

Christchurch City Council ATTACHMENTS - UNDER SEPARATE COVER

Boardroom, Fendalton Service Centre, Corner Jeffreys

Wednesday 6 August 2025

9.30 am

Date:

Time:

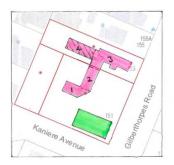
Venue:

	and Clyde Roads, Fendalton			
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151 / 153 Gilberthorpes Road Cost Estimates for Hall and Administration (Barracks) Buildings (05/2024)

Context

- Site inspection and Cost Estimate undertaken in May 2024 (CCC Technical Services & Design Team –
 Architectural & Structural Design).
- Indicative cost estimates: a high-level overview of recommended upgrade works required to meet a
 healthy building standard to Building Code compliance to enable re-occupation of the buildings.
- All costs GST excluded.





HALL BUILDING

Element	Cost	
Demolish Toilet amenities and make good	\$20,000	
Construct new Accessible Toilets within existing rear space	\$65,000	
New accessible ramp to entry	\$20,000	
Insulate underfloor, walls and ceiling (\$55k) plus paint (\$10k)	\$65,000	
Double Glazing	\$30,000	
Fire report and complying installation	\$4,000	
General structural	\$5,000	
Professional Fees (say)	\$20,000	
Consents	\$10,000	
Contingency (incl say 20%)	\$50,000	
	Say	\$290,000
Site works (form car park, services etc – extent dependent on use / consents)	Say	\$70,000
Indicative Total Costs		\$360,000

Notes

- Freestanding Hall, 180m2 excluding W/C addition, built circa 1962, uninsulated construction, 67%NBS, generally suitable for occupation as far as structural code.
- Reason for demolishing toilet amenities and make good: structural dislocation from main building/sinking; accessibility (step); no accessible facilities; head height; asbestos ceiling lining (\$20,000).
- New toilet block: accessible toilet; unisex accessible; female ambulant toilet and urinal (\$65,000).
- General Structural: assessment and minor structural strengthening to existing shared block wall to existing toilet area (\$5,000).
- Exclusions: roof, weatherboards, heating, kitchen / floor lining, commercial kitchen, lighting, general
 painting, FF&E, noise attenuation, escalation.
- Costs based on City Care rates.
- P&G / Margin included.

Other

- Construction Timeframe (prior to occupation): say 9 months (assumes no major structural issues).
- Hall Building Replacement Cost: estimated at 180m2 approx \$800,000 minimum.

ADMIN/BARRACKS BUILDING

Three conjoined army barracks 'wings':

- Wing 1 Office/Amenities Wing 85m2
- Wing 2 General Wing 105m2
- Wing 3 Large Open Space Wing 125m2
- Wing 4 (Wing burnt out and demolished)

General Observations

- Built circa 1940. Relocated / remodelled 1990's (circa 80-85 years old).
- 62% DEE. Existing generally near suitable for occupation as far as *structural* code.
- Old, semi-temporary, construction, possibly upgraded c.35 years ago possibly not to building code.
- Building code has changed significantly since then, plus, new insulation code last year; new, recently, upgraded fire code requirements.
- Insulation construction: presume no underfloor insulation; ceiling / walls in poor condition.
- Wall, ceiling linings, carpets and drapes near worn out.

Building Renovation Repair Elements required to enable occupation (as a minimum)

Structural: the existing roof trusses would have to be tied to the top plate of the walls. The trusses would have to be structurally assessed. Pile foundations/underfloor to be inspected and repaired, Corner concrete foundation may be required. Replace windows with double glazed aluminium. Fire alarm system. Replace all linings as required. New heating as required. New insulation to walls, ceilings, underfloor. Painting interior and exterior. Damp course underfloor. New floor coverings / curtains. New electrical boards Sewer and stormwater drains. Re-wire as required. New comms. New ramps and steps. General building maintenance. Upgrade toilet and kitchen facilities. Fire repair to end of Wing 3. New lighting. Consenting. New power outlets. Contract documents/tendering. Replace any damaged doors. /consultants/consents/project manager. New roof and spouting/downpipes as required.

Ball Park Estimates to upgrade each wing (based on non-intrusive cursory inspection)

Element	Cost	
Wing 1 @ say \$2500/m2	\$210,000	
Wing 2 @ say \$2500/m2	\$260,000	
Wing 3 @ say \$2500/m2	\$310,000	
(Note: site /car park works/costs included in Hall Building cost estimate)		\$780,000
Plus: Professional Fees (\$120k), Consents (\$20k), Project manager (\$20k),		\$260,000
Contingencies, plus inflation (\$100k),		
Indicative Total Costs (to upgrade Wings 1,2,3)		\$1,040,000

Notes

- Construction Timeframe (prior to occupation): say 9 months (assumes no major structural issues).
- Admin Barracks Building replacement costs: N/A.

Demolition Costs (Wings 1-3): say c\$50,000 - 70,000 (demolition plus incidental costs).

Request for Proposal

151/153 Gilberthorpes Road, Hei Hei



The Opportunity

'As is where is' site development for Community based use

RFP Number 31350688

Date of issue: 31 March 2025

Closing date and time: 23 May now 06 June 2025 – 12.00 midday

Electronic submission of response must be uploaded to:

www.gets.govt.nz

Hard copy of response: Council tender box (Ground Floor reception), Civic Offices, 53

Hereford Street, Christchurch

RFP information contact

Barry Woodland

person:

barry.woodland@ccc.govt.nz

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Appendix 3 - Form of Proposal

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Part A: Respondent's acknowledgment

- 1. We, being the respondent named below, acknowledge and agree:
 - a. that we are interested in participating in this RFP process;
 - b. that we understand that the Council is not bound to accept the lowest priced, highest scoring or any response received.
- 2. We understand that no legal or other obligations shall arise between the respondent and the Council in relation to the conduct or outcome of the RFP process.
- 3. We attach the information required to be submitted with this response (as set out in the Key Information checklist in Appendix 1 page 17), and confirm that all such information is complete and accurate.
- 4. We nominate the following person to communicate on our behalf in relation to the RFP process and our response.

Name of respondent:	Karaitiana Tickell
Name and position of contact person:	Te Kaiwhakahaere - Chief Executive Officer
Contact person's address:	Level 1, 166 St Asaph St, Christchurch
Contact person's telephone number:	
Contact person's email address:	
Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	Karaitiana Tickell, Te Kaiwhakahaere Chief Executive Officer
Date:	06 June 2025



Part B: Profile of Organisation / Company / Individual

Please respond in full to the profile details required below.

Not-for-Profit/Charitable Trust/Community Group/Church Group/Community Housing Provider/Private Entity	Not-for-Profit
Full legal name:	Purapura Whetu Trust
Trading name: (if different)	Purapura Whetu Trust
Country of residence:	New Zealand
GST number: (if overseas tax number please state)	083-746-327
Legal status of respondent: (incorporated society / individual / limited liability company / trust (if other please specify)	Charitable Trust
Company / NZBN registration number:	9429043022533
Directors names	Joseph Tyro (Board Chair), Alex Dieudonne, Sampson Karst, Matthew Reid, Patsy Torrent, Ana Verdult
Physical address:	Level 1, 166 St Asaph St, Christchurch
Address for service (if different from above)	Level 1, 166 St Asaph St, Christchurch
Email Address	
Website:	www.pw.maori.nz
Location of head office:	Level 1, 166 St Asaph St, Christchurch
Purpose of organisation / business /individual and main community / housing / other objectives eg: Mission / Vision Statement.	"Tirama mai ngā whetū hei tohu ara mō tatou ki ngā pae tawhiti: Let the stars shine as guiding markers for us on the journey toward distant horizons."
 Main services, projects, activities provided in the community. Local, metropolitan, regional, area? Community outreach: people and numbers benefiting from the project/service ie: Children/Infants/Young/Old Maori/Pacific/Refugee/Migrant/Other People with disabilities People with limited incomes Families/Whanau/Women 	Purapura Whetu Trust (PWT) is a not-for-profit community based Kaupapa Māori health, wellbeing and social service provider in Waitaha Canterbury region addressing the mental health needs within the local Māori community. Over the past two decades, we have expanded our services to serve and support whānau across Waitaha Canterbury in achieving holistic wellbeing. Purapura Whetu offers a whānau centred approach:

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- assisting people of all ages with mental health issues to gain the skills to manage their own lives, maintain wellness and grow in confidence
- working with whānau needing support with a loved one who is affected by a mental health diagnosis
- supporting all whānau in Canterbury who are vulnerable, socially isolated and alienated from support networks and who experience barriers to accessing health and other support services.

We combine clinical, cultural Mātauranga Māori and Kaupapa Māori principles and community support embraceingthe Māori view of wellbeing.

Our overarching purpose and vision is to empower whānau to "get well, stay well, live well, and reach for the stars and beyond," reflecting our commitment to working closely with and empowering whānau, promoting resilience, and enhancing community wellbeing.

Purapura Whetu offers a **wide range of services** catering to individuals and whānau across all age groups throughout the Canterbury region. These include mental health and addiction services, maternal and perinatal support, youth and tamariki programmes and culturally tailored initiatives for specific communities such as the Muslim community in Christchurch. Programmes like Ngā Maihi support rangatahi who have been in Oranga Tamariki or Youth Justice care supporting them in their journey to independence. Several of our services are delivered in Canterbury wide partnerships and collaborations. Our range of services continues to grow and expand to meet the needs of whānau. A list of our services is included in Appendix 11.

The Purapura Whetu Te Kohinga model of care integrates: Te Whare Tapa whā (Durie, 1994); Pōwhiri Poutama (Huata, 1991; Waretini-Karena 2014), and Tū Rangatira | Māori Leadership (Ministry of Education, 2010). The objective is to unleash the full potential of whānau who access our services.

PWT has a dedicated team of around 200 kaimahi | staff providing culturally aligned programmes that meet the unique needs of Māori and others requiring specialised care. From Jan 2021- May 2025 we had 8866 individuals referred into our services. From July 2023-June 2024, we had 2977 clients including 961 rangatahi, 102 kaumātua or people over 65, 509 children and 1405 adults. We are a whānau based service so most of our 2977 clients would have had whānau involvement. The majority of our clients are Māori, with Muslim refugees in our Pōwhiri Refugee Family Support Settlement Service. The number of current active individuals in our PWT services as at

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	May 2025 includes 2,553 (970 male, 1,564 female and 19 non-binary). Purapura Whetu has a Board of Trustees integrating
	clinical, education, community and Ngāi Tahu perspectives who meet monthly to ensure accountability and ongoing sustainability.
Year established:	2002
	From humble beginnings in 2002, with one contract for services with 5 staff from the then CDHB, Purapura Whetu has expanded its delivery to offer 27+ wellbeing services with 200 staff. Their original aspiration was to form the "best Kaupapa Māori mental health services we could provide in our communities".
History: Briefly describe the history of organisation / business / individual including current operations.	Purapura Whetu Trust now operates from multiple sites including 166 St Asaph St in central Christchurch, the Philipstown Community Hub, 160 Woodham Rd, Linwood for our Te Kākano Hauora service, 596 Ferry Rd Central Woolston and at 41 Essex St, Philipstown for our counselling and therapy programmes,.
	In June 2024, Purapura Whetu Trust reported an annual turnover of \$16.8 million, offering 27 wellbeing services using Whānau ora and an all-age strategy.
Total number of paid full / part time staff in Christchurch:	200 kaimahi or staff in Christchurch across 27 wellbeing services
Number of volunteers (and hours per year):	Not applicable
Total number of paid full / part –time staff in NZ:	200 kaimahi or staff in Christchurch across 27 wellbeing services
Total staff worldwide:	Not applicable
Number of locations in NZ:	Not applicable

Response to key evaluation criteria

Key Requirements - Context

- 1. The principle outcome of this RFP process is to identify a sustainable community based future-use for the property.
- 2. The preference is for a suitable respondent (not-for-profit with a charitable purpose/charitable trust/church group/community housing provider/private entity) to own and operate the building(s) subject to a ground lease from Council, or purchase the property (land and buildings) as is where is for an intended community-based use.

Please provide your responses to the key evaluation criteria previously outlined at 3.2 (page 10) and listed below as follows:

- Part C Pass / Fail criteria.
- Parts D to H Weighted criteria.





Part C: Pass / Fail criteria

	Criteria	Respondents Response
1	Alignment with Council Policy and Objectives The proposal aligns with Council Policy and Objectives – ie including future-use for community based purposes.	Yes our project to build community housing in the form of Option 1 (15-23units) or Option 2 (19-22 units) at 151 and 153 Gilberthorpes Rd for the use of rangatahi aged 16 to 24 who have been in Oranga Tamariki or Youth Justice care and others from supported housing aligns with CCC Policy and objectives. We will upgrade and continue to use and share the existing hall with the local Hei Hei and Hornby community. We have investigated and included the costs to rebuild the hall to code and to a useable state and this is included in our costings We have referenced the CCC Policy and Objectives which is broadly to ensure that any proposal has a community based focus – i.e community centre, housing or other facility as outlined in the following links to the relevant policies and strategies. • https://ccc.govt.nz/the-council/plans-strategy The CCC Community Housing Strategy links to the Housing Policy(external link), which prioritises housing as a human right. The
		strategy frames community housing as central to the city's fabric and wellbeing underpinned with collaborative leadership for a city-wide outlook. We share the CCC vision with community housing as a foundation of housing and wellbeing for those less advantaged in Ōtautahi Christchurch. • ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/Community-Facilities-Network-Plan.pdf We appreciate that the Council • understands the value of supporting the provision of community facilities, particularly in relation to building community resilience, social capital and community capacity to support a response to major stressors such as climate change, terror attacks, fire, earthquakes and the effects of COVID-19. • understands the importance of working in partnership with communities over

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of community facilities.

We want to work in partnership to play to our mutual strengths to shape and work with the Community Facilities Network Plan.

Our proposal/service offers our residents:

- A strong sense of community
- Active participation in civic life
- Safe and healthy communities
- Celebration of our identity through culture
- Value of the voices of all cultures and ages (including children)
- Modern and robust city infrastructure and community facilities.

Te Haumoko Te Whitingia Strengthening Communities Together Strategy: Christchurch City Council emphasises collaboration and partnership with local communities as well as transparency and accountability with measurable goals. We want to work with CCC in a collaborative partnership to achieve the goal of providing supported housing on this site. We concur with CCC following:

People - Place - Participation - Preparedness.

2 No cost to Council

The proposal does not require Council funding - ie no capital or operational funding from Council other than through normal community funding channels.

Our proposal does not require Council funding. We do not want any capital or operational funding from Council for this project. We can confirm that the development will be funded by Purapura Whetu Trust with or without support from the Rātā Foundation and the Wayne Francis Trust.



Part D: Eligible Applicant (10%)

Question	Respondents response
Eligible Applicant – the proposal received is from an charitable trust, church group, community housing pelease provide the following information.	incorporated non-profit with a charitable purpose, provider, or private entity committed t community use.
State which of the following is appropriate.	Purapura Whetu Trust is an incorporated non-profit
 The proposal received is from: An incorporated non-profit with a charitable purpose. Charitable Trust. Church Group. Community Housing Provider. Private entity committed to a community use. Other. 	Charitable Trust with a charitable purpose.

Part E: Concept Plan (15%)

Question Respondents response

Concept Plan - the proposal shows a clear vision for the site / buildings, including a high-level implementation plan. **Please provide the following information.**



Appendix 12 has the concept plan for 151-153 Gilberthorpes Rd. There are two draft site layout options indicating potential development of the property. These Site Plan Layout Options 1 & 2 show the Concept Plan: plan to illustrate and outline the development of the site to provide 1-bedroom and 2proposed use (or otherwise) of the building(s) and bedroom housing along with a communal building wider site to include any future use development from which staff would run group activities and proposals (if applicable). provide support services to the tenants and share this facility with the local community. The site plan layout also allows for communal outdoor space that would be utilised to provide both tenant amenity as well as educational opportunities such as vegetable gardens. Our proposal includes both buildings and all of the site in a staged development -Site Plan Layout Options 1 & 2 in Appendix 12 shows the staged development of the property. Stage 1 includes demolition of the existing administration building and the construction of new housing (the 15-23 units (Option 1) or the 19-22 units Site Development: confirm whether one or both (Option 2) plus communal outdoor areas. As part of buildings, and whether all or part only of the site, are Stage 1, the existing hall would be tidied for use as a / is required. communal space for group activities and for accommodating some staff to run group activities and provide support services to the tenants. Stage 2 would follow 3 to 5 years later and would include demolition of the hall and replacement with a purpose-built communal building with staff office and

activity space as well as additional housing.

Community Use: outline the proposed users of the

include the respondents and any other anticipated

building(s) / site and likely frequency of use (to

tenants / hirers etc).

Purapura Whetu Trust wants to remove the existing barracks and redevelop the site for community housing and to repurpose the existing hall to be a community hub for the wider Hornby community.

The proposed users of the building site at 151-153 Gilberthorpes Rd (refer Appendix 12) includes 15 single unit dwellers for male and female rangatahi aged 16 to 24 who have been in Oranga Tamariki or Youth Justice care. The additional tenants in the 2 bedroom units will meet social housing criterion and will either be

- a) young parents with State care history
- b) women coming out of Refuge or residential care
- c) women reintegrating into society after time in prison d) kaumātua in an intergenerational living community for ongoing support for our rangatahi and to act as role
- models for the younger tenants
 e) those who may on a waitlist for the Youth Hub hostel in Bealey Ave.

Our residents or tenants in the community supported housing have faced significant trauma in their young lives, come from complex backgrounds, are most deserving and most in need of this community housing proposal.

This community supported housing for the original 15 units is offering independent residential living for clients in <u>our Ngā Maihi service</u> which supports rangatahi to develop life skills in safe and stable accommodation, providing a final step in the transition from fully supported care to independent living. We deliver safe accommodation, goal setting, youth work/mentoring / social work support to meet the goals and life skills / consideration of their changing needs.

We work with a Model of Acceptance for our rangatahi coming in to our services working through Poutama or steps from identifying potential rangatahi through onboarding to tino rangatiratanga – self determination building their capacity for Tuakana-Teina peer support for new rangatahi or new clients.

The likely frequency of use for our 15 - 23 units is daily as our clients will be living in the newly built units.

The updated and upgraded and code compliant hall will be available for use and hire for the local community e.g. church service on Sundays, community meetings during the weekdays and evenings and regular sports events e.g. Kapa Haka and Pickleball if needed. Costs to ensure the hall is up to code and useable for immediate use have been calculated and are included in this RFP budget.



Programme: detail how the concept plan will be implemented / staged (noting that the immediate, required, repairs to the building(s) to enable their use and occupation may take at least 6-9 months to complete).

Due Diligence (3 weeks)

Initially during the Due Diligence period, Site Investigation work would be undertaken including:

- Asbestos survey
- Geotechnical investigations
- Seismic assessment of the hall.

Work on Stage 1 would commence after agreement is reached with the Council to purchase or lease the property. The anticipated programme as follows:

Stage 1 (approx. 18 months):

- 3 months Design and Documention
- 2 months Resource & Building Consents
- 1 month Finalising Construction Contract
- 1 month Demolition
- 10 months Stage 1 Construction
- 1 month Code Compliance.

Stage 2 (3 to 5 years after Stage 1)

Stage 2 would commence 3 to 5 years after Stage 1 and would have a similar timeframe of 18 months.

Building(s) Ownership and Ground Lease

- What is your timeline for handover of the building(s) as is where is?
- What is your preferenced length of tenure for the ground lease?
- What are you expectations and ability to pay a rental for the ground lease?

Purapura Whetu Trust is open to either option of a purchase or lease arrangement with the Council for the proposed site.

The timeline for handover of the building, as is where is, would be within 6-12 months of the contract signing.

Ownership and purchasing the land is the preferred option for Purapura Whetu Trust. This is the best option for loan conditions for the bank and for long term financial security for PWT.

However, if the site was to be leased, we would want a 29 year long term lease with right of renewal, as a minimum. We would need to know the rental or ground lease costs as fixed costs.



Part F: Funding & Financial Viability (50%)

Question

Respondents response

Funding & Financial Viability – the proposal provides a robust business case, demonstrating secured financial resources (at no cost to Council) for:

- Pre-Planning (design, consents)
- Structural repairs and site work
- Demolition or subdivision (if required)
- Staged development (if applicable)
- Cash-Flow projections (income, expenses, operational costs)

Please provide the following information.



Financial Position: please provide a brief description of your current financial status to include audited financial statements for the last three years. If this is not available Council will accept a letter (from a Bank or Chartered Accountant) confirming the status of your financial performance and position.

Purapura Whetu Trust has included our audited accounts for last 3 years as Appendix 16a, 16b and 16c and are included as separate attached documents.

Funding Strategy / Funding Sources – provide evidence of your financial capability/resources to fund the following at no cost to Council:

Purapura Whetu Trust is asset rich with fixed long term contracts with Te Whatu Ora, Oranga Tamariki, Dept of Corrections, Ministry of Education and other government depts.

 The repair /refurbishment of the building(s)/site for occupation and use (including all consenting/construction costs).

We have a strong and long term relationship with our bank.

