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Liz Beaven - Community Board Advisor
Approved By	Liz Beaven - Community Board Advisor



8. 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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