 The ongoing operation, management, repair and development of the building(s) and site.

We will explore partnerships with and be supported by the Rātā Foundation and Wayne Francis Trust to build the 15-23 units (Option 1) or the 19-22 units (Option 2).

Detail the source of funding to support this RFP proposal and concept ie:

Funding from the respondent.

• Funding from other external sources.

15 rangatahi of our supported housing tenants will be former Oranga Tamariki clients. They will be charged a market rental for living in these properties and simultaneously be supported to find full time employment or study options, in order for them to transition into full independent living.

Revenue: anticipated / likely income (ie rental) from other users (tenants / hirers) of the building(s) / site.

The tenants for the 2 bedroom units will meet social housing criterion and will either be:

- a) young parents with State care history
- b) women coming out of Refuge or residential care
- c) women reintegrating into society after time in prison
- d) kaumātua kaumātua in an intergenerational living community for ongoing support for our rangatahi and to act as role models for the younger tenants
- e) those who may on a waitlist for the Youth Hub hostel in Bealey Ave.

Cashflows: provide the following 5 Year Income and Expenditure (cashflow) budgets - to show:

- **1.Operating budget cashflow** (revenue and expenses): while the immediate repair / restoration upgrade work to the building(s) and site is underway (ie 6-9 months).
- **2.Capital budget cashflow** (expenditure): for the repair / restoration / upgrade works to the building(s) and site.
- **3.Operating budget cashflow** (revenue and expenses): after the repair/ restoration / upgrade works have been completed ie to include operating / maintenance costs etc.

The 5 year income and expenditure budget for Purapura Whetu is included in Appendix 5a.

The short term **operating budget cashflow budget** for Purapura Whetu is included in Appendix 15a.

The long term operating budget cashflow budget for Purapura Whetu is included in Appendix 15a.

The capital budget cashflow from Rangzen is included in Appendix 14a and 14b and includes the full cost of the construction.

Part G: Capability & Experience (10%)

Question

Respondents response

Capability & Experience – the proposal demonstrates an ability to manage, deliver, and operate the proposed community initiative.

Please provide the following information.



Experience: provide details of your past experience of managing and delivering similar projects requiring significant upgrade and repair construction works. (Provide two nominated referees whom the Council can contact – email address and phone number)

Purapura Whetu Trust will engage Rangzen Pro as project manager for the development of the Gilberthorpes Rd property. Rangzen Pro has considerable experience in managing and delivering construction / development projects, specifically community housing projects and community halls.

In Christchurch, Rangzen Pro has managed 16 projects for Community Housing Providers (including Ōtautahi Community Housing Trust and Christchurch Methodist Mission) delivering 340 new houses with another 77 dwellings currently under construction.

Rangzen Pro company profile for community housing is attached in Appendix 12b.

Purapura Whetu Trust operates from multiple sites including 166 St Asaph St in central Christchurch, the Philipstown Community Hub, 596 Ferry Rd Central Woolston, Woodham Rd, Linwood and 41 Essex St, Philipstown.

We have extensive experience and track record developing and operating successful community based facilities for our 27 wellbeing services.

We have rented the office site in 166 St Asaph St for 23 years, developing and operating numerous services. We have also rented community space at the Philipstown Community Hub since 2012.

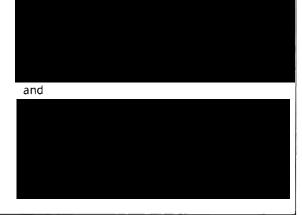
We have now purchased our 596 Ferry Rd building in Woolston which has office space upstairs for our community services and we sublease to Red Poppy Thai restaurant and the Ferry Indians Restaurant for rental income streams to pay the mortgage.

We have also purchased our community based counselling and therapy programmes at 41 Essex Street, Phillipstown Christchurch.

Our 2 nominated referees to support our track record in running community facilities includes:

Community Facilities: outline your experience and track record regarding the development and operation of successful community based facilities (for ownership or rental).

(Provide two nominated referees whom the Council can contact – email address and phone number)





Management: indicate how the building(s) / site will be managed ie management structure, staff numbers by position / role.

The building site will be managed by Rangzen Produring the construction of the units and upgrading of the community hall.

Once the Gilberthorpe St site is fully developed and opened, it will be managed by our Purapura Whetu Mananagement and our Ngā Maihi staff and team onsite. We currently have a Team lead and a Practice Lead for our service with an intensive care ratio of 1 kaimahi: 2 clients.



Part 1: Rangzen Pro

For the development of the property, Rangzen Pro will be the project manager. Rangzen Pro directors Hayley Groves and Judith Jehru have decades of experience and a proven track record of successfully delivering development projects.

Rangzen Pro exclusively manages construction projects for not-for-profit and social service organisations and therefore specialises in the delivery of community facilities and community housing projects.



Hayley Groves, Rangzen Pro Director

BPlan(Hons) MNZIOB CBP MInstD Hayley has 20 years' experience in the construction industry, working for project management companies and main contractors.

Hayley has intimate knowledge of all aspects of project management and is meticulous in her attention to detail and process. Her work secured Hayley two Highly Commended Awards at the NZIOB Awards for Excellence for the Young Achiever of the Year. At the 2017 NAWIC Awards, Hayley was awarded Highly Commended Professional Woman of the Year and at the 2020 NZ Building Industry Awards Highly Commended Consultant of the Year. In 2022, the Ravenscar House project was awarded Supreme Project of the Year and took out four category wins at NZ Commercial Project Awards.

Capability: who are the key personnel that will be managing the repair, operation and use of the buildings – detail their experience and credentials.



Judith Jehru, Rangzen Pro Director

BBSc BArch(Hons) ANZIA PMP Judith has over 30 years' experience in the construction industry, both as a registered architect and project

manager. She has extensive experience in community and public building projects including community centres, churches and community housing developments. She has also managed a number of award-winning heritage projects. Judith provides strong, effective project leadership throughout the entire life of a project, from feasibility and design through to handover of the completed building. Coming from an architectural background, Judith is particularly skilled in managing architects and the design process, ensuring projects are set up from the beginning to be successful.

Hayley Groves and Judith Jehru's CVs are included in Appendix 12c.

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Part 2: Purapura Whetu Trust operational stage after development is complete.



Karaitiana Tickell, Ngāi Tahu, Kaiwhakahaere Matua CEO PBANZ Registered Psychotherapist, NZAC Registered Counsellor Karaitiana has been in leadership at PWT since 2001 and has held positions related to direct delivery of mental

health services. Karaitiana is responsible for the operational management and overall performance of the Trust's activities including financial management, practice management, service delivery, staff management, contracts and projects management, implementation of plans and projects, reporting relevant information and supporting the PWT Board.



Janine Morris, Ngāti Porou, Kōuru Haumanu | Clinical Quality Manager BSoc Work (Hons), Cert in First Line Mgmt L4, Cert in Adult Teaching Janine has 30 years' experience working in Statutory and Community

practice with adults and youth with complex behaviours including issues of Addiction, offending and mental health. Janine has held practitioner, supervisor, Practice Lead, Clinical Lead and Team lead roles and has primarily worked in the Mental health and addictions, and trauma and Justice spaces. She has been working as Service Manager in the Tū Manawa Ora team with Dept of Corrections contracts, and is a former Manager CareNZ Drug Treatment Programme, Christchurch Men's prison. Janine is guided by principles of tika, pono and aroha, and holds them strongly across her personal and professional life.



Dean Te Hae, Business Quality Manager

Masters Māori and Indigenous Leadership, Dip Public Health, BA Dean has 30+ years experience working

in govt. depts health, education, community and Justice. Currently, he leads HR and has worked with Purapura Whetu for 12+ years.



Melanie Baker, Business Consultant BCom, Chartered Accountant Melanie has over 28 years professional services experiences as a Chartered Accountant specializing in virtual CFO, business consulting, strategy, monthly reporting, budgeting, and

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forecasting. Over the years, she has developed knowledge in a diverse number of business industries assisting business owners and their management teams to achieve their financial goals.



Kurt Straker, Straker Accounting B Com (Accounting), Chartered Accountant Kurt has been working in the accounting industry for the past 12

years for firms, E3 Business Accountants and BDO Christchurch. In June 2023, he started working for himself in public practice and now has a vast client base spread across a variety of industries. Kurt loves working with clients as a trusted business advisor to help them reach their potential and goals.



Joseph Tyro, Chair of the PWT Board, Ngãi Tahu, Te Ati Haunui-A-Pāpārangi, Ngāti Rangi, Ngāti Tuwharetoa M Soc Wk, BA, PG Dip Health Joseph is the Principal Advisor

Workforce for Hauora Māori Services Directorate for Health New Zealand. A national role that requires Joseph to work with people from all around Aotearoa.

Other Members of the PWT Board include

- Alex Dieudonne (Accountant)
- Sampson Karst (Former Chair)
- Matthew Reid (Public Health Medicine Specialist)
- Patsy Tarrent (Nursing Director, Te Whatu Ora)
- Ana Verdult (Māori Representative and Board Deputy Chair, Christchurch PHO).

Our Ngā Maihi Team includes:

- Molly Ngatai (Team Leader)
- Amelia (Practice Lead)
- Dillon Skipper (Kaimahi)
- Justin Brown (Kaimahi)
- Katie (Kaimahi)

Our Ngā Maihi service is run in full collaboration with Odyssey House Trust Christchurch supporting our clients with addictions and with Stepping Stone Trust supporting our young clients with ongoing mental health issues.



Health & Safety

Approach: Please describe your approach to health and safety, including details of the following: Training (past and ongoing) provided to key personnel; any improvement, prohibition or infringement notices, fines and / or prosecutions received in the last 5 years; Any serious harm accidents in the last 5 years.

Please attach a copy of your current Health and Safety Policy (if available).

Should your proposal be successful outline your approach to health and safety (risks and hazards) related to the the building upgrade works, subsequent operation of the building(s) / site and obligations to your tenants (if any) and the public, and actions to eliminate or mitigate them.

Development stage

For the development stage of the project, Rangzen Pro has systems and processes to review and manage contractor's health & safety performance. These include:

- At tender contractors are required to submit health & safety records for the 5 previous years including any lost time incidents.
- Prior to commencement on site, contractors are required to submit SSSP (site specific safety plan) for review.
- Included in the construction contract is the requirement for contractors to have monthly H&S audits undertaken by an independent H&S consultant then to submit these audits to the project manager.
- 4. Rangzen Pro undertake monthly H&S observations on site.
- 5. All Rangzen Pro personnel that visit construction sites have current Site Safe Passports.

Operational stage

Purapura Whetu Trust is committed to ensuring the health and safety of our staff through a comprehensive, culturally grounded approach that aligns with both the Health and Safety at Work Act 2015 and Kaupapa Māori principles.

We have Safe365 which is a digital health and safety system that enables us to assess, manage and improve the health and safety of the staff and the work they do in the community. It is designed to protect our staff while they support whānau and includes:

- Risk assessments: Conducted for all environments where kaimahi operate, including home visits and community settings
- Safety protocols: Established procedures for home visits, including check-ins and debriefings
- Regular training: Safer Home visiting, Deescalation, cultural safety, working with people and whānau with alcohol and drug harm as well as our many different mental health courses
- Support systems: Access to clinical and cultural supervision and peer support networks
- Incident reporting: A clear process for reporting and addressing health and safety concerns.

We continuously evaluate our health and safety practices to identify areas for improvement. Recent

Christchurch City Council

actions include:

- Policy updates: incorporating feedback from our kaimahi and aligning with best practices.
- Enhanced training: additional training focusing on emerging risks

By integrating these strategies, Purapura Whetu Trust ensures that our kaimahi can perform their roles effectively and safely, upholding our commitment to the wellbeing of both our kaimahi and the communities we serve.

Our Health and Safety policy is available on request.

Part H: Community Impact (15%)

Question Respondents response

Community Impact: the proposal demonstrates the extent of community benefit and outreach. Please provide the following information.



"the truth is, growing up in state care, all of our lives these decisions are made for us, then all of a sudden we're left to go it alone, we've got no experience of decision making, we're supposed to be well equipped and ready to go and that's sadly not the reality" (Uhrlich as cited in Keogh, 2021, p. A6).

Our Ngā Maihi service assists and teaches rangatahi skills for independent living with much support from staff. For many, they have no whānau and no iwi connections and our service and kaimahi becomes their whānau and iwi. This group of people is possibly one of the most disadvantaged in the greater Christchurch or Canterbury community. Young people or rangatahi who have been in State care, with no "State whānau" for the rest of their lives. These rangatahi need community, need connections, need people who care about them. The greatest benefit of our supported housing complex would be to offer our state care rangatahi and other.

would be to offer our state care rangatahi and other supported housing people — **a home**, a stable and constant place to live, love, grow and become social citizens of Ōtautahi.

Community Outreach: provide a brief summary of the benefits generated by the proposed building(s) / site use - the community outreach services and activities to be provided, likely groups / users of the building and general community use.

We want to avoid our ranghatahi becoming homeless, community less, lost, in Emergency Housing and without support. We want to avoid couch surfing and temporary, unsatisfactory housing and living arrangements. We want them to have the opportunity and support to live their best lives.

We work with rangatahi in our Ngā Maihi service to:

- meet their basic needs ID, bank account, hygiene, cooking and cleaning
- develop their skills in how to look after a home continuously and proudly
- offer role modelling and peer support
- respond to immediate crisis places
- provide a HOME as many are homeless, couch surfing, or in Emergency Housing
- provide a range of supports including our Transition to Adulthood Service with their connections with Iwi, working with homeless to build independent skills and accommodation and family violence, our Equally Well and Life Skills programme, our parenting classes for Dads, young parents and our Te Māhuri providing outdoor adventure therapy, life skills, overcoming challenges and decision making, connection to mountains, rivers, lakes and seas.

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Public Good: how does your proposal ensure that the 'public good' elements of the premises are maintained?

The "public good" elements of premises, or land and buildings, relate to their ability to provide benefits to the wider community, regardless of who owns or uses them. This includes things like public spaces, environmental protection, and the collective benefits of infrastructure like roads and utilities.

It is our intention when building this supported housing complex to share and make available the existing hall and in the future, the refurbished and rebuilt community hall, with the local Hornby community groups. This may take the form of a church service on Sundays, a community meeting place during the week and or used for kapa haka or Pickleball classes. Our Ngā Maihi staff working in this building and on site would be responsible for booking events and running the hall safely.

Our residents coming to live in the units are some of the most disadvantaged in our community. According to the Oranga Tamariki (2018) report, 78% of rangatahi coming out of State care had or were suspected to have mental health needs, most commonly 48% had trauma or stress related disorders followed by anxiety and depression. Disabilities included neurological problems(26%), intellectual disability (18%), and learning disabilities 7%. 54% were identified as having or suspected to have a substance abuse problem. However, while attending support programmes, 2/3 were attending school or a training programme.

Purapura Whetu TRust is committed to this client group and to the public good especially since we know that some of our existing Ngā Maihi clients are living rough or camping with other clients due to the housing shortage in Christchurch. Purapura Whetu co designed our early initiatives with Oranga Tamariki in the Transitions to Adulthood Services.

This is business as usual for our Ngā Maihi service as we continue to develop best practice and culturally appropriate models. Our core business is teaching life skills. We have consistent staff training to foster security and a sense of home and consistency for rangatahi to best meet their developmental and life trajectory needs. Other training and initiatives to meet the needs of rangatahi includes:

- Trauma informed training
- Self management models
- Motivational interviewing
- Te Whare Tapa whā frameworks

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- Māori models of health
- Advantaged Thinking
- Respecting others and boundaries
- Having difficult conversations
- Pro social relationships and supportive communities
 e.g Youth groups, sports groups
- Safe and healthy environments.

We want our state care rangatahi and other supported housing people – to have a home, a stable and constant place to live, love, grow and become social citizens of Ōtautahi. He mihi nui.

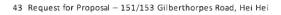


References: you may wish to provide letters of support illustrating the value of your proposed use / service to the community.

Appendix 13a Letter of support from Dr Lesley Campbell, Te Whiri Ora – Right Service,

Right Time

Appendix 13b Letter of support from Sander Kriek from Phillipstown Community Centre Charitable Trust





Sustainability- with regard to your proposed use outline any operational plans for: Energy Efficiency Management, Solid Waste Reduction, Water Use reduction, other ways to mitigate any environmental impact.

Development phase

In terms of sustainability features for the development, design features to be incorporated into the design of the new housing include:

- Passive solar design (orientating living areas to receive winter sun).
- High levels of insulation to walls and ceilings.
- Thermally broken aluminium window frames and double glazing to reduce heatloss.
- Use of low maintence durable materials such as brick.
- Energy efficient heating (eg heat pumps).
- Low flow plumbing fittings.
- Dual flush toilet cisterns.
- Landscaping to incorporate drought resistant native planting to reduce watering in Summer.
- Landscaping to incorporate space to grow fruits and vegetables.
- Providing spacefor recycling bins for each dwelling.
- Investigation into the feasibility of sustainable energy systems such as solar panels.

During construction consideration is given to sustainability by requiring the contractors to undertake the following:

- Submitting waste reduction plans prior to construction.
- Ensuring erosion and sediment controls measures are in place prior to commencement of construction.
- Sorting and separation of waste materials and off-cuts on site for recycling.

Working phase

Purapura Whetu Trust have Energy Efficient processes including:

- operating a fleet of hybrid cars
- including solar panels at Essex St and Ferry Rd
- developing a greener footprint through waste minimisation – composting and cutting down on landfill and actively pushing recycling etc
- growing Rongoa / vege gardens at Philipstown Community Hub
- Applying for Feasibility grants for introducing solar energy in our buildings.

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Appendix 4 - Financial declarations

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Statement of Solvency

Provide a 'Statement of Solvency' for the parent company, signed by a certified accountant. The Statement of Solvency must establish the solvency of the Respondent at a time 30 days or less from the date of the Response.

Director's declaration

I CERTIFY that Purapura Whetu Trust is solvent.

Director's signature:

Full name: Joseph Tyro, Chair of the Board

Date: 06 June 2025

Any other declarations?



Appendix 5 - Statement of departures

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei	
RFP Number:	31350688	

Prospective Supplier's acknowledgment

Please tick the applicable statement(s) below:

✓ There are no departures from the requirements of the RFP Documents.

Or

☐ There are departures from the requirements of the RFP Documents
☐ There are changes proposed to the Council's Agreement
☐ The Proposal is based on certain assumptions.

Please list below all departures from the standard requirements of the RFP and list all assumptions on which your Proposal is based.

Please list any changes you request to the Council's Agreement. Under no circumstances will further changes to the contract terms be considered which are not listed below.

Departures from the requirements of the RFP documents are described in the attached table.

Description of the Departure	RFP Document reference	Proposal reference

The assumptions on which the Proposal is based are described in the attached table.

Christchurch City Council

Assumptions	Proposal reference
Assumption 1: That CCC covers its own legal costs in relation to the ground lease / sale.	
Assumption 2: That CCC to provide clear title with no emcumbrances or easements.	
Assumption 3: That the project would start within 6-12 months of signing a contract	

The proposed changes to the $\underline{\textbf{Council's Agreement}}$ are described in the attached table.

Contract Clause Reference	Change proposed	Reason for requesting proposed change

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	Karaitiana Tickell Kaiwhakahaere Chief Executive
Date:	06 June 2025



Appendix 6 - Conflict of interest declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei	
RFP Number:	31350688	

Conflict of interest definition:

A conflict of interest is a situation in which a Respondent could gain (or be seen to gain) an unfair advantage through an association with an individual or organisation. Associations include financial, personal, professional, family-related or community-related relationships.

- An actual conflict of interest is where there already is a conflict.
- A potential conflict of interest is where the conflict is about to happen or could happen.
- A perceived conflict of interest is where other people might reasonably think there is a conflict.

Questionnaire:

Question	Response (Selectione answer for each question. Select "potentially" if others could perceive that a conflict exists.)
Does any person in the Respondent organisation have a close friend or relative who they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process?	No
Has any person in the Respondent organisation recently offered any special discounts, gifts, trips, hospitality, rewards or favours to any person they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process? (e.g. free travel, free samples for personal use)	No
Is the Respondent aware of any person involved in any evaluation or decision-making relating to this RFP process having a financial interest in the Respondent organisation? (e.g. the person is an employee of, or a shareholder in, the Respondent organisation)	No
Is the Respondent aware of anything that might give the appearance that any person involved in the evaluation stage or decision-making stage of this RFP process is biased towards or against the Respondent organisation? (e.g., the person has used the Respondent organisation).	No
Is the Respondent aware of any other arrangement it currently has, or clients it currently provides works to, that may give rise to a conflict with the RFP?	No

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Is there anything else that the Council should know?	No
If the Respondent answered "yes" or "potentially" to an situation below.	y of the questions above, please set out the details of the
Not applicable.	

Declaration	Yes (tick)	No (tick)
I am authorised to provide this information and sign this form.	✓	
The information provided in this form is true and correct.	✓	
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	✓	

Signed by authorised signatory of the respondent:	HC ¹
Name and title of authorised signatory:	Karaitiana Tickell Kaiwhakahaere Chief Executive
Date:	06 June 2025

Appendix 7 - Non Collusive Practices Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

This Declaration requires the Respondent to confirm that:

- Its Response is a bona fide Response, intended to be competitive;
- The price submitted in the Response has not been fixed or adjusted under or in accordance with any agreement or arrangement with any other person; and
- The Registrant has not engaged in any communications or discussions with other potential Registrants with the intention to:
 - o set the price of goods or services or interfere with how the price of goods or services is set; and
 - o substantially lessen competition in a market.

QUESTIONNAIRE:

Note: Each organisation involved in a joint Response must submit a separate questionnaire and declaration.

Question	Response Select one abswer for each question
Has any person in the Respondent organisation been involved in any discussions with other potential Respondents in relation to this RFP?	No
Has any person in the Respondent organisation communicated to a person other than the Council, the amount or approximate amount, in confidence, of the approximate amount of the Response was essential to obtain professional advice required for the preparation of the Response?	No
Has any person in the Respondent's organisation entered into any agreement with any other person that he/she will refrain from submitting a Response?	No
Has any person in the Respondent's organisation offered to pay, give or agree to give any sum of money or valuable consideration directly or indirectly to any person for doing, having done, causing or having caused to be done, in relation to any other Request any act of the sort described above.	No

If the Registrant answered "yes" to any of the questions above, please set out the details of the situation below.





Declaration	Yes	No
I am authorised to provide this information and sign this form.	√	
The information provided in this form is true and correct.	✓	
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.		

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	Karaitiana Tickell Kaiwhakahaere Chief Executive
Date:	06 June 2025

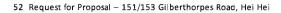
Appendix 8 – Health and Safety Pre-Qualification and Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

IT IS CERTIFIED THAT Purapura Whetu Trust (Prospective Supplier) will comply with the following Health, Safety and Environmental matters in performance of this Agreement.

- 1. The Prospective Supplier must comply where appropriate with all of the following:
 - (a) Government statutes i.e. Acts and Regulations;
 - (b) Council By-laws;
 - (c) Approved Codes of Practice;
 - (d) Ministry of Business, Innovation and Employment Regulator and/or WorkSafe Guidelines;
 - (e) AS/NZS Standards (or international standards where AS/NZS are not adequate or applicable);
 - (f) Manufacturer's specifications of equipment used;
 - (g) Conditions of the Agreement.
- The matters set out below provide a form of check list for the content of the health and safety plan. Note that the level of detail provided should be in proportion to the level of risk identified:
 - (a) ACC WSMP, ACC WSD or AS/NZS 4801:2001 (Occupational Health and Safety Management Scheme) (or equivalent), OHSAS 18001, ISO 14001:2004, ECO Warranty; 2008, Enviromark, Envirostep (or equivalent);
 - (b) A formal site specific induction process;
 - (c) Task analysis/methodologies for all risks identified in the Prospective Supplier's Proposal;
 - (d) Accident/incident investigation procedures/statistics/example templates;
 - (e) Risk Register and control measures;
 - (f) Training records for staff and supervisory roles as stipulated in Specifications including any additional training the Prospective Supplier deems applicable;
 - (g) Emergency procedures;
 - (h) Safety equipment applicable to the Agreement with certifications relevant to AS/NZ Standards;





- (i) Specific job instructions, procedures, work permits applicable to the Agreement;
- (j) Suitable return to work/rehabilitation programme to ensure the management of all injury types; and
- (k) An accepted site specific safety plan and environmental management plan.

Declaration	Yes	No
I am authorised to provide this information and sign this form.	√	
The information provided in this form is true and correct.	✓	
I understand that if the information I have provided is not true and correct, the Council may terminate any future Agreement (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	√	
I agree to abide by the requirements of the Health and Safety at Work Act 2015 and amendments, including those specifically outlined above.	√	

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	Karaitiana Tickell Kaiwhakahaere Chief Executive
Date:	06 June 2025



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Appendices

Appendix 11: Further information on Purapura Whetu Trust services

Appendix 12a: 151-153 Gilberthorpes Rd site plan Options a and b

Appendix 12b: Rangzen Pro Company profile for Community Housing

Appendix 12c: CVs for Rangzen Pro Project Managers

Appendix 13a: Letter of support from Dr Lesley Campbell, Te Whiri Ora – Right Service,

Right Time

Appendix 13b: Letter of support from Sander Kriek, Phillipstown Community Centre

Charitable Trust

Appendix 14a: Development Budget Estimate

Appendix 14b: Indicative Cashflow Forecast

Separate attached documents

Appendix 15a: The 5 year income and expenditure budget for Purapura Whetu Trust

Appendix 15a: The short term operating budget cashflow budget for Purapura Whetu

The long term operating budget cashflow budget for Purapura Whetu

Appendix 16a: Purapura Whetu Trust Audited accounts 2024

Appendix 16b: Purapura Whetu Trust Audited accounts 2023

Appendix 16c: Purapura Whetu Trust Audited accounts 2022



Appendix 11: Further information on Purapura Whetu Trust services



Whānau and all age services

Whānau Ora Community Support Service - all ages

Purapura Whetu offer a whānau centred approach to community support work, assisting people of all ages with mental health issues to gain the skills to manage their own lives, maintain wellness and grow in confidence. Their mobile team provides regular, ongoing support to people in the Canterbury area in their home and/or the community. They support whānau with:

- Kaupapa Māori care, treatment and wellness plans
- Practical daily living, household management and developing routines
- Identifying your goals and supporting you with the steps to achieving them
- Pursuing a healthy lifestyle, including physical activity and healthy eating
- Finding training, study and job opportunities and support with applications
- Relationship building with friends and family
- Connection with the community
- Access to social, legal and community services
- Advocacy with social, legal and community services
- Access to Māori/Iwi services and support

Transition to Adulthood Support Service - Youth

This new service provision, co-designed by youth themselves, was established to support young people to successfully transition from statutory care and youth justice to adulthood. This service ensures young people who are exiting a care service have access to day-to-day support from someone who cares as they learn to navigate independent living skills, the possibilities of vocational studies, employment and long-term wellbeing. This relationship based transition service is available to young people aged 17-21 years.

Young people receive support from someone who respects them and will enhance their culture and identity. This service assists young people to:

- find and negotiate accommodation that is appropriate to their wishes and needs
- access services
- receive practical support to develop skills and knowledge needed to manage their lives after care
- be supported emotionally to learn from their mistakes and continue to develop
- be informed about and receive their entitlements.

Te Māhuri Kaupapa Māori Rangatahi Adventure Therapy

Purapura Whetu works in partnership with Adventure Specialties Trust to support whānau and communities to flourish through opportunities to participate in the outdoors. Te Māhuri provides an opportunity for rangatahi to explore their connection to the natural environment, and to themselves within a whānau environment with a group of their peers. Te Māhuri promotes engagement with Te Ao Tūroa (the natural world) and enriches connection to wāhi Māori (sites of significance), self and others. The cultural framework adds a strong platform to connect with their iwi and an enhanced connection to Ngãi Tahu. Te Māhuri framework includes:

- Whānau Ora wellbeing within the context of the whanau
- Ngāi Tahutanga and Te Ao Māori culture and identity
- Mana -Tangata leadership and self-determination
- Te Ao Tūroa Mahinga Kai natural environment and sustainability

Tu Pono - families

Tǔ Pono: Te Mana Kaha o te Whānau is a whānau-driven movement, enabling a stronger Māori response to reduce and eliminate family harm and violence. The Tǔ Pono Connect service can:

- assist whānau to gain access to health care and social services
- assist whānau navigate the health and social service system
- support whānau to attend initial appointments
- support whānau to identify and address needs impacting on their well-being

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- · provide information about resources available in the community and connect whanau with community support services.
- provide cultural support and link with interpreter services.

Te Oriori - 0-7 years

Te Oriori is a kaupapa Māori, whanau centered service for parents/caregivers of tamariki aged 0-7 years. Te Oriori offers different group programmes. The programme supports the mental health and wellbeing of tamariki by enhancing the mana of parents/caregivers and empowering them with knowledge, skills and strategies to support them in their role as parent/caregiver. Te Oriori also have a social worker and counsellor to assist whānau if required.

Mana Ake - 5-12 years

Mana Ake - Stronger for Tomorrow was established in March 2018 to promote wellbeing and positive mental health for children in school years 1-8 across Canterbury. The initiative aims to provide early intervention and support for teachers, families and whan au when children are experiencing ongoing issues that impact their wellbeing. Kaimahi can support individual children and groups of children and provide advice, guidance and support for teachers and parents/ whanau.

Mana Ake Kaimahi (staff) are employed by 13 non-government organisations including Purapura Whetu (NGOs) who make up the <u>provider</u> <u>network</u>. Kaimahi have a diverse range of skills and include psychologists, social workers, whānau ora kaimahi, counsellors and youth workers.

Muslim Wellbeing

This team provides culturally appropriate, multilingual support for families in the Muslim community.

They provide a confidential and non-judgmental service focused on the individual needs of each client. Our team empower people in their daily lives, advocate for their needs and are able connect them with relevant agencies if required. The criteria for assessment is based on the person having a suspected, developing or identifiable mental illness, and/or an addiction problem.

Oranga Day Activities - all ages

Day activities programmes are for children, youth, adults and whānau affected by mental health issues. They offer a weekly timetable of activities that change each school term. They focus on supporting whānau to get involved in their community, make friends and improve their health. They run activities that encourage a healthy lifestyle, physical activity, creativity and connecting to Te Ao Māori. Clients must have an assigned community support worker, peer support worker or clinician from one of the listed organisations:

- Purapura Whetu, Kakakura Health Services
- Comcare Trust, Emerge Aotearoa, Stepping Stone Trust
- Pathways Health, MHAPS Mental Health Advocacy and Peer Support

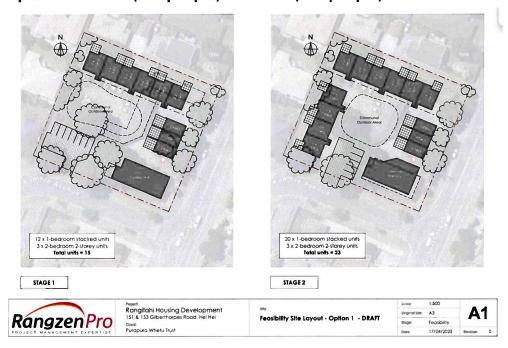
Te Hā Waitaha Stop Smoking Service - adults

Purapura Whetu work alongside Te Hā Waitaha 'Stop Smoking Canterbury' to promote smoke free whānau. This service is for those wanting to become smoke free and offers specific support for pregnant women or those living with a pregnant person. Their Stop Smoking Practitioner offers advice, Nicotine Replacement Therapy products (patches, gum and lozenges), support, motivational interviewing and individualised programmes.



Appendix 12a: 151-153 Gilberthorpes Rd **Feasibility** site Layout options

Option 1: 15units (18+ people) - 23 units (26+ people)



Option 2: 19 units (22 people) - 22 units (28 people)



58 Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei



Attachment B

Appendix 12b: Rangzen Pro Company profile for Community Housing



Company Profile

About Us

Rangzen Pro Limited is an independent development and project management consultancy specialising in community projects including health care, churches, aged care, community housing and buildings for social service organisations. We deliver projects nationwide.

Our key clients include Community Housing Providers such as Ōtautahi Community Housing Trust, Christchurch Methodist Mission and Wesley Community Action. We are committed to delivering successful projects for our clients and thereby supporting them to deliver their community housing developments. We believe affordable housing for everyone is an essential component for the wellbeing of our communities.



Brougham St Community Housing Development (total 90 dwellings) Developed for Ötautahi Community Housing Trust

Rangzen Pro's service is based on strong ethical values, and we are passionate about our projects. We are independent of other consultants and contractors, so our full focus and expertise is always working in our client's best interest.

We can offer many benefits to you as a client. We deliver a highly personalised service, working to understand your organisation and how we can provide the most benefit and best outcomes for you.

Christchurch City Council

Project Delivery Strategy

At Rangzen Pro we specialise in delivery of projects for not-for-profit organisations and believe professional, structured management of projects is essential, to maintain the confidence of funders and supporting partners. Project delivery must be a robust, transparent process with regular reporting to the client, comprehensive project

updates and clear communication.

We work at all stages of projects to ensure best value for our clients in the delivery of their buildings. We utilise our extensive experience of similar projects to deliver successful outcomes. Our detailed construction



Willard St Community Housing (35 dwellings) for OCHT

knowledge helps to challenge the consultant team to refine designs, provide efficient structure and to consider alternatives for details that are complex and therefore expensive to construct. We are proactive during construction to minimise variations and ensure credits are identified and deducted from contractor claims.



Rogers St Blenheim Housing (6 dwellings) for CMM

Risk management is a specialty of Rangzen Pro. We take pride in managing risk well and working to deliver projects within budget. A key strategy to managing risk is all Rangzen Pro projects are managed by experienced senior project managers with a proven track record of successfully delivering projects. This is a major point of difference from other

project management companies. At Rangzen Pro the day-to-day management of your project is by an experienced project manager. A project manager who knows from their own experience where projects can go wrong, can identify issues before they arise, recognise problems swiftly and respond proactively.

Rangzen Pro has a strong team of project managers, led by Directors Judith Jehru and Hayley Groves. Judith is a Registered Architect, qualified project manager and has over 30 years' experience in successfully delivering construction projects. Hayley is a Chartered Building Professional, has a Bachelor of Planning (Hons) and 20 years' experience in the construction industry. The team also includes senior project managers, project managers and a construction manager all with experience working in the not-for-profit sector. Please refer to appended Director CVs for further information.

2



Successful Project Delivery

Traditionally the key markers for successful delivery of a project are 'on programme, on budget, and to the agreed quality'. Whilst these outcomes are essential, we see successful management of projects as so much more than this. In delivering community housing it is necessary to consider durability, safety, environmental design, and opportunities to encourage social cohesion within the social housing community by offering the right balance between privacy and interaction with other neighbours in the development.

Community Housing projects must also deliver the right balance between initial cost effectiveness and long-term quality, low maintenance and energy efficiency.

At Rangzen Pro we work closely with our clients and listen carefully to ensure we understand their needs and priorities. We manage the consultant team to ensure the project remains on track to the brief and client requirements. We identify and discuss any 'nice to have' or 'architectural' features with the client, so they can decide if the cost of these items would be better channelled elsewhere in the project or removed altogether to reduce the overall project cost.

We are accustomed to working with diverse organisations and on projects with multiple stakeholders, who may have conflicting requirements. Delegated authorities within an organisation are obtained at the outset, so we can ensure the required client sign-offs and approvals are obtained as the project progresses. The result is projects move forward with confidence and relevant parties are on board with the direction the project is taking.

Our detailed construction knowledge allows us to better manage construction risk and to work with the consultant team and contractor to identify cost effective solutions to any issues that may arise. We actively work to identify and mitigate areas of risk throughout all stages of a project.

Benefits of our Service

The key benefit of engaging Rangzen Pro to manage your project is that we specialise in delivering community and social housing projects. You will benefit from our expertise, enthusiasm, and commitment to supporting not-for-profit and social services organisations. With Rangzen Pro, your project will be managed by experienced project managers, and you can be confident we have the skills to ensure the best outcome for you.

In summary, the benefits of engaging Rangzen Pro include:

- Experienced and passionate senior project managers and property advisors
- · Highly personalised project management service
- · Ability to tailor the project management scope to the client's needs
- Excellent relationships with our clients, consultants, and contractors
- Expertise in the design and delivery of community housing developments
- All our project managers have a proven track record of successful project delivery
- Single point of contact and accountability for project delivery
- Excellent value PM service as the benefit of low overheads is passed on to our clients
- · We are available for an immediate start on your project
- Our clients can always get in touch with us!

3



Appendix 12c: CVs for Rangzen Pro Project Managers

Hayley Groves

Director





Hayley has 20 years' experience in the construction industry, working for project management companies and main contractors, on projects such as religious facilities, community buildings and complex residential projects. Hayley is passionate about the construction industry and assisting clients through the process, from concept to realisation.

Having held many positions as client representative and project management roles, Hayley has intimate knowledge of all aspects of project management and client representation. Hayley is meticulous in her attention to detail and process. The client's interests are always forefront of mind when Hayley is interacting with the project team.

Her work secured Hayley two Highly Commended Awards at the NZIOB Awards for Excellence for the Young Achiever of the Year and the St Johns Church project. In 2014 Hayley became a Chartered Building Professional. At the 2017 NAWIC Awards Hayley was awarded Highly Commended Professional Woman of the Year and at the 2020 NZ Building Industry Awards Highly Commended Consultant of the Year. In 2022, the Ravenscar House project was awarded Supreme Project of the Year and received four category wins at NZ Commercial Project Awards.

Current Projects:

- Wesley Rata Village Hospital conversion to living units, Wellington
- The Strand conversion to living units, Wellington
- Cobham Street Trust 12 older persons units, Christchurch
- · Matsons Ave 14 older persons units, Christchurch
- John Knox Church Rangiora
- · St Johns Methven Church Redevelopment
- Property Advisor to Purapura Whetu Trust

Completed Projects:

- Punavaiola community housing development, Hastings
- Somerfield St and Rogers St social Housing developments, Christchurch/Blenheim
- Baring Square Methodist Church, Ashburton (\$3.5M)
- St Margaret's Presbyterian Church, Christchurch (\$3M)
- Ravenscar House Museum, Christchurch (\$16M)
- Aldersgate Centre (\$11M)
- Weteriana House (Methodist Church of NZ Offices) (\$6M)
- Methodist Church of NZ Archives Building (\$1.8M)
- Methodist Church of NZ Earthquake Recovery, Christchurch (2011-2013)
- Various Church Redevelopment projects
- St Johns Church Restoration & Redevelopment, Arrowtown (\$1.5M)
- Queenstown Primary School various projects, Queenstown (\$2M)
- Coronet Peak Base Building, Queenstown (\$16M)
- Queen Street Upgrade, Auckland (\$30M)

Qualifications & Memberships:

- BPlan (Hons) (Bachelor of Planning, University of Auckland 2002)
- National Certificate in Construction Site Safety
- NZ Institute of Building: Member; Chartered Building Professional; Past Southern Chapter President; Past Board Member
- NZ Institute of Directors: Member



Judith Jehru Director





Judith has over 30 years' experience in the construction industry, both as a registered architect and project manager. She has extensive experience in community and public building projects including churches, community centres, aged care, hospitals, libraries, schools and community housing developments. She has also managed a number of award-winning heritage projects.

Judith provides strong, effective project leadership throughout the entire life of a project, from feasibility and design through to handover of the completed building.

Coming from an architectural background, Judith is particularly skilled in managing architects and the design process, ensuring projects are set up from the beginning to be successful.

Current Projects:

- Community housing developments for various Community Housing Providers (200+dwellings)
- Community Housing and property advisor to Christchurch Methodist Mission
- · Redevelopment of Dominion Tongan Methodist Heritage Church and Hall
- Redevelopment of Ellerslie Tongon Methodist Church
- Extension to Northcote Tongan Methodist Church
- St Ninians Presbyterian Church new Community Building
- Elderly Persons Day Care Centre for Presbyterian Support Upper South Island

Completed Projects:

- Multiple Community Housing Developments (over 350 dwellings)
- Hope Presbyterian Church Rolleston New Worship Centre (\$6.6M)
- Extension to Hope Church West Melton (\$2.1M)
- Delta House / North Avon Baptist / Crossway Community Facility (\$6.5M)
- New office building for Presbyterian Support (\$5.2M)
- Methodist Church EQ Repairs and Rebuilds (Woodend, Bryndwr, Beckenham, New Brighton)
- Design Manager Housing NZ Major Repairs Programme (\$35M)
- Project Director Methodist Church of NZ Earthquake Recovery, Chch (2011-2014)
- The Salvation Army earthquake insurance settlement (2013 2014)
- Windsor House Retirement Community, Christchurch (\$15M)
- CPIT Student Services Building, Christchurch (\$3.8M)
- New Dialysis Unit and New Breast Screening Clinic, Whangarei Hospital (\$4.3M)
- Central Library Redevelopment, Auckland (\$1.8M, received NZIA Local Award)
- Wintergarden Refurbishment, Auckland [\$3.1 M, received NZIA Regional Award]
- Auckland Zoo New Entry and Education Facilities, Auckland (\$5M, received NZIA Local Award)
- Remuera Library Refurbishment, Auckland (\$530K, received NZIA Heritage / Conservation Award)

Qualifications & Memberships:

- BBSc (Bachelor of Building Science Victoria University 1992)
- BArch (Hons) (Bachelor of Architecture 1st class honours, Victoria University 1994)
- Architects Registration (1998) and member of NZ Institute of Architects
- PMP (Project Management Professional 2011)
- BIM Certified (BRE 2015)



Appendix 13a: Letter of support from Dr Lesley Campbell, Te Whiri Ora - Right Service, Right Time



Christchurch City Council 53 Hereford Street Christchurch 8013

Te Whiri Ora - Right Service Right Time Dr Lesley Campbell www.rightservice.org.nz

03 June 2025

Tēnā Koe,

Re: Letter of Support for Ora Housing Development - Purapura Whetu Trust

On behalf of Te Whiri Ora - Right Service Right Time, I write in strong support of Purapura Whetu Trust's Ora Housing Development proposal.

Te Whiri Ora - Right Service Right Time is a well-established collaboration of over 40 non-government social service providers operating across the Canterbury region since 2010. We provide a recognised point of access for tamariki, rangatahi, and their whānau who are experiencing complex challenges, including housing stress, mental health concerns, and family harm. Our collective experience makes clear that safe, affordable housing is a critical foundation for wellbeing and positive life outcomes.

The Ora Housing Development offers exactly the kind of kaupapa Māori-led solution our region needs. By focusing on whanau under pressure-rangatahi transitioning from care, young wahine and tamariki affected by violence, and kaumātua seeking secure housing—the project is targeting groups we routinely see in urgent need of coordinated support.

What sets this proposal apart is its integrated and culturally grounded approach. The inclusion of shared green spaces, a communal building, and on-site services delivered by trusted professionals ensures that this is more than a housing

Christchurch City Council

project—it is a place where mana can be restored, connections can be rebuilt, and mauri can thrive.

Purapura Whetu Trust is a highly valued partner within the Te Whiri Ora – Right Service Right Time collaboration. Their consistent, high-quality delivery of health, mental health, and social services has long demonstrated their capability and commitment to Māori-led, whānau-centred practice. We have full confidence in their ability to bring this development to life and to deliver services that make a meaningful difference for those who call it home.

We wholeheartedly endorse this proposal and urge the Council to support this much-needed and deeply impactful initiative. *Ora Housing* is not just a housing development – it is an investment in the future wellbeing and resilience of our whānau and communities and an opportunity to build a stronger, more connected community in Ōtautahi for generations to come.

Ngā mihi nui,



Dr Lesley Campbell

On behalf of Te Whiri Ora - Right Service Right Time



Christchurch City Council

Appendix 13b: Letter of support from Sander Kriek, Philipstown Community Centre Charitable Trust



3rd June 2025

Phillipstown Community Centre Charitable Trust

> 39 Nursery Road Phillipstown Christchurch 8011

info@phillipstown.org.nz

Tena koe,

RE: Support for Purapura Whetu's Ora Housing Development - Hei Hei

I am delighted to have the opportunity to write a letter of support for Purapura Whetu Trust and their Ora Housing Development proposal.

Purapura Whetu Trust are advocates for all cultures to come together in harmony in a Māori-led approach. This is aligned with the goals of the Phillipstown Community Centre Charitable Trust whose mission is to make our community a better place.

The need for safe affordable housing in Ōtautahi West is high and Purapura Whetu Trust is the only organisation that can deliver on this development to support increased kaupapa through Māori-led housing and wellbeing services.

Their vision of a vibrant community space that not only provides homes but also restores mana and mauri to those who live there can be a success story with your support.

Our mahi together with Purapura Whetu Trust is a vital part of achieving our vision of an inclusive community of diverse people, where we all belong and are empowered to build a future we are proud of. The Ora Housing Development will achieve this in Ōtautahi West.

We are privileged to know and to work with Purapura Whetu Trust and we hope that with your support we can continue to work together for the betterment of Ōtautahi.

Should you need further information, please do not hesitate to contact me.

Regards,





Hornby Medical Centre

06/06/2025

Karaitiana Tickell Kaiwhakahaere Matua Purapura Whetu Trust

Tēnā koe Karaitiana,

RE: Letter of Support - Ora Housing Development, Gilberthorpes Road

On behalf of Hornby Medical Centre, I am writing to express our full support for the Ora Housing Development proposed by Purapura Whetu Trust at 151 and 153 Gilberthorpes Road, Hei Hei.

We believe this kaupapa offers a timely and essential response to the housing and wellbeing needs of whānau in Ōtautahi. The proposed development will provide safe, affordable, and culturally grounded housing options for some of the most vulnerable in our community — including rangatahi, wāhine and tamariki, whānau experiencing homelessness or hardship.

We are confident in the ability of Purapura Whetu Trust to successfully deliver this project. With a proven track record in kaupapa Māori service delivery and strong relationships across the health, social, and community sectors, the Trust is uniquely positioned to bring this vision to life.

This development not only addresses housing needs but also strengthens community connectedness, fosters wellbeing, and honours Te Tiriti o Waitangi through a mana-enhancing approach to service provision and community design.

We urge Christchurch City Council to support Purapura Whetu Trust's proposal and enable this vital initiative to progress.

Please contact us should further information be required in relation to this letter of support.

Ngā mihi nui,

Dr Anna Ashcroft (Director)

Hornby Medical Centre

15 Brynley St, Hornby, Christchurch

Phone: 03 3497348 Email: reception@hornbymc.co.nz

Appendix 14a: Development Budget Estimate

151a & 153 Gilberthorpes Road **Budget Estimate for Development** 16 May 2025



Preliminary Budget Estimate	Option 1	Option 2
Land Purchase (at valuation price)		
STAGE 1	15 dwellings	19 dwellings
Site Investigations		
Site Survey (estimated from other similar projects)	3,500	3,500
Asbestos Survey	5,000	5,000
Geotechnical (structural engineer site tests for IC1)	2,500	2,500
Environmental - excluded	0	0
Consultant Fees	280,000	280,000
Council Consent Fees (RC & BC)	30,000	30,000
Demolition		
Demolition (adminstration building & tree removal)	59,000	59,000
Allowance for Asbestos Removal (no testing done yet)	30,000	30,000
Construction		
Services Connections (allow \$5k per dwelling)	75,000	95,000
Siteworks / landscaping (estimate from contractor)	275,000	285,000
Construction (estimate provided by contractor)	3,325,000	3,890,000
Development Contributions (assume rebate applies)	0	0
Escalation	excluded	excluded
Contingency (15%)	600,000	700,000
Stage 1 Total	\$4,685,000	\$5,380,000
STAGE 2	8 dwellings	3 dwellings
	+ Communal	+ Communal
Pre-construction		
Consultant Fees	185,000	165,000
Council Consent Fees (BC only)	20,000	15,000
Demolition		
Demolition (adminstration building & tree removal)	35,000	35,000
Allowance for Asbtestos Removal (no testing done yet)	10,000	10,000
Construction	1	
Services Connections (allow \$5k per dwelling + 1)	45,000	20,000
Siteworks / landscaping (estimate from contractor)	60,000	40,000
Dwelling Construction (estimate provided by contractor)	1,600,000	825,000
Communal Building (estimate provided by contractor)	750,000	750,000
Development Contributions (assume rebate applies)	0	C
Escalation (10% allowance for 3 years)	270,000	185,000
Contingency (15%)	445,000	305,000
Stage 2 Total	\$3,420,000	\$2,350,000
TOTAL (including land purchase)		The same of the sa

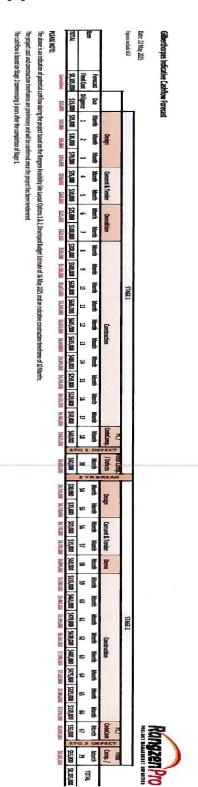
Build rates (per m2)	Opiion 1	Option 2	
Construction cost (incl siteworks) Stage 1 (per m2)	\$4,170	\$3,920	+gs
Construction cost (incl siteworks) Stage 2 (per m2)	\$3,920	\$3,490	+gsi
Total Cost both stages (per m2 including land purchase)	\$6,210	\$5,770	+gs!

NOTE:
The above is a budget figure for early feasibility purposes only - no design has yet been undertaken nor advice yet sought from planning, structural, fire, geotechil or contamination consultants.

- Subdivision development to proceed with no change to existing titles
- Development Contributions assumes project will receive DC rebate
 Cost escalation for Stage 1 assumes work will commence immediately
- Legal and finance costs and GST



Appendix 14b: Indicative Cashflow Forecast



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Separate attached documents

Appendix 15a: The 5 year income and expenditure budget

for Purapura Whetu Trust

Appendix 15a: The short term operating budget cashflow

budget for Purapura Whetu

Appendix 15a: The long term operating budget cashflow

budget for Purapura Whetu

Appendix 16a: Purapura Whetu Trust Audited accounts 2024

Appendix 16b: Purapura Whetu Trust Audited accounts 2023

Appendix 16c: Purapura Whetu Trust Audited accounts 2022



Request for Proposal

151/153 Gilberthorpes Road, Hei Hei

Respondent: Home Capital Partners



The Opportunity

'As is where is' site development for Community based use

RFP Number 31350688

Date of issue: 31 March 2025

Closing date and time: 23 May 2025 – 12.00 midday

Electronic submission of response must be uploaded to:

www.gets.govt.nz

Hard copy of response: Council tender box (Ground Floor reception), Civic Offices, 53

Hereford Street, Christchurch

RFP information contact Barry Woodland

person:

barry.woodland@ccc.govt.nz



¹ Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei

Christchurch City Council

5. Appendices

Appendix 2 – Response Acknowledgement Form

This completed form should be emailed as a signed (scanned) document to the RFP information contact person. This enables the Council to understand the level of interest in the RFP and the potential market response. Confirmation that a respondent may participate in the process is not binding, and a respondent may elect not to submit a response after initially indicating they may participate in the process. A respondent will not be precluded from submitting a response if this form is not completed and emailed to the RFP information contact person by the time and date stated above.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

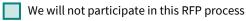
Respondent's acknowledgment

We acknowledge receipt of the RFP documents dated 31 March 2025.

Please tick the applicable statement below:

✓ We may participate in this RFP process

OR



Name of respondent (Organisation / Company / Individual):	Home Capital Partners
Signed by contact person for the Respondent:	
Name and title of contact person:	James Stewart
Contact details of the contact person	
Date:	05.06.2025



Appendix 3 - Form of Proposal

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Part A: Respondent's acknowledgment

- 1. We, being the respondent named below, acknowledge and agree:
 - a. that we are interested in participating in this RFP process;
 - b. that we understand that the Council is not bound to accept the lowest priced, highest scoring or any response received.
- 2. We understand that no legal or other obligations shall arise between the respondent and the Council in relation to the conduct or outcome of the RFP process.
- 3. We attach the information required to be submitted with this response (as set out in the Key Information checklist in Appendix 1 page 17), and confirm that all such information is complete and accurate.
- 4. We nominate the following person to communicate on our behalf in relation to the RFP process and our response.

Name of respondent:	Home Capital Partners
Name and position of contact person:	James Stewart, Chief Executive Officer
Contact person's address:	
Contact person's telephone number:	
Contact person's email address:	
Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	James Stewart, Chief Executive Officer
Date:	05.06.2025



Part B: Profile of Organisation / Company / Individual

Please respond in full to the profile details required below.

Not-for-Profit/Charitable Trust/Community Group/Church Group/Community Housing Provider/Private Entity	Not-for-Profit (Charitable Company)
Full legal name:	HOME FOUNDATION GENERAL PARTNER LIMITED
Trading name: (if different)	Home Capital Partners
Country of residence:	New Zealand
GST number: (if overseas tax number please state)	140-487-635
Legal status of respondent: (incorporated society / individual / limited liability company / trust (if other please specify)	Limited liability company
Company / NZBN registration number:	Company Number – 8893548 NZBN - 9429051593322
Directors names	Israel Faithful COOPER David George MONK Stuart Austen SHEPHERD
Physical address:	1 Kairua Road, Hornby, Christchurch 8025
Address for service (if different from above)	As above
Email Address	
Website:	www.homecapital.co.nz
Location of head office:	1 Kairua Road, Hornby, Christchurch 8025



⁴ Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei

The Home Group is a collective of organisations with a shared purpose: Through homes, flourishing communities—because a home is the foundation of a thriving life.

Home Capital Partners, part of the Home Group, is an impact-focused investment fund manager dedicated to addressing New Zealand's housing crisis by collaborating with Community Housing Providers, councils, iwi, churches and other stakeholders to unlock affordable housing projects across Aotearoa New Zealand.

Our mission is to address New Zealand's housing crisis by using investment funds to create affordable, secure, and healthy housing solutions. We strive to build a future where everyone has a place to call home, ensuring the well-being and prosperity of our communities and providing significant economic and social impact along the way.

We form partnerships to invest in and develop mixedtenure housing that increases available affordable housing across Aotearoa. We partner with Councils, Government, Community Housing Providers (CHPs), Impact Investors, and Philanthropic Donors to deliver both social impact and financial returns.

HCP has discussed this opportunity with the Greater Hornby Residents Association (GHRA), God's Ministry Christian Church, Te Whare Awhero and Hornby MenzShed to work together to provide a shared community and OPH space. Our preference is to lead a partnership approach with these groups to deliver positive community outcomes.

Along with Home Capital Partners, the Home Group encompasses :

- <u>Kāinga Maha</u>—an innovative residential development management company,
- Home Construction—a full-service construction company,
- <u>Te Wawata Kāinga</u>—a property and tenancy management service, and
- <u>Home Foundation</u>—a charitable trust and kaitiaki of the Home Group.

Purpose of organisation / business /individual and main community / housing / other objectives eg:

- Mission / Vision Statement.
- Main services, projects, activities provided in the community.
- Local, metropolitan, regional, area?
- Community outreach: people and numbers benefiting from the project/service ie:
 - Children/Infants/Young/Old
 - Maori/Pacific/Refugee/Migrant/Other
 - o People with disabilities
 - o People with limited incomes
 - o Families/Whanau/Women
 - General community/Other

Year established:

History: Briefly describe the history of organisation / business / individual including current operations.

HCP Incorporation Date: 12 Sep 2023

For nearly 14 years, we have been addressing the housing needs of Kiwis—home by home, family by family—through innovative, collaborative solutions

5 Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei



	across the housing ecosystem. Together, we are building more than just homes; we are creating pathways to security, opportunity, and belonging for all New Zealanders.
Total number of paid full / part time staff in Christchurch:	35
Number of volunteers (and hours per year):	0
Total number of paid full / part –time staff in NZ:	47
Total staff worldwide:	49 (all in NZ, incl casual staff)
Number of locations in NZ:	3 (CHC, TGA & AKL)

Response to key evaluation criteria

Key Requirements - Context

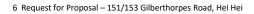
- 1. The principle outcome of this RFP process is to identify a sustainable community based future-use for the property.
- 2. The preference is for a suitable respondent (not-for-profit with a charitable purpose/charitable trust/church group/community housing provider/private entity) to own and operate the building(s) subject to a ground lease from Council, or purchase the property (land and buildings) as is where is for an intended community-based use.

Please provide your responses to the key evaluation criteria previously outlined at 3.2 (page 10) and listed below as follows:

- Part C Pass / Fail criteria.
- Parts D to H Weighted criteria.

Part C: Pass / Fail criteria

	Criteria	Respondents Response
1	Alignment with Council Policy and Objectives The proposal aligns with Council Policy and Objectives – ie including future-use for community based purposes.	We are fully aligned with the Council's strategic policy framework and objectives, ensuring that it supports community wellbeing, sustainable development, and effective land use. By prioritizing accessibility, environmental sustainability, and social impact, we aim to contribute meaningfully to the long-term vision set by the Council.
2	No cost to Council The proposal does not require Council funding - ie no capital or operational funding from Council other than through normal community funding channels.	Our financial strategy guarantees sustainability without financial reliance on the Council, reducing budgetary pressure while maximizing community benefit.





Part D: Eligible Applicant (10%)

Question Respondents' response

Eligible Applicant – the proposal received is from an incorporated non-profit with a charitable purpose, charitable trust, church group, community housing provider, or private entity committed to community use. **Please provide the following information.**

State which of the following is appropriate.

The proposal received is from:

- An incorporated non-profit with a charitable purpose.
- Charitable Trust.
- Church Group.
- Community Housing Provider.
- Private entity committed to a community use.
- Other.

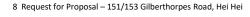
An incorporated non-profit with a charitable purpose.

We believe we qualify as an eligible entity under Council criteria, operating with a charitable purpose and we are committed to fostering community engagement, ensuring transparency, and delivering services that align with Council expectations.



Part E: Concept Plan (15%)

Question Question	Respondents' response	
Concept Plan - the proposal shows a clear vision for the site / buildings, including a high-level implementation plan. Please provide the following information.		
Concept Plan: plan to illustrate and	Please see attached Bulk and Location – Appendix A for a visual reference. We have explored a number of options of how the site might best be used to serve the local community. Our current best use of the site would be a mixture of: - retaining and refurbishing the Community Hall, with the potential to extend it for additional social services, - allocating circa 400m2 for MenzShed to formalise their Hornby Chapter, and - building circa 8 new Older Persons Housing (OPH) Villas.	
outline the proposed use (or otherwise) of the building(s) and wider site to include any future use development proposals (if applicable).	The proposed scheme plan adheres to the site's zoning and planning requirements, optimising the redevelopment of the site as well as responding to the community use outlined in the RFP. You will see on the concept plan the trees we are looking to retain and those we will need to fell to optimise the use of the site. It would be nice to retain them all but the positioning of some does not make this feasible. The landscape plan will replace any trees felled. We feel our proposed use delivers on community outcomes and having talked further with MenzShed and local Church and community groups about collaborating under this approach, we have had a positive response to our proposal. Our concept plan is also straightforward for Council, enabling the transfer of land to a vehicle controlled by a charitable foundation delivering multiple community outcomes.	
Site Development: confirm whether one or both buildings, and whether all or part only of the site, are / is required.	We are proposing to retain and refurbish the Hall. The potential exists to extend the hall to provide a space for Te Whare Awhero to base the social services from. All other buildings are proposed to be demolished to make way for new older persons housing. Talking with MenzShed, we are also proposing to allocate circa 400m2 of space for them to set up and run their facility as the Hornby Chapter. At this stage, their facilities may or may not follow the same timeline as the rest of the construction and remediation.	
Community Use : outline the proposed users of the building(s) / site and likely frequency of use (to include the	The proposed development will serve a diverse range of users and provide both housing and flexible spaces for ongoing community use. The 8 new Older Persons Housing Villas will	





respondents and any other anticipated tenants / hirers etc).

address a critical shortage of fit-for-purpose, accessible housing for over 65s in the area. Residents will also benefit from access to the remediated Community Hall, which is envisioned as a Gathering Place—a warm, welcoming environment for social connection, wellness activities, and community events.

The proposed on-site MenzShed facility will operate during set open hours, for example; Monday to Wednesday from 8:30am to 12:30pm, offering opportunities for social connection, woodworking, skill-sharing, and mental wellbeing support, especially among older men.

The Hall will also serve as a hub for several local groups. Local church groups have expressed interest in using the Hall for services, pastoral care, and weekly gatherings. A "Mums and Bubs" groups could also make regular use of the space during weekdays, providing a valuable support network for new parents and caregivers.

Te Whare Awhero, a local social services provider, is proposed as a tenant or regular user of dedicated office or co-working space within the facility. This would allow them to deliver wraparound support services on-site, including counselling, housing navigation, and practical assistance to whānau in need.

The proposal responds directly to local housing and community needs, offering housing choice for seniors and a highly functional site for multiple community stakeholders. Initial engagement with key community groups has revealed overwhelming interest and need for a development approach of this nature, with strong support for both the housing component and the shared community space.

Please see attached Programme - Appendix B

The proposed development at 151–153 Gilberthorpes Road will be implemented in a staged manner from pre-construction to handover over approximately 24 months.

Following Council approval to proceed, the design team will be appointed in August 2025. Concept and preliminary design will run through to early 2026, alongside feasibility, buildability, and financial reviews. Resource consent is expected by March 2026, with developed and detailed design, and building consent processes progressing concurrently until mid-September 2026.

Procurement of contractors and tender evaluation will occur from May to July 2026, with construction commencing in late August 2026 and scheduled to continue for 12 months through to August 2027. This timeline allows for staged construction, beginning with site clearance and demolition, enabling works, repairs to the Community Hall, and then proceeding with new build elements including the MenzShed and Older Persons Housing Villas.

The programme is structured to ensure activation of the Hall and associated community services while maintaining momentum toward the delivery of new housing and wider community infrastructure with minimal disruption to both uses.

Programme: detail how the concept plan will be implemented / staged (noting that the immediate, required, repairs to the building(s) to enable their use and occupation may take at least 6-9 months to complete).



Timeline for handover:

We would like handover of the buildings as soon possible once a decision is made on the successful applicant. E.g. August 2025 as per the indicative timeline supplied.

Ownership:

Rather than proceeding with a ground lease arrangement, we propose full ownership of the site for a nominal sum of \$1.00. This approach recognises that the outcomes sought—high-impact community use and delivery of Older Person Housing—will be achieved at no cost to Council, while also relieving Council of ongoing holding, maintenance, and compliance liabilities.

Building(s) Ownership and Ground Lease

- What is your timeline for handover of the building(s) as is where is?
- What is your preferred length of tenure for the ground lease?
- What are you expectations and ability to pay a rental for the ground lease?

This approach enables us to borrow in order to build the Older Persons Homes, a much more challenging prospect under a ground lease model.

Our proposal ensures the site will be used entirely for community benefit:

- The remediated Hall will be retained as a multi-use facility serving local groups including church groups, parenting support groups, MenzShed, and social services.
- Te Whare Awhero will be supported via the premises to deliver wraparound care from the site.
- New, fit-for-purpose housing will meet the urgent needs of older residents in the community, enabling safe, connected living.
- Gifting or transferring the site at a nominal value unlocks these outcomes more rapidly and sustainably, while ensuring the site's long-term purpose remains perpetually rooted in public good.



Part F: Funding & Financial Viability (50%)

Question

Respondents' response

Funding & Financial Viability – the proposal provides a robust business case, demonstrating secured financial resources (at no cost to Council) for:

- Pre-Planning (design, consents)
- Structural repairs and site work
- Demolition or subdivision (if required)
- Staged development (if applicable)
- Cash-Flow projections (income, expenses, operational costs)

Please provide the following information.



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Financial Position: please provide a brief description of your current financial status to include audited financial statements for the last three years. If this is not available Council will accept a letter (from a Bank or Chartered Accountant) confirming the status of your financial performance and position.	See Appendix C
Funding Strategy / Funding Sources – provide evidence of your financial capability/resources to fund the following at no cost to Council: The repair /refurbishment of the building(s)/site for occupation and use (including all consenting/construction costs). The ongoing operation, management, repair and development of the building(s) and site. Detail the source of funding to support this RFP proposal and concept ie: Funding from the respondent. Funding from other external sources.	HCP confirms that it has the financial capability and committed resources necessary to fund the development and ongoing maintenance of the suggested OPH at no additional net cost to Council. HCP will take responsibility for: • The development of the OPH dwellings and surrounding site, including all design, consenting, and construction costs required to bring the facility up to standard for occupation. • The ongoing management and repair of the OPH dwellings and associated common areas, ensuring the site remains operational, safe, and fit for purpose for the long term. • The initial refurbishment and extension of the Church Hall Individual community groups (tenants or partners) will be responsible for: • Church Hall – the maintenance of their own occupied areas, as per any agreed licence-to-occupy or tenancy terms. • Contributing to the sustainability and stewardship of the site through active engagement and coordination with HCP.
Revenue : anticipated / likely income (ie rental) from other users (tenants / hirers) of the building(s) / site.	We anticipate that once complete the weekly revenue generated per OPH is as follows: • 1-bed OPH \$500pw (in real terms) • 2-bed OPH \$550pw (in real terms) Assuming an occupancy rate of 51/52 weeks p.a, likely total revenue achieved by the OPH \$227,436. The CCC website states that small community halls are leased out for \$16ph. Assuming that the community hall could be leased out for 12 hours per week¹ this would result in possible weekly income of \$192 (\$9,984 per year). It has been assumed that this revenue will be enough for the community hall to cover its operational costs. Combined Y1 total revenue therefore could be \$237,420.



Cashflows: provide the following 5 Year Income and Expenditure (cashflow) budgets - to show:

- **1.Operating budget cashflow** (revenue and expenses): while the immediate repair / restoration upgrade work to the building(s) and site is underway (ie 6-9 months).
- **2.Capital budget cashflow** (expenditure): for the repair / restoration / upgrade works to the building(s) and site.
- **3.Operating budget cashflow** (revenue and expenses): after the repair/ restoration / upgrade works have been completed ie to include operating / maintenance costs etc.

Cashflows:

- **1.** Capital expenditure is over two years. A high-level cashflow is attached as **Appendix D**
- 2. The Operating Budget Cashflow is shown in **Appendix E**

 $^{^1\,}Similar\ to\ the\ Ascott\ Community\ Centre\ https://www.ccc.govt.nz/assets/Documents/Consultation/2020/09-September/Expression-of-Interest-Ascot-Community-Centre-Draft-4.pdf$



Part G: Capability & Experience (10%)

Question

Respondents' response

Capability & Experience – the proposal demonstrates an ability to manage, deliver, and operate the proposed community initiative.

Please provide the following information.



Our team brings extensive expertise in construction, project management, governance, and service delivery, ensuring we have the necessary capability to manage, implement, and sustain the initiative. Past successful projects provide evidence of our ability to achieve our stated goals.

Complex Remediation:



Project: Jackson Street, Petone, Wellington.

Client: Kainga Ora

A complex remediation of four 12-home apartment blocks (48 homes total) that required de-canting tenants, extensive ACM removal, structural strengthening and remediating apartments back up to Modern Healthy Homes Standards.

Experience: provide details of your past experience of managing and delivering similar projects requiring significant upgrade and repair construction works. (Provide two nominated referees whom the Council can contact – email address and phone number)

Christchurch EQC Programme - Our team has delivered over 4,000 successful repairs and remediation projects, demonstrating our capability in managing complex works with efficiency and care. Having been a preferred contractor for EQC and IAG the country's largest foreign general insurer—we have built a strong reputation for quality, reliability, and responsiveness. Whether addressing weathertightness issues, structural repairs, or general reinstatement, we bring a solutions-focused approach that prioritises safety, clear communication, and minimal disruption for homeowners and tenants alike.

Referee 1: (Jackson Street - Home Construction)

ETC - Jackson Street

Referee 2: Shane Austin (KO)

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New Community-focused housing:



The Residences at Karamu, Broomfield

The Residences at Karamū is an 84-home mixed-tenure development in Broomfield delivered by Home Foundation, Kāinga Maha and Home Construction. Designed to 6&7 Homestar standards across five typologies, the homes offer quality, affordable living for first-home buyers and community housing tenants alike. A third are owned by Home Foundation and leased to the Christchurch Methodist Mission and Emerge Aotearoa. Delivered during the pandemic through strong partnerships with central and local government, Ngāi Tahu Property, and others, the project fosters connection through regular placemaking events. These include BBQs, seasonal celebrations, and support packs—building a cohesive, inclusive community across tenure types.

This project ran on time and on budget, even through the pandemic and lockdowns. A great display of teamwork from consultant and construction teams.

Awards:

- 2023 Property Council Awards: Best in Class Community and Affordable Housing
- 2023 ahi: Brighter Future Awards NZ: Leading Housing Development Project



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Te Pakau Maru, New Brighton

Te Pākau Maru is a 63-home mixed-tenure development that has delivered housing options for the local community. We have affordable rentals (80% market rate), Progressive Home Ownership for Pasifika (MPP x Home Foundation collaboration), plus market rent and sale opportunities. Another collaboration between Kāinga Maha, Home Capital Partners, Te Wawata Kainga and Home Foundation. The project reflects local housing needs and is grounded in placebased design with strong urban principles. Its beachside aesthetic enhances the streetscape and breathes new life and hope. Community partnerships have included sponsoring the I Love Brighton festival, improving local amenities, and addressing food poverty through local food bank upgrades. We are intentionally creating a diverse, connected, and supportive neighbourhood.

- -Stage 1 is complete on time and on budget.
- -Stage 2 is on track to complete by 10th June-on time and on budget.
- -Stage 3 is due Dec-2025. Currently tracking on time and on budget.

Referee 1: Rachael Shiels - Christchurch NZ

Referee 2: Amanda Healy



Community Facilities: outline your experience and track record regarding the development and operation of successful community based facilities (for ownership or rental).

(Provide two nominated referees whom the Council can contact – email address and phone number)



Kia koa te Whenua

Needing a new home for the Home group entities—Kia ko ate Whenua was intentionally designed and built to support our team and the work we do, as well as value aligned organisation and groups. This modern, functional space also is tenanted to Etu Tanagata, as well as being available for private hire to community focused organisations.



New Brighton War Memorial & Community Centre

Home Construction was a preferred contractor under the Christchurch City Council Commercial and Social Housing Repairs Programme, we undertook betterment, repair and strengthening work to the local community centre. The centre is a multi-use facility available for community activities and private social functions.



The site will be owned and overseen by Home Capital Partners (or a subsequent Limited Partnership entity), who will retain overall responsibility for the governance and strategic direction of the development.

Te Wawata Kāinga will be appointed as the Property and Tenancy Manager, responsible for day-to-day operations of both the Older Person Housing (OPH) villas and the Community Hall. Their responsibilities will include tenancy management, property maintenance, bookings, and coordination of community activities.

Management: indicate how the building(s) / site will be managed ie management structure, staff numbers by position / role.

The Community Hall will operate under a "head lease" model. A primary tenant—such as a local church or established community organisation—will take on the head lease and be responsible for managing the use of the space. This includes subleasing or making space available to a range of local groups, including Mums and Bubs groups, church gatherings, and community events.

The MenzShed will lease their dedicated space directly from the head lessee, with clear terms for use and access.

This structure ensures a cohesive, community-driven management approach with clear lines of responsibility and accountability, while allowing flexibility for local groups to access and benefit from the facilities.



James Stewart - Home Capital Partners CEO (Project Owner)

James Stewart leverages over 20 years of experience in infrastructure finance, financial services, and impact investment to unlock housing investment across New Zealand. He has significant governance and management experience, having served on multiple boards and provided project finance and commercial strategy advice through Gemelli Consulting, where he was a director for 14 years. James is currently a board member at Money Sweet spot, a social enterprise helping New Zealanders get out of debt and Christian Savings, New Zealand's only dedicated lender to churches and Christian Charities.

Annie Wilson - Kainga Maha

CEO (Project Oversight)

Qualifications: MBA, Dip Housing, Bach Law

Background: Annie is a highly motivated, resultsorientated, and purpose-driven housing development professional with over 18 years' experience in the construction and development sector with a specialism in affordable housing and estate regeneration. She has an exceptional track record and wide range of experience across the UK and Aotearoa in building strong public-private strategic partnerships, leading multi-disciplinary teams and managing complex greenfield and brownfield projects that deliver tangible social outcomes. She has a well-rounded perspective in affordable housing models honed by managing mixeduse and residential-led development projects from design to practical completion of varying sizes and complexities and how to provide innovative solutions and a collaborative approach.

<u>Experience:</u> Te Pakāu Maru - Development Manager. \$23 Million. 63 sustainable Homestar 7 homes resilient to climate change and sea level rise.

National Board Member, UDINZ and Canterbury Chapter Chair- championing exemplar urban development outcomes across New Zealand

Gilston Park Estate, East Herts (England)- Affordable Housing and Viability lead for not-for-profit developer Places for People (10,000 home greenfield site)

Head of Acquisitions, Sage Housing Ltd, London-led the acquisition and development of Blackstone's affordable housing investment arm, securing a 1,300 pipeline of new homes

London Dock, Wapping -affordable housing development and viability consultant on large

Capability: who are the key personnel that will be managing the repair, operation and use of the buildings – detail their experience and credentials.



brownfield regeneration project (3,000 homes)

Paula Koller - Kainga Maha

Development Manager (Project Lead)

GradDipSci (Psychology), Univ. of Canterbury, 2024
PRINCE2 Registered Practitioner, 2005
CPPM, Australian Institute of Project Management
BSc (Environmental Management), Univ. of Auckland, 1998
BA (Political Science), Univ. of Canterbury, 1996

A well-respected development and project manager with over 20 years' experience, including more than eight years in the United Kingdom, Paula has a proven track record of successfully delivering significant new build and refurbishment construction projects. Known for effective communication and a collaborative, teamoriented approach, she thrives on working with others to deliver complex and meaningful developments. In 2023, driven by a deep interest in people and what motivates them, she took a year out to study Psychology full-time at the University of Canterbury.

- Successfully delivered residential superlots on-time and on-budget in One Central for Fletcher Living, helping to transform inner city Christchurch.
- Working alongside commercial developers to transform Wynard Quarter on the Auckland Waterfront.
- DM leading close-out of Stage 1, Stage 2 and Stage 3 of Te Pakau Maru. Successfully leading this project on-time and on-budget.
- DM for TBIG working on a programme of seismic strengthening and upgrade works for the New Zealand Fire Service; and a programme of school refurbishments entailing weathertightness, remediation and demolition works (including extensive asbestos removal) on New Plymouth Boys' High School and New Plymouth Girls' High School;

David Brown - Home Construction

Operations Manager (Construction Lead)

Advanced trade certificate Licensed Building Practitioner (LBP) Site National Certificate in H&S

David Brown is an experienced Operations Manager with over 25 years in the construction industry, holding an Advanced Trade Certificate, LBP licence, and a National Certificate in Health & Safety. He has successfully delivered large-scale residential, social housing, and remediation projects across New Zealand.



Notable roles include leading the delivery of a \$350M earthquake repair programme covering over 850 homes, managing a \$20M EQ hard surface recovery project, and acting as Chief Delivery Lead for complex new build and remediation projects in Christchurch, Auckland, and Wellington. David brings a depth of operational leadership and on-the-ground delivery expertise.

Wider Team

CVs available on request

Michael Vermeulen – Home Construction Project Manager

Gordon McFarland - Home ConstructionSite Manager

Matthew Mark - Te Wawata Kainga CEO (Tenancy Lead)

Lizel Jeptha – Te Wawata Kainga Tenancy Manager

Anna McPherson – Home FoundationCommunity Lead



Health and Safety is our number one priority. Workers should expect to come to work and go home safely at night.

As part of our onboarding programme, all new employees are required to undertake a thorough Health and Safety induction which details relevant processes and what is expected of each employee depending on their role.

Employees with Health and Safety responsibilities receive both inhouse and external training specific to their role. A Training Register is kept with refresher and new training booked as required.

Home Construction employee a Health and Safety Lead. Their role includes the following:

- Prepare new and review and update H&S documents as required
- Carry out regular H&S inspections of construction sites
- Health and Safety training for Home employees
- Assist Build Partners (subcontractors) with their Health and Safety documentation and processes
- Ensure Home Construction meets the required standards for IMPAQ and Sitewise prequal -See Appendix F

All Build Partners employed by Home Construction are expected to have the Sitewise Health and Safety prequalification. Prior to commencing work on site their H&S paperwork is reviewed by the H&S Lead and updated if required.

Serious Harm Incident - October 2024, A carpenter cut 2 fingers and a thumb with a skill saw. Following surgery, the employee made a full recovery. The cause of the incident was complacency.

June 2024 we received an Infringement Notice from Auckland Council for sediment discharge at the entrance to one of our sites.

See Appendix G – H&S Gold Certificate

See Appendix H - H&S Policy

Health & Safety

Approach: Please describe your approach to health and safety, including details of the following: Training (past and ongoing) provided to key personnel; any improvement, prohibition or infringement notices, fines and / or prosecutions received in the last 5 years; Any serious harm accidents in the last 5 years.

Please attach a copy of your current Health and Safety Policy (if available).

Should your proposal be successful outline your approach to health and safety (risks and hazards) related to the building upgrade works, subsequent operation of the building(s) / site and obligations to your tenants (if any) and the public, and actions to eliminate or mitigate them.



Part H: Community Impact (15%)

Ouestion

Respondents response

Community Impact: the proposal demonstrates the extent of community benefit and outreach.

Please provide the following information.

Community Outreach: provide a brief

proposed building(s) / site use - the

community outreach services and activities to be provided, likely groups /

users of the building and general

community use.

summary of the benefits generated by the

Community Hall - Retained and Remediated

The refurbished Community Hall will serve as a central gathering space for a variety of outreach services, programmes, and community events. Anticipated uses include:

- Weekly playgroups and parenting support workshops
- Health and wellbeing clinics (e.g. hearing checks, flu vaccinations, mobile GP visits)
- Community meals, social gatherings, and seasonal events
- Arts, crafts, and hobby groups
- Life skills and budgeting courses

The Hall will be available for booking by local schools, churches, not-for-profits, and residents, supporting a wide range of social, educational, and cultural activities.

MenzShed Facility - New Build

A dedicated building for a local MenzShed chapter will provide opportunities for older men (and others in the community) to gather, work on projects, learn skills, and combat social isolation. The facility will support:

- Hands-on woodworking and repair workshops
- Intergenerational mentoring programmes
- Community service projects (e.g. fixing school furniture, building planter boxes)
- Informal peer support and social connection

This initiative has proven mental health, wellbeing, and community-building benefits in other parts of the country.

Older Person Housing Villas

The construction of eight single-level, accessible villas will provide much-needed housing for older residents seeking secure, community-oriented living. The villas will be:

- Priced to support ageing in place
- Designed to foster informal neighbourhood support
- Adjacent to the Hall and MenzShed facilities, encouraging continued social participation

This element supports both housing needs and the broader wellbeing of the ageing population in Hei Hei and surrounds.

Public Good: how does your proposal ensure that the 'public good' elements of the premises are maintained?

1. Multi-Use Site Design for Community Benefit

By retaining the Community Hall, introducing a purpose-built MenzShed facility, and developing Older Person Housing, the site will remain a focal point for social connection, wellbeing, and practical support for the local Hei Hei community. Each element



of the site will contribute directly to the public good:

- Once refurbished, the Community Hall will continue to operate as a shared space for a wide range of public events and services.
- The MenzShed will foster social cohesion, hands-on skill development, and intergenerational connection.
- The Older Person Housing will provide secure, affordable, and socially connected living options, alleviating housing stress for older residents.

2. Community-Led Governance and Access

We intend to establish a governance model that includes community representation and oversight to ensure the facilities are operated transparently and in alignment with the needs of local residents. This may involve forming or partnering with a local trust, church group, or non-profit body with a strong track record in community service.

The Community Hall will be available for booking or membership use by local groups, schools, churches, and residents.

3. Ongoing Access, Affordability, and Inclusion

We are committed to maintaining inclusive access. Programmes and activities run from the site will prioritise affordability and outreach to vulnerable or marginalised groups (e.g. older people, young families, men at risk of social isolation, and those with limited mobility or resources).

The Older Person Housing units will be intentionally designed for affordability and accessibility, with a preference given to tenants with strong ties to the local community.

4. Sustainable Operation Without Cost to Council

Our proposal is self-sustaining, with no ongoing operational cost to Council. Maintenance, utilities, and site upgrades will be managed by the operating entity to ensure high-quality community facilities are preserved into the future.

References: you may wish to provide letters of support illustrating the value of your proposed use / service to the community.

HCP is deeply committed to revitalising the Gilberthorpes site as a thriving, inclusive community hub that brings together a range of groups, services, and opportunities on one site, while celebrating local identity and supporting community-led development.

Our proposed use of the site is grounded in partnership, accessibility, and shared benefit. By working collaboratively with the Greater Hornby Residents Association (GHRA), God's Ministry Christian Church, Te Whare Awhero and Hornby MenzShed, we will activate the space with services that reflect the diverse needs of the community and build social cohesion.

Christchurch City Council From our discussions, we understand that a number of the community groups listed above have also expressed interest directly with the Council on partnering with HCP to develop this site as described in this RFP

Our vision for the redevelopment of 151/153 Gilberthorpes Road is grounded in environmental stewardship and long-term operational sustainability. To achieve this, our design and construction will be informed by Passive House principles and aim for a minimum 6 Homestar rating, ensuring the site delivers healthy, low-impact, and future-proofed buildings.

1. Energy Efficiency

Passive Design Principles will be prioritised, particularly for the new Older Person Housing Villas:

- High-performance thermal envelope: Airtight, wellinsulated building fabric to eliminate heat loss and reduce the need for active heating (and cooling).
 Resulting in a low operational cost.
- Low E & Argon filled double-glazing and thermal bridgefree detailing: Enhancing comfort and energy performance.
- Mechanical ventilation with heat recovery (MVHR): Providing fresh, filtered air and excellent indoor air quality while minimising energy use.
- Optimised orientation and solar gain: Villas and facilities have been oriented to maximise winter solar gain and reduce summer overheating.
- Explore renewable energy integration: Solar PV systems will be explored to offset operational energy use.
- Targeting Homestar 6 or above for new builds, which ensures verified performance in energy efficiency, ventilation, and operational cost reduction.

2. Water Use Reduction

- Efficient fixtures: All buildings will use low-flow taps, dual-flush toilets, and water-efficient appliances.
- Explore Rainwater harvesting: Tanks could be installed to supply water for irrigation, and potentially toilet flushing.
- Drought-tolerant native landscaping: Aligned with Homestar's sustainable landscape practices to reduce potable water use and support local biodiversity.

3. Solid Waste Reduction

- Construction Phase: Home Construction will follow Homestar construction waste minimisation practices, including the sorting and recycling of waste streams to reduce landfill contributions by over 70%.
- Operational Phase: On-site waste sorting stations will support landfill diversion, with separate streams for recycling, compost, and general waste.
- MenzShed Upcycling: The MenzShed will champion
 material reuse through repair and repurposing, aligning

Sustainability- with regard to your proposed use outline any operational plans for: Energy Efficiency Management, Solid Waste Reduction, Water Use reduction, other ways to mitigate any environmental impact.

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with circular economy principles.

4. Indoor Environmental Quality

- The v5 Homestar approach ensures high indoor air quality, thermal comfort, and moisture control, which is especially important for older residents and vulnerable groups.
- Low-VOC paints, finishes, and non-toxic materials will be specified throughout.

5. Sitewide Environmental Impact Mitigation

- Stormwater management: We will explore reducing runoff and pressure on local infrastructure.
- Active transport encouragement: Secure bike/mobility scooter parking, accessible footpaths, and future provision for EV charging.
- Ecological enhancement: Landscape design will include native planting and edible community gardens where possible.



Appendix 4 - Financial declarations

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Statement of Solvency

Provide a 'Statement of Solvency' for the parent company, signed by a certified accountant. The Statement of Solvency must establish the solvency of the Respondent at a time 30 days or less from the date of the Response.

Director's declaration

I CERTIFY that Home Capital Partners is solvent.

Director's signature:



Full name: David Monk

Date: 30/05/2025

Any other declarations?



Appendix 5 - Statement of departures

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Prospective Supplier's acknowledgment
Please tick the applicable statement(s) below:
✓ There are no departures from the requirements of the RFP Documents.
Or
There are departures from the requirements of the RFP Documents.
There are changes proposed to the Council's Agreement
The Proposal is based on certain assumptions.
Please list below all departures from the standard requirements of the RFP and list all assumptions on which your

Please list any changes you request to the Council's Agreement. Under no circumstances will further changes to the contract terms be considered which are not listed below.

Departures from the requirements of the RFP documents are described in the attached table.

Description of the Departure	RFP Document reference	Proposal reference

The assumptions on which the Proposal is based are described in the attached table.



Proposal is based.

Assumptions	Proposal reference

The proposed changes to the Council's Agreement are described in the attached table.

Contract Clause Reference	Change proposed	Reason for requesting proposed change

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	James Stewart
Date:	05.06.2025

Appendix 6 - Conflict of interest declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Conflict of interest definition:

A conflict of interest is a situation in which a Respondent could gain (or be seen to gain) an unfair advantage through an association with an individual or organisation. Associations include financial, personal, professional, family-related or community-related relationships.

- An actual conflict of interest is where there already is a conflict.
- A potential conflict of interest is where the conflict is about to happen or could happen.
- A perceived conflict of interest is where other people might reasonably think there is a conflict.

Questionnaire:

Question	Response (Select one answer for each question. Select "potentially" if others could perceive that a conflict exists.)	
Does any person in the Respondent organisation have a close friend or relative who they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process?	Yes / No / Potentially (circle one)	
Has any person in the Respondent organisation recently offered any special discounts, gifts, trips, hospitality, rewards or favours to any person they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process? (e.g. free travel, free samples for personal use)	Yes / No / Potentially (circle one)	
Is the Respondent aware of any person involved in any evaluation or decision-making relating to this RFP process having a financial interest in the Respondent organisation? (e.g. the person is an employee of, or a shareholder in, the Respondent organisation)	Yes / No / Potentially (circle one)	
Is the Respondent aware of anything that might give the appearance that any person involved in the evaluation stage or decision-making stage of this RFP process is biased towards or against the Respondent organisation? (e.g. the person has used the Respondent organisation's corporate box)	Yes / No / Potentially (circle one)	
Is the Respondent aware of any other arrangement it currently has, or clients it currently provides works	Yes / No / Potentially (circle one)	

31 Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei



to, that may give rise to a conflict with the RFP?			
Is there anything else that the Council should know	v? Yes / No	/ Potentially (circ	le one)
If the Respondent answered "yes" or "potentially" t situation below.	to any of the questions abo	ve, please set out	the details of the
Declaration		Yes (tick)	No (tick)
। am authorised to provide this information and si	gn this form.	~	
The information provided in this form is true and c	orrect.	/	
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.		V	
Signed by authorised signatory of the respondent:			
Name and title of authorised signatory:	James Stewart, General Manager		
Date:	05.06.2025		

Appendix 7 – Non Collusive Practices Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

This Declaration requires the Respondent to confirm that:

- Its Response is a bona fide Response, intended to be competitive;
- The price submitted in the Response has not been fixed or adjusted under or in accordance with any agreement or arrangement with any other person; and
- The Registrant has not engaged in any communications or discussions with other potential Registrants with the intention to:
 - o set the price of goods or services or interfere with how the price of goods or services is set; and
 - o substantially lessen competition in a market.

QUESTIONNAIRE:

Note: Each organisation involved in a joint Response must submit a separate questionnaire and declaration.

Question	Response Select one answer for each question
Has any person in the Respondent organisation been involved in any discussions with other potential Respondents in relation to this RFP?	Yes / No (circle one)
Has any person in the Respondent organisation communicated to a person other than the Council, the amount or approximate amount, in confidence, of the approximate amount of the Response was essential to obtain professional advice required for the preparation of the Response?	Yes / No (circle one)
Has any person in the Respondent's organisation entered into any agreement with any other person that he/she will refrain from submitting a Response?	Yes / No (circle one)
Has any person in the Respondent's organisation offered to pay, give or agree to give any sum of money or valuable consideration directly or indirectly to any person for doing, having done, causing or having caused to be done, in relation to any other Request any act of the sort described above.	Yes / No (circle one)

If the Registrant answered "yes" to any of the questions above, please set out the details of the situation below.



HCP has discussed this opportunity with the Greater Hornby Residents Association (GHRA), God's Ministry Christian Church, Te Whare Awhero and Hornby MenzShed to work together to provide a shared community and OPH space.

From our discussions, we understand that a number of the community groups listed above have also expressed interest directly with the Council on partnering with HCP to develop this site as described in this RFP and may also submit separate individual responses in relation to this site.

Declaration	Yes	No
I am authorised to provide this information and sign this form.	*	
The information provided in this form is true and correct.	*	
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	√	

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	
Date:	05.06.2025



Appendix 8 – Health and Safety Pre-Qualification and Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

IT IS CERTIFIED THAT Home Capital Partners (Prospective Supplier) will comply with the following Health, Safety and Environmental matters in performance of this Agreement.

- 1. The Prospective Supplier must comply where appropriate with all of the following:
 - (a) Government statutes i.e. Acts and Regulations;
 - (b) Council By-laws;
 - (c) Approved Codes of Practice;
 - (d) Ministry of Business, Innovation and Employment Regulator and/or WorkSafe Guidelines;
 - (e) AS/NZS Standards (or international standards where AS/NZS are not adequate or applicable);
 - (f) Manufacturer's specifications of equipment used;
 - (g) Conditions of the Agreement.
- 2. The matters set out below provide a form of check list for the content of the health and safety plan. Note that the level of detail provided should be in proportion to the level of risk identified:
 - (a) ACC WSMP, ACC WSD or AS/NZS 4801:2001 (Occupational Health and Safety Management Scheme) (or equivalent), OHSAS 18001, ISO 14001:2004, ECO Warranty; 2008, Enviromark, Envirostep (or equivalent);
 - (b) A formal site specific induction process;
 - (c) Task analysis/methodologies for all risks identified in the Prospective Supplier's Proposal;
 - (d) Accident/incident investigation procedures/statistics/example templates;
 - (e) Risk Register and control measures;
 - (f) Training records for staff and supervisory roles as stipulated in Specifications including any additional training the Prospective Supplier deems applicable;
 - (g) Emergency procedures;
 - (h) Safety equipment applicable to the Agreement with certifications relevant to AS/NZ Standards;
 - (i) Specific job instructions, procedures, work permits applicable to the Agreement;
 - (j) Suitable return to work/rehabilitation programme to ensure the management of all injury types; and
 - (k) An accepted site specific safety plan and environmental management plan.

Declaration	Yes	No
I am authorised to provide this information and sign this form.	*	
The information provided in this form is true and correct.	~	
I understand that if the information I have provided is not true and correct, the Council may terminate any future Agreement (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	*	
I agree to abide by the requirements of the Health and Safety at Work Act 2015 and amendments, including those specifically outlined above.	*	



Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	Scott Philip
Date:	28/05/25

RFP Appendices and supporting information

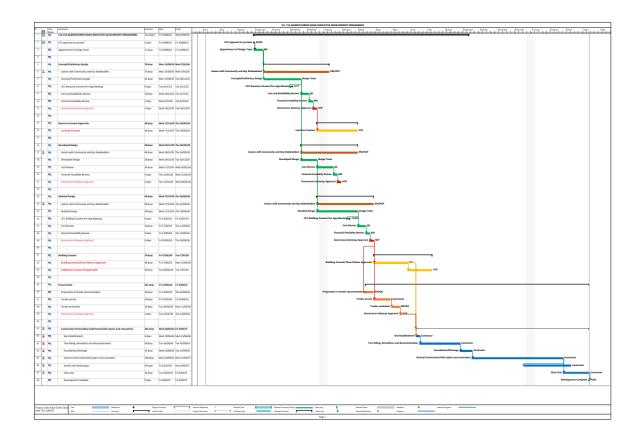
- Appendix A Bulk & Location
- Appendix B Programme (also attached as a separate document)
- Appendix C Statement of Solvency
- Appendix D Capital Expenditure
- Appendix E Operating Budget
- Appendix F H&S Sitewise Certificate
- Appendix G H&S Gold Certificate
- Appendix H H&S Policy Statement

Appendix A – Bulk & Location



Christchurch City Council

Appendix B - Programme



Appendix C – Financial Position – Statement of Solvency



38 Birmingham Drive PO Box 37077 Halswell Christchurch 8245

Phone: 03 339 8660 Fax: 03 339 8656

28 May 2025

Home Foundation General Partner Limited 1 Kairua Road Hornby Christchurch 8025

Christchurch City Council

53 Hereford Street, Christchurch Central City Christchurch 8013

Dear Sir/Madam,

Re: Status of Financial Performance and Position – Home Foundation General Partner Limited trading as Home Capital Partners

We act as Chartered Accountants for Home Foundation General Partner Limited, trading as Home Capital Partners ("the Company").

We confirm that, based on our review of the Company's financial position as at 31 March 2025, the balances were as follows:

- FY2025 Trading Income: \$599,609
- FY2025 Profit: \$172,112
- Total Assets: \$655,617
- Total Liabilities: \$617,787 (Note: Includes Shareholder Current Account of \$128,294)
- Equity Position: \$37,830

After having duly considered and reviewed all relevant financial information and, to the best of our knowledge and belief, we confirm that as at 31 March 2025, Home Foundation General Partner Limited was solvent, in that it was able to pay its debts as they became due in the normal course of business.

This letter is provided for the purpose of confirming the solvency status and the financial position of the Company as at 31 March 2025, at the request of the Christchurch City Council. An initial review of the accounts as of today suggests that there is profit in the FY2026 increasing the equity position.

Should you require any further information, please do not hesitate to contact us.

Regards

Dan Larsen

Director

WINSTONE FRANCE LIMITED



Appendix D – Capital Expenditure During Development

Development cashflow										
Equity	May-25	Jun-25	Jul-25	Aug-25	Sept-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26
Opening balance	\$1,244,643	\$1,209,156	\$1,172,419	\$1,164,885	\$1,122,114	\$1,074,479	\$981,886	\$882,193	\$775,494	\$694,943
Drawdown	-\$35,486	-\$36,738	-\$7,533	-\$42,771	-\$47,635	-\$92,593	-\$99,693	-\$106,699	-\$80,551	-\$83,747
Residual sales revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Closing balance	\$1,209,156	\$1,172,419	\$1,164,885	\$1,122,114	\$1,074,479	\$981,886	\$882,193	\$775,494	\$694,943	\$611,196
Primary lender										
Opening balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown (2nd lender interest)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales revenue (repayments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Closing balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Development cashflow										
Equity	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sept-26	Oct-26	Nov-26	Dec-26
Opening balance	\$611,196	\$210,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Drawdown	-\$400,453	-\$210,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Residual sales revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,499,826
Closing balance	\$210,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,499,826
Primary lender										
Opening balance	\$0	\$0	\$187,479	\$608,123	\$812,435	\$1,203,152	\$1,785,306	\$2,365,578	\$2,749,737	\$2,941,218
Drawdown	\$0	\$186,515	\$417,518	\$200,136	\$384,533	\$572,977	\$568,114	\$370,025	\$176,363	\$87,156
Drawdown (2nd lender interest)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sales revenue (repayments)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$3,028,375
Add interest	\$0	\$964	\$3,126	\$4,176	\$6,184	\$9,177	\$12,159	\$14,134	\$15,118	\$0
Closing balance	\$0	\$187,479	\$608,123	\$812,435	\$1,203,152	\$1,785,306	\$2,365,578	\$2,749,737	\$2,941,218	\$0

⁴¹ Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei



Appendix E – Operating Budget Cashflow

Profit and Loss	Year 1	Year 2	Year 3	Year 4	Year 5
Community Hall income	9,984	10,483	11,007	11,558	12,136
Rental income	227,436	238,807	250,748	263,285	276,449
Total revenue	237,420	249,290	261,755	274,843	288,585
Expenses					
Rates	31,621	34,151	36,883	39,834	43,020
Insurance	26,068	28,153	30,406	32,838	35,465
Maintenance	1,534	3,221	5,072	7,101	9,321
Total expenses	59,223	65,525	72,361	79,773	87,806
Net Operating Income	178,197	183,766	189,394	195,070	200,779
Less debt service	-121,429	-121,429	-121,429	-121,429	-121,429
Less GP Fee	-33,026	-34,908	-36,898	-39,001	-41,224
Less TM fee	-23,742	-24,929	-26,176	-27,484	-28,858
Surplus/deficit	-	2,499	4,891	7,155	9,267

Debt service					
Primary lender					
Interest rate	4.9%	4.9%	4.9%	4.9%	4.9%
Opening balance	2,478,151	2,478,151	2,478,151	2,478,151	2,478,151
Add interest	121,429	121,429	121,429	121,429	121,429
Less interest	-121,429	-121,429	-121,429	-121,429	-121,429
Closing balance	2,478,151	2,478,151	2,478,151	2,478,151	2,478,151



Appendix F - H&S: Sitewise



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Appendix G – H&S Gold Certificate

PREQUALIFICATION

THIS IS TO CERTIFY THAT

Home Construction

ID: 27411

HAS ACHIEVED SITEWISE GOLD STATUS WITH A SCORE OF 94%

SIGNED:

ASSESSED ON: 17 January 2025











Appendix H: H&S Policy Statement

home.

Health & Safety Policy Statement

KEEPING EVERYONE SAFE

Home recognises the need for all workers, including our build partners, to be actively involved in the concept of identifying and managing risk under the Health & Safety at Work Act 2015.

Home will make every reasonable effort in areas of accident prevention, training and the promotion of health & safety and wellbeing of all staff. We regard employee participation as fundamental to the success of health & safety management.

This policy will be achieved by:

- Providing a safe place/s of work, safe tools, equipment, and proper materials
- Complying fully with the Health and Safety at Work Act 2015, codes, standards, and best practice guidelines
- Providing information, training and supervision for all workers, visitors and build partners, and encourage active participation in health & safety
- Clearly defining PCBU, officer and worker responsibilities by measuring performance against objectives, KPI's and job descriptions
- Safeguarding workers, visitors and build partners from unnecessary hazards; and where such hazards cannot be eliminated; that the risk of likelihood is safely managed and controlled
- Promote teamwork and commitment to personal safety
- · Timely and accurate reporting and investigation of injury and incidents
- Develop procedures for dealing with emergencies that may arise
- Should a worker be injured, Home is committed to their early and safe return to work through our return to work policy and rehabilitation programme
- Being committed to continuously improving workplace health & safety to create a healthier and safer work

SIGNED



Date: January 2024

Israel Cooper Managing Director Home Construction



5 June, 2025

Mr. Barry Woodland
Property Consultant
Property Consultancy Team
Facilities and Property
Corporate Services

Philipino Church-GMCC

Making their Proposal for the Hall (old Church), lounge and toilet block and adjoining land to the left of the Hall and down to the southern boundary.

Hello Barry

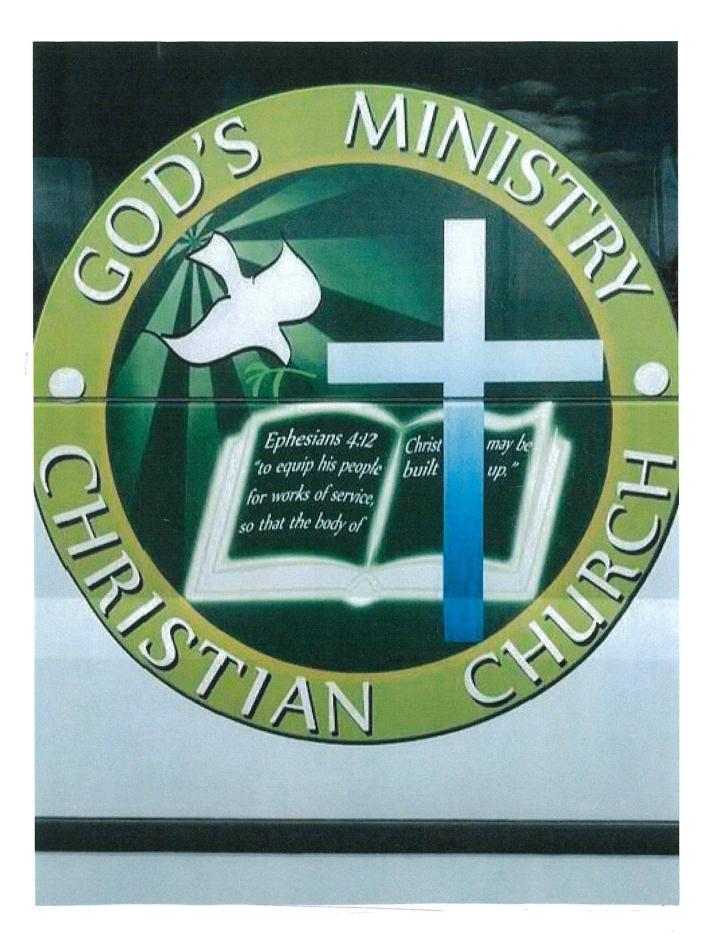
Please find enclosed the necessary papers which accompany the Philipino Church proposal regarding 151 Gilberthorpes Road, particularly the Hall, lounge and toilet facilities, including the land to the right of the buildings and to the southern boundary.

The Philipino Church submits this proposal, jointly with The Hornby Menzshed and the Home Capital Partners.

On behalf of the Philipino Church, if I could answer any questions or make further comments, please don't hesitate to make contact.

Kind regards,

Pastor Peter



Attachment D

Response to key evaluation criteria

Key Requirements - Context

- 1. The principle outcome of this RFP process is to identify a sustainable community based future-use for the
- 2. The preference is for a suitable respondent (not-for-profit with a charitable purpose/charitable trust/church group/community housing provider/private entity) to own and operate the building(s) subject to a ground lease from Council, or purchase the property (land and buildings) as is where is for an intended community-based use.

Please provide your responses to the key evaluation criteria previously outlined at 3.2 (page 10) and listed below as follows:

- Part C Pass / Fail criteria.
- Parts D to H Weighted criteria.

Part C: Pass / Fail criteria

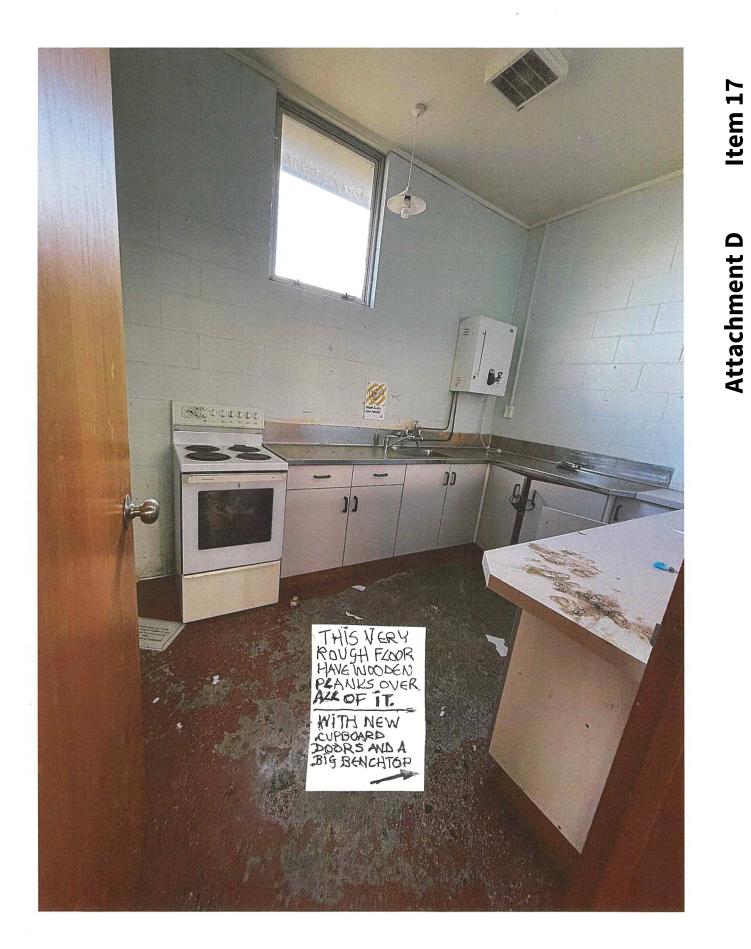
	Criteria	Respondents Response
Ţ	Alignment with Council Policy and Objectives The preposal aligns with Council Policy and Objectives – ie including future-use for community based purposes.	THE PHILIPINO PHURCH TOTALLY Aligns with council Policy, and OBJECTIVES
2	Mo cost to Council The proposal does not require Council funding - ie no capital or operational funding from Council other than through normal community funding channels.	WE GUARANTEE THERE WILL BE ABSOCUTELY NO ROST TO THE FOUNCIL

Part D: Eligible Applicant (10%)

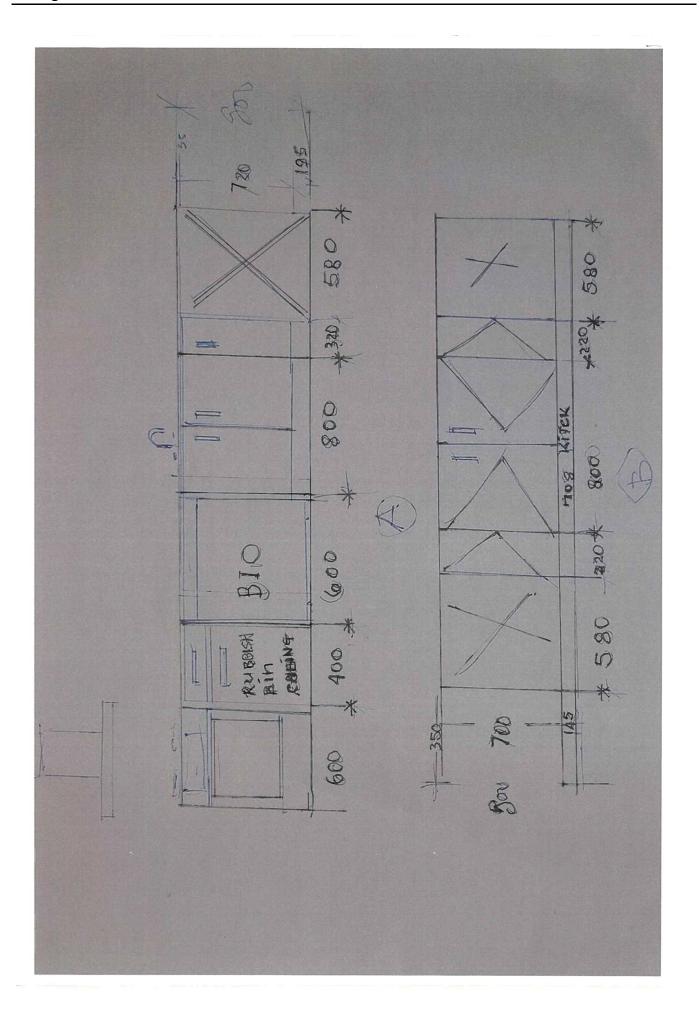
Question	Respondents response
Eligible Applicant – the proposal received is from an charitable trust, church group, community housing p Please provide the following information.	incorporated non-profit with a charitable purpose, rovider, or private entity committed t community use.
State which of the following is appropriate.	
 The proposal received is from: An incorporated non-profit with a charitable purpose. Charitable Trust. Church Group. Community Housing Provider. Private entity committed to a community use. Other. 	

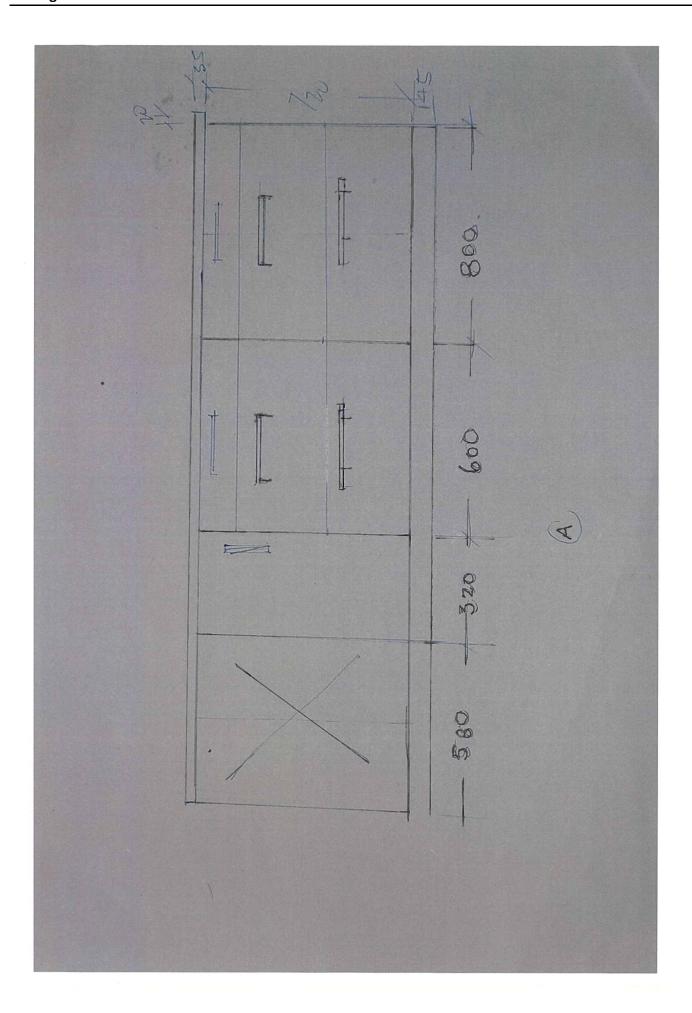
Part E: Concept Plan (15%)

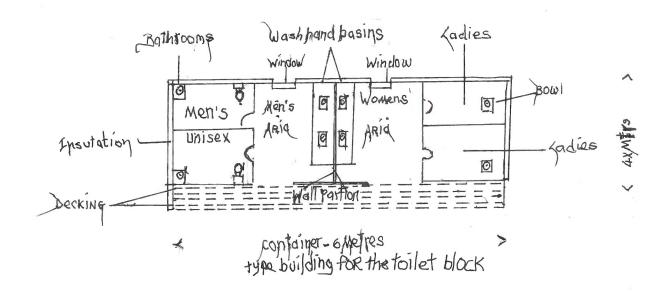
Question	Respondents response					
Concept Plan - the proposal shows a clear vision for the site / buildings, including a high-level implementation plan. Please provide the following information.						
Concept Plan: plan to illustrate and outline the proposed use (or otherwise) of the building(s) and wider site to include any future use development proposals (if applicable).	please find cittached than for the rewilt kitchen and tailed block					
Site Development: confirm whether one or both buildings, and whether all or part only of the site, are / is required.	The only building for the Philippino Rounch is the meet, tiglet block and land beyond it					
Community Use: outline the proposed users of the building(s) / site and likely frequency of use (to include the respondents and any other anticipated tenants / hirers etc).	The Hall church, lounge, Kitchen and toilets would be 'Letont' to community groups to be 'hixed' (a further chance of income.)					
Programme : detail how the concept plan will be implemented / staged (noting that the immediate, required, repairs to the building(s) to enable their use and occupation may take at least 6-9 months to complete).	As attached, a thoto of the 10 builders and confentives, with the names and years of their experience (averaging 17 years her tenson). Who will remed take and maintain the building in an excelent standord (which is have witnessed)					
 Building(s) Ownership and Ground Lease What is your timeline for handover of the building(s) as is where is? What is your prefererred length of tenure for the ground lease? What are you expectations and ability to pay a rental for the ground lease? 	if the Phillip Runch proposal pastean accepted, almost immediate possession would be ideal. A 10-year tenure, never wed every to years would be ideal. They had to year in their last carrier, top & gilberthorpes Road. Very committed to laying a 'Refler corn lease.					

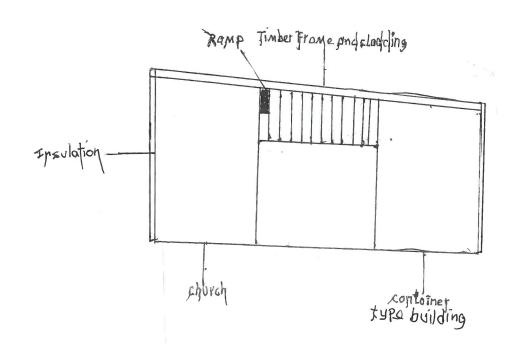


Item 17









Item 17



Part F: Funding & Financial Viability (50%)

Respondents response Funding & Financial Viability – the proposal provides a robust business case, demonstrating secured financia resources (at no cost to Council) for: Pre-Planning (design, consents) Ni DIS PER AFFACHED CONCEPT PLAN Structural repairs and site work Demolition or subdivision (if required) - DEMOLITION OF TOILET, AFTER ASBETICS IS REMOVED. Staged development (if applicable) Cash-Flow projections (income, expenses, operational costs) Please provide the following info/nation. Φμίζιρίλο CHURCH-STATEMENT OF ACCOUNT
1. ΜΑΊΝ ΑΙC. A5 AT 30.4.25 = \$ 3.4.78.94
2. Βυίζηνης ΑΙC. A5 AT 8.5-25 = \$ 49:069.22
3. WOMENE A/C. A5 AT 10.4.25 = \$ 904.23
4. MISSTON A/C. A5 AT 14.4.25 = \$ 786.16
5. YOUTH A/C. A5 AT 14.4.25 = \$ 4989.52
6. CVLYEBOU-AS AT 17.4.25 = \$ 4989.52
70TAL BALAN CEIN THE GALL AS 55.57 8.29 Financial Position: please provide a brief description of your current financial status to include audited financial statements for the last three years. if this is not available Council will accept a letter (from a Bank or Chartered Accountant) confirming 7, KIWI-BANK ACCOUNT TRANSACTIONS AS AT MAY, 2025 FOR P. BHAY = \$137, 8 the status of your financial performance and position. Funding Strategy / Funding Sources - provide evidence of your financial capability/resources to fond the following at no cost to Council: The repair /refurbishment of the building(s)/site as stated above in the Philipino Church Alc's for occupation and use (including all KANDITIONALY KIWI BANK TOTAL FOR P. B. HOLY consenting/construction costs). MONE THAN EVER EXCELDS TOTAL REPAIRS AND AUGOING DEVELOPMENT OF THE BUILDINGS The ongoing operation, management, repair and development of the building(s) and site. Detail the source of funding to support this RFP proposal and concept ie: Funding from the respondent. Proceeds From THE HINDE OF THE HALL, LOUNGE AND THROUGH THE WEDDINGS AND FUNGLALS, ECT. Funding from other external sources. Revenue: anticipated / likely income (ie rental) from other users (tenants / hirers) of the building(s) / site. AS ILUSTRATED IN THE 1St. FOLUMN, ABOVE, THE 5 YEAR INCOME FAR EXCEEDS THE EXPENCES Cashflows: provide the following 5 Year Income and Expenditure (cashflow) budgets - to show: FORESEEN, 1. Operating budget cashflow (revenue and expenses): while the immediate repair / restoration apgrade work to the building(s) and site is underway lie 8-9 months) THE LARGE SUM OF MONEY, HELD IN RESERVES, IN BOTH BANK A/C'S, MORE THAN MEETS THE CASHFOOD AND OPERATING DUDGET EXPENSITURE 2. Capital budget cashflow (expenditure); for the repair / restoration / upgrade works to the building(s) and site. 3. Operating budget cashflow (revenue and

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maintenance costs etc.

expenses): after the repair/restoration / upgrade works have been completed in to include operating /



5 June, 2025

Dear Barry and the Christchurch Council

To perhaps save you the time to go through all the Philipino Bank statements, I thought I might send the following figures which give a total view of the financial resources of The Philipino Church and Peter Hay, collectively.

Philipino Church - ANZ Statement of Accounts:

```
1. Main A/c. – 1.5.24-30.4.25 – Balance = $ 3,478.94

2. Building Fund – 11.5.24-8.5.25 – " = $43,069.22

3. Women's A/c. - 1.5.24-30.4.25 - " = $ 904.23

4. Mission Fund -15.4.24--4.4.25 - " = $ 786.16

5. Youth A/c. – 15.4.24-14.4.25 - " = $ 2,351.22

6. Culverdon A/c. 22.4.24-17.4.25 – " = $ 4,988.52
```

Philipino Church Total Balance as at 8.5.25 = \$55,578.29

Peter Hay-Kiwi Bank Account Transactions =\$137,290.26

In the light of these healthy resources, we don't see the same need of developing a 10 year plan, but if you, Barry and the Council prefer, I am very happy to furnish it, asap.

Kind regards

Peter

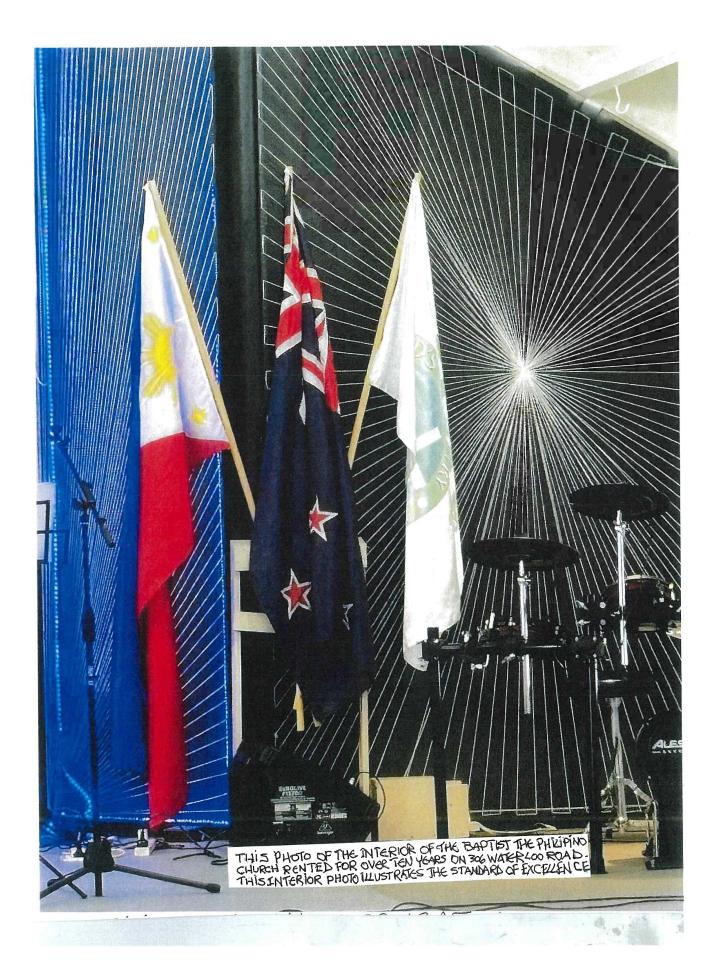
Part G: Capability & Experience (10%)

Question	Respondents response
Capability & Experience – the proposal demonstrates community initiative. Please provide the following information.	s an ability to manage, deliver, and operate the proposed
Experience : provide details of your past experience of managing and delivering similar projects requiring significant upgrade and repair construction works. (Provide two nominated referees whom the Council can contact – email address and phone number)	
Community Facilities: outline your experience and track record regarding the development and operation of successful community based facilities (for ownership or rental). (Provide two nominated referees whom the Council can contact – email address and phone number)	THE ATTACHED PHOTOGRAPH AND LIST OF EF THE PHILIDING CHURCH MEMBERS, ALL IT OF TRADESMEN (WHO HAVE SHOWN EXCELLENGE IN THEIR WORK-ETHIC, WHICH I HAVE SKY MYSELF). ROY SANCHEZ: RIYO MARAYILA
Management: indicate how the building(s) / site will be managed ie management structure, staff numbers by position / role.	PASTOR RICOMARYIZZO WHO WILL SUPERVISE THE PROJECTS OF DEMOLISHING THE TOILET - BLOCK AND RENEW THE KITCHEN AREA.
Capability : who are the key personnel that will be managing the repair, operation and use of the buildings – detail their experience and credentials.	ROY SANCHEZ-RICO MARÁVILZO (PASTOR) TIRSO TAYAO (PASTOR)
Health & Safety Approach: Please describe your approach to health and safety, including details of the following: Training (past and ongoing) provided to key personnel; any improvement, prohibition or infringement notices, fines and / or prosecutions received in the last 5 years; Any serious harm accidents in the last 5 years. Please attach a copy of your current Health and Safety Policy (if available). Should your proposal be successful outline your approach to health and safety (risks and hazards) related to the the building upgrade works, subsequent operation of the building(s) / site and obligations to your tenants (if any) and the public, and actions to eliminate or mitigate them.	HOMER OUFINDO (PASTOR) (THE ATTACHED AUTHORISED RESPONDENT) VERY EXPERIENCED



List of God's Ministry Christian Church members who are working in the construction industry.

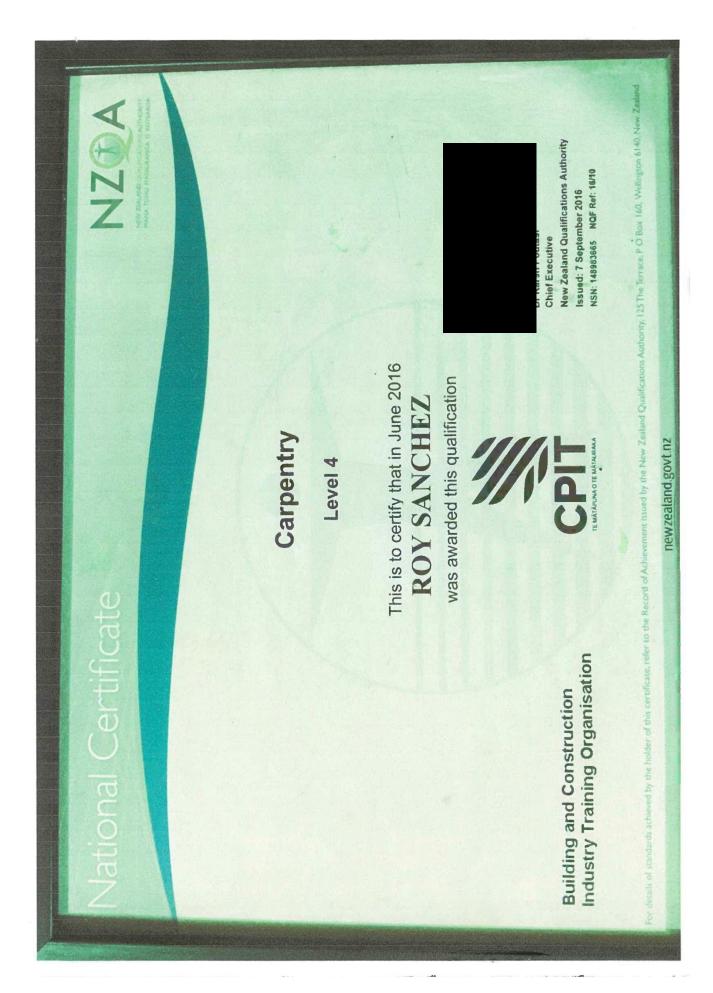
NAME	PROFESSION	YEARS IN SERVICE
Richard Ananayo	Builder/Carpenter	16 yrs
Manuel Valenzuela	Builder/Carpenter	13 yrs
Anthony Maravilla	Builder/Carpenter	10 yrs
Rico Maravilla	Level 4 – Qualified Builder/Joiner	25 yrs
Marcus Untalan	Carpenter/Joiner	20 yrs
Nonato Solano	Carpenter	18 yrs
Roy Sanchez	Level 4 – Qualified Builder (LTSP)	28 yrs
Ace Sanchez	Carpenter	12 yrs
Rommel Basilio	Carpenter	25 yrs
tamil Regala	Carpenter	20 yrs
Ernie Patawaran	Carpenter	18 yrs
Ronald Fortes	Tiler/Plasterer	20 yrs
Andy Anselmo	Tiler/Plasterer	20 yrs
Benjie Bugagon	Painter	15 yrs
irso Tayao Jr	Hammer hand	5 yrs
ugust Dimarucut	Assistant Electrician	4 yrs
Reynaldo Tabayoyong	Engineering Assistant (Hurunui District Council)	1 ½ yrs



Part H: Community Impact (15%)

Question Community Impact: the proposal demonstrates the	Respondents response extent of community benefit and outreach
Please provide the following information.	i E
Community Outreach: provide a breif summary of the benefits generated by the proposed building(s) / site use - the community outreach services and activities to be provided, likely groups / users of the building and general community use.	BOTH THE HALL AND FACILITIES AND THE ADJOINING GRASSED AREA AND SHRUBS SUITABLE FOR WEDDING AND FUNERAL PARTICIPANTS LAN GATHER FOLLOWING THEIR FUNCTION. THE HUGE BENEFIT OF THE BASKET BALL COURT TO THE YOUTH OF THE WHOLE HORN'BY SUBURB.
Public Good: how does your proposal ensure that the 'public good' elements of the premises are maintained?	BY THE EXCELLENT TRADESMEN IN THE DAVIDING LEADERSHIP TEAM, WHICH I HAVE WITNESED. PLEASE FIND PHOTO'S ATTACHED.
References: you may wish to provide letters of support illustrating the value of your proposed use / service to the community.	PLEASE FIND ATTACHED 3 REFERENCES FROM: LHORNBY HIGH SCHOOL, PRIMARY SCHOOL AND THE HELL BROOTIELD COMMUNITY DEVELOPMENT
Sustainability- with regard to your proposed use outline any operational plans for: Energy Efficiency Management, Solid Waste Reduction, Water Use reduction, other ways to mitigate any environmmental impact.	THE PHILIPINO CHURCH FAMILY HAVE ILLUSTRATED WAYS TO MITIGATE ANY ENVIRONMENTAL IMPACT BY THE CAREFULL USE OF SEVERAL CHURCH PREMISES, WHICH WOULD BE FULLY CO-OBERATED BY THE CANTERBURY WESTLAND BAPTIST ASSOCIATION (WITH CHRIS CHAMBERLAND-RETIONAL LEADER).

Item 17



NEW ZEALAND GUARIFICATIONS AUTHORITY MANA TOHU MĂTAURANGA O AOTEAROA QUALIFY FOR THE FUTURE WORLD KIA NOHO TAKATŪ KI TÕ ÂMUA AO!

Carpentry

Level 4

This is to certify that in February 2019

RICO MARAVILLA

was awarded this qualification



Building and Construction Industry Training Organisation



details of standards achieved by the holder of this certificate, refer to the Record of Achievement issued by the New Zealand Qualifications Authority, 125 The Terrace, P.O. Box 160, Wellington 6140, New Zealand

newzealand.govt.nz

Item 17







New Zealand Certificate in Carpentry

Under Subpart 2 of Part 5 of the Education and Training Act 2020



Eric Nicolle Navarro

This is to certify that on 21 November 2022

by BCITO, a business division of Te Pükenga Work Based Learning Ltd. to the above qualification and was awarded this qualification has met the requirements of the programme leading







180 Waterloo Road, Hornby, Christchurch 8042, New Zealand Telephone: +64 3 349-5396 Email: office@hornby.school.nz Website: www.hornby.school.nz

4 June 2025

TO WHOM IT MAY CONCERN

I write to support the value of the Filipino church using the proposed premises at 151 Gilberthorpes Road along with offering it also to our wider community.



lain Murray **Principal**



4th June 2025

To whom it may concern,

I am writing this letter in support of the proposal to renovate the church at 151 Gilberthorpes Road to provide church, hall and basketball facilities for the community.

I see a definite need for facilities that promote a sense of community within Hornby. Currently there are very few options available for functions in the area and for the youth of the area to enjoy the sport of basketball. This would be a welcome addition to help foster wellbeing within the area and community.

Yours sincerely,



Maire Bowler Principal.



Hei Hei/Broomfield Community Development



126 Hei Hei Road (Cnr Hei Hei & Buchanans Roads), Hei Hei, Christchurch 8042 Phone: Email:

To Whom It May Concern

I agree to the Filipino Church having old church building based at 151 Gilberthorpes Road. They have looked at several buildings since vacating the old Baptist church and this is their only option in this area.

I also agree with the plan of including the Men's Shed of which there is a real need in this area and Social Housing.

If you have any queries regarding this letter please don't hesitate to contact me anytime on



Tracey Buunk
Community Development Worker / Trustee

Appendix 4 - Financial declarations

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

Statement of Solvency

Provide a 'Statement of Solvency' for the parent company, signed by a certified accountant. The Statement of Solvency must establish the solvency of the Respondent at a time 30 days or less from the date of the Response.

Director's declaration

| CERTIFY that [

lis solvent.

Director's signature:

Full name:

Date:

Any other declarations?

SINCE THE PHILIPINO CHURCH HAS NOT HAVE AN ACCOUNTANT WE UNFORTUNALELY ARE UNABLE TO PROVIDE A DECLARATION OF A STATEMENT OF SOLVENCY.

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Appendix 5 - Statement of departures

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road	, Hei Hei	
RFP Number:	31350688		
Prospective Supplier's acknowledgment			
Please tick the applicable statement(s) below:			
There are no departures from the requirem	nents of the RFP Documents.		
Or			
☐ There are departures from the requiremen☐ There are changes proposed to the Counci☐ The Proposal is based on certain assumpti	l's Agreement		
Please list below all departures from the stando Proposal is based.	ard requirements of the RFP a	nd list all assumptions	on which your
Please list any changes you request to the Cour contract terms be considered which are not list		cumstances will furthe	r changes to th
Departures from the requirements of the RFP	documents are described in t	the attached table.	
Description of the Departure	RFP Document reference	Proposal reference	

The assumptions on which the Proposal is based are described in the attached table.



Appendix 6 - Conflict of interest declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

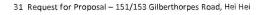
Conflict of interest definition:

A conflict of interest is a situation in which a Respondent could gain (or be seen to gain) an unfair advantage through an association with an individual or organisation. Associations include financial, personal, professional, family-related or community-related relationships.

- An actual conflict of interest is where there already is a conflict.
- A potential conflict of interest is where the conflict is about to happen or could happen.
- A perceived conflict of interest is where other people might reasonably think there is a conflict.

Questionnaire:

Question	Response (Select one answer for each question. Select "potentially" if others could perceive that a conflict exists.)	
Does any person in the Respondent organisation have a close friend or relative who they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process?	Yes No Potentially (circle one)	
Has any person in the Respondent organisation recently offered any special discounts, gifts, trips, hospitality, rewards or favours to any person they are aware is (or could be) involved in any evaluation or decision-making relating to this RFP process? (e.g. free travel, free samples for personal use)	Yes No Potentially (circle one)	
Is the Respondent aware of any person involved in any evaluation or decision-making relating to this RFP process having a financial interest in the Respondent organisation? (e.g. the person is an employee of, or a shareholder in, the Respondent organisation)	Yes No Potentially (circle one)	
Is the Respondent aware of anything that might give the appearance that any person involved in the evaluation stage or decision-making stage of this RFP process is biased towards or against the Respondent organisation? (e.g. the person has used the Respondent organisation's corporate box)	Yes No Potentially (circle one)	
Is the Respondent aware of any other arrangement it currently has, or clients it currently provides works	Yes / No / Potentially (circle one)	





to, that may give rise to a conflict with the RFP?	
Is there anything else that the Council should know?	Yes / No / Potentially (circle one)

If the Respondent answered "yes" or "potentially" to any of the questions above, please set out the details of the situation below.

Councilor	MOVE Beiters	has given advice	, only.

Declaration	Yes (tick)	No (tick)
I am authorised to provide this information and sign this form.		
The information provided in this form is true and correct.		PARTIE STATE
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	V	

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	- Parov (senior)
Date:	

Appendix 7 - Non Collusive Practices Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

This Declaration requires the Respondent to confirm that:

- Its Response is a bona fide Response, intended to be competitive;
- The price submitted in the Response has not been fixed or adjusted under or in accordance with any agreement or arrangement with any other person; and
- The Registrant has not engaged in any communications or discussions with other potential Registrants with the intention to:
 - o set the price of goods or services or interfere with how the price of goods or services is set; and
 - o substantially lessen competition in a market.

QUESTIONNAIRE:

Note: Each organisation involved in a joint Response must submit a separate questionnaire and declaration.

Question	Response Select one abswer for each question
Has any person in the Respondent organisation been involved in any discussions with other potential Respondents in relation to this RFP?	Yes (No) (circle one)
Has any person in the Respondent organisation communicated to a person other than the Council, the amount or approximate amount, in confidence, of the approximate amount of the Response was essential to obtain professional advice required for the preparation of the Response?	Yes (No) (circle one)
Has any person in the Respondent's organisation entered into any agreement with any other person that he/she will refrain from submitting a Response?	Yes (No) (circle one)
Has any person in the Respondent's organisation offered to pay, give or agree to give any sum of money or valuable consideration directly or indirectly to any person for doing, having done, causing or having caused to be done, in relation to any other Request any act of the sort described above.	Yes No (circle one)

If the Registrant answered "yes" to any of the questions above, please set out the details of the situation below.

33 Request for Proposal – 151/153 Gilberthorpes Road, Hei Hei



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Declaration	Yes	No
I am authorised to provide this information and sign this form.		
The information provided in this form is true and correct. Absolutaly	D/	
I understand that if the information I have provided is not true and correct, the Council may terminate any future contract (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	Ŋ	

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Appendix 8 - Health and Safety Pre-Qualification and Declaration

Note: This form must accompany each submitted Response.

Response for:	151/153 Gilberthorpes Road, Hei Hei
RFP Number:	31350688

IT IS CERTIFIED THAT The Philip Ino Thurch (Prospective Supplier) will comply with the following Health, Safety and Environmental matters in performance of this Agreement.

- 1. The Prospective Supplier must comply where appropriate with all of the following:
 - (a) Government statutes i.e. Acts and Regulations;
 - (b) Council By-laws;
 - (c) Approved Codes of Practice;
 - (d) Ministry of Business, Innovation and Employment Regulator and/or WorkSafe Guidelines;
 - (e) AS/NZS Standards (or international standards where AS/NZS are not adequate or applicable);
 - (f) Manufacturer's specifications of equipment used;
 - (g) Conditions of the Agreement.
- 2. The matters set out below provide a form of check list for the content of the health and safety plan. Note that the level of detail provided should be in proportion to the level of risk identified:
 - (a) ACC WSMP, ACC WSD or AS/NZS 4801:2001 (Occupational Health and Safety Management Scheme) (or equivalent), OHSAS 18001, ISO 14001:2004, ECO Warranty; 2008, Enviromark, Envirostep (or equivalent);
 - (b) A formal site specific induction process;
 - (c) Task analysis/methodologies for all risks identified in the Prospective Supplier's Proposal;
 - (d) Accident/incident investigation procedures/statistics/example templates;
 - (e) Risk Register and control measures;
 - (f) Training records for staff and supervisory roles as stipulated in Specifications including any additional training the Prospective Supplier deems applicable;
 - (g) Emergency procedures;



- (h) Safety equipment applicable to the Agreement with certifications relevant to AS/NZ Standards;
- (i) Specific job instructions, procedures, work permits applicable to the Agreement;
- (j) Suitable return to work/rehabilitation programme to ensure the management of all injury types; and
- (k) An accepted site specific safety plan and environmental management plan.

Declaration	Yes	No
I am authorised to provide this information and sign this form.	d	
The information provided in this form is true and correct.	1	
I understand that if the information I have provided is not true and correct, the Council may terminate any future Agreement (if the Council has reasonably relied on the accuracy of information provided in this questionnaire), at any time and with immediate effect by written notice.	1	
I agree to abide by the requirements of the Health and Safety at Work Act 2015 and amendments, including those specifically outlined above.	A	

Signed by authorised signatory of the respondent:	
Name and title of authorised signatory:	HOMER OLFINDO - RESIDENT PASTOR
Date:	5/6/25









Memo

Date: 11 April 2025

From: Jacob Bradbury, Manager Planning & Delivery Transport

To: Mayor and Councillors

Cc: Waipapa Papanui-Innes-Central Community Board

Executive Leadership Team

Reference: 25/712526

Setting of Speed Limits Rule: Impact on Capital Projects

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of the Memo is to give Elected Members an understanding of the process for changing speed limits under the Land Transport Rule Setting of Speed Limits (the Rule)
 - 1.1.1 It will cover the issues leading to the staff recommendation to retain the 30 km/h speed limit on Gloucester Street Shared Space project
 - 1.1.2 The memo will also serve as background information ahead of a future consultation on the speed limits for the Te Kaha Surrounding Streets project
- 1.2 The information in this memo is not confidential and can be made public.

2. Update He Pānui

Speed Limit Rule Changes

- 2.1 On 28 September 2024, the Land Transport Rule: Setting of Speed Limits 2024 was released, and came into force on the 30 October 2024. This is attached to this report as **Attachment A**.
 - 2.1.1 The Rule change was widely publicised as reversing previous blanket speed limit changes. Staff focus since then has been on automatic reversals and implementing 30 km/h speeds outside of school gates.
 - 2.1.2 However, it also does not allow for implementation of speeds that were set by Council under the Setting of Speed Limits 2022 Rule, which have not been installed yet.
- 2.2 For all future speed limit changes on existing roads, the Rule also places restrictions on Road Controlling Authorities (RCAs) around the limits that can be set, depending on the street classification:
 - 2.2.1 Schedule 3 of the Rule (Page 53 of **Attachment A**) defines permitted permanent speed limits for particular classifications of road. Notably, it does not allow for 30 km/h speed limits on normal urban streets.
 - Urban Street classifications (Table 1): There are 4 classifications of street, which specify limits between 10 km/h and 100 km/h.
 - Rural Street classifications (Table 2): There are 6 classifications of street, which specify limits between 50 km/h and 120 km/h.



- Alternative permanent speed limits for certain roads (Table 3): This deals with atypical street types, such as beaches, mountainous roads, high risk intersections, unsealed roads, and urban streets with significant levels of pedestrian and/or cycling activity. The specified limits for these street types range between 10 km/h and 80 km/h.
- 2.3 Clause 3.8 of the Rule also requires RCAs to conduct consultation with the community ahead of any changes to speed limits, with some requirements that differ from the previous rules. The consultation and decision-making must meet a number of specific criteria, which include:
 - Minimum consultation period of 6 weeks, notified on an internet site
 - The material must include information showing:
 - The role and function of the road; how the road is used (including the different types of road user); and why a speed limit change has been proposed rather than any other speed management intervention
 - An explanation of how the road safety aspects of the [Government Policy Statement] have been had regard to
 - A cost benefit disclosure statement
 - The consultation must have used reasonable efforts to reach a number of groups, including: schools, communities, road users (including freight providers), businesses, and adjoining RCAs
 - Must have reasonably practicable efforts to consult with Māori where the changes affect Māori land or land subject to any Māori claims settlement act
 - A summary of feedback must be provided, including an explanation of how feedback was taken into account in any final draft plan. This point in particular is no change to the current engagement processes.
 - 2.3.2 The RCA must have considered this information and feedback when making a decision about their proposal for the speed limit on a piece of road.
- 2.4 Once the RCA has decided to propose a change to speed limits, they must seek the Director of Land Transport's approval.
 - 2.4.1 With this, the RCA must supply information, mostly showing how it has complied with the requirements above
 - 2.4.2 The Director will then give their approval, subject to the RCA having met the requirements
- 2.5 Once approval has been given and the new speed limit has been set, it must publish this on an internet site, with linked information.
- 2.6 There are separate rules for applying speed limits in other circumstances, such as within a pilot project, or for a new road.

Gloucester Street

- 2.7 The Gloucester Street Shared Space project (#71599) has involved a trial layout between Colombo and Manchester Streets, with a 10 km/h speed limit installed under Temporary Traffic Management.
- 2.8 After gathering public feedback and convening a Hearings Panel, Council approved this section of the street to be a permanent 10 km/h speed limit by Council at the 2 October 2024

Page 2



- meeting. However, Detailed Traffic Resolutions were not available at the time, so staff were asked to return to Council for these at a later date.
- 2.9 On 05 March 2025 staff were due to present a report to Council for these resolutions, including the permanent speed limit change.
 - 2.9.1 It was noted before the report was presented that the regulatory tool being used for the speed limit change was a now rescinded Bylaw, rather than the Setting of Speed Limits Rule 2024. Therefore, this would not be enforceable, so the report was pulled from the agenda.
 - 2.9.2 Staff have sought legal and regulatory advice, before returning to Council with a report that now proposes not including the 10km/h speed limit.
- 2.10 Staff considered a number of options to meet the previous Council approvals, however, there is no clear and simple method to achieve this.
 - 2.10.1 This may be possible by defining the street as a Civic Space, however, this is defined as a street "mainly intended for localised on-street activity with little or no through movement". Given the traffic volumes along Gloucester Street (~1500vpd during the trial) it does not immediately fall into this category
 - 2.10.2 Other classifications would fit the nature of the street, however, these do not permit a permanent 10 km/h speed limit (eg Urban streets with significant levels of pedestrian and/or cycling activity)
 - 2.10.3 Staff sought a legal opinion, which was not clear. Doubts were raised about inconsistency between these definitions, and the District Plan classification. The legal advice suggested pursuing a change to the District Plan, noting that this could take a significant period, and have significant knock-on impacts.
 - 2.10.4 Staff also sought advice from previous members of the NZTA speed management assessment panel as the Director ultimately approves speed limits. As the Rule is new, it is not clear how edge cases will be dealt with, so staff cannot say with confidence whether a permanent 10 km/h speed limit would be approved.
- 2.11 The existing permanent speed limit on this street is 30 km/h, so staff have recommended retaining this

Te Kaha Surrounding Streets

- 2.12 The Detailed Traffic Resolutions for the streets around the One New Zealand Stadium at Te Kaha were approved by the Finance and Performance Committee on 28 June 2023. This included a number of resolutions (5-10, & 178) relating to speed limit changes, which no longer can be implemented due to the Rule. These are on the following streets:
 - Madras Street (Moorhouse to Hereford) approved 30 km/h
 - Tuam Street (Madras to Fitzgerald) approved 30 km/h
 - Lichfield Street (Barbadoes to Fitzgerald) approved 30 km/h
 - Duke Street (Tuam to Lichfield) approved 30 km/h
 - Hereford Street (across Latimer Square) approved 30 km/h
 - St Asaph Street (Ferry to Madras) approved 30 km/h
 - Lichfield Street (Madras to Manchester) approved 10 km/h
- 2.13 The Rule does not allow Council to meet the previously approved 30 km/h speed limits. Those streets previously approved at 30 km/h given the expected travel patterns once the stadium



is operational - appear to best fit into the category of *Urban streets with significant levels of pedestrian and/or cycling activity*

- 2.13.1 This category of street has a permitted speed limit of 40 km/h
- 2.14 It is likely that Council could achieve the previously approved 10km/h speed limit on Lichfield Street (Madras to Manchester). The design, and expected traffic volumes and types, would mean the street would likely fit into the category of a *Civic Space*
 - 2.14.1 This category of street has a permitted speed limit of 10 km/h
- 2.15 Staff are therefore planning to conduct consultation on speed limit changes in line with the Rule (see 2.3 2.5 above). This will allow Council (as the decision-maker) to consider the information and community views on the proposed 40km/h and 10km/h limits described above.
 - 2.15.1 Staff are commissioning safety audits to ensure that higher speed limits do not adversely affect the safety of the design. While these are not expected to raise any major issues, should further measures be required to manage safety in a higher speed environment, this will be included in the final report to Elected Members to support decision making.
 - 2.15.2 Barbadoes Street from Hereford Street to Tuam Street is also expected to see high pedestrian numbers around events, however, this section of road had not been included in the initial approved speed changes. This stretch of road was expected to be considered as part of the Safe Speed Neighbourhood programme: as this programme is no longer progressing, this section of Barbadoes Street will also be consulted on.
- 2.16 Staff are planning to undertake consultation between May 2025 and July 2025.
 - 2.16.1 Staff will provide more information through a briefing of Council prior to any public engagement.
 - 2.16.2 Some of the information required is specialist and technical, staff have not had to produce it before, and it is likely to require significant supporting information for it to be useful for the general public. There is therefore some uncertainty around the exact date when consultation would be able to start.
 - 2.16.3 While there will be a generally available website with the information about the proposed change and links to provide feedback, staff will focus on notifying and gaining feedback from the following groups:
 - Previous submitters on the 2023 Te Kaha Surrounding Streets consultation
 - Businesses and residential properties located within the streets that we're proposing speed changes
 - Transport-based stakeholders
 - Other stakeholders as specified within the Rule (eg schools and tertiary educational facilities).
- 2.17 Results will then be reported back to Council for a decision on or around late August 2025.
- 2.18 Any approved speed limit changes can then be implemented, ideally ahead of the opening of the stadium in April 2026.



3. Conclusion Whakakapinga

- 3.1 The Setting of Speed Limits Rule 2024 has changed the process and method by which Road Controlling Authorities change speed limits. It also does not allow for speed limits previously approved but not yet enacted to be installed.
 - 3.1.1 It is more prescriptive around the speed limits that can be used for particular types of road
 - 3.1.2 The process requires certain information to be produced and shared with the public through a minimum six week consultation process
 - 3.1.3 The RCA then seeks the approval of the Director of Land Transport for the proposed change
- 3.2 This has affected the approved 10km/h speed limit on Gloucester Street (Colombo to Manchester).
 - 3.2.1 Due to the changed rules it is likely to be extremely onerous, and potentially not possible, for Council to enact the 10km/h speed limit previously approved
 - 3.2.2 Staff have therefore recommended that the existing 30km/h speed limit is retained
- 3.3 This has also affected the speed limit changes previously approved on the Te Kaha Surrounding Streets project. Staff are therefore planning to undertake consultation on these speed limit changes in line with the requirements of the Rule.
 - 3.3.1 There is no method for Council to achieve the approved 30km/h speed limit on the streets directly around the stadium (plus others affected), therefore staff will consult on a change to a 40km/h speed limit on these streets instead.
 - 3.3.2 There is a method for Council to achieve the 10km/h speed limit approved for Lichfield Street (Manchester to Madras Street), so this will be included in the consultation.
 - 3.3.3 The consultation is currently planned for May 2025 to July 2025, and staff will brief Council before any public engagement material is released.
 - 3.3.4 Staff are aiming to provide information to Elected Members for a decision on or around late August 2025. This would allow any permanent changes to be enacted before the stadium is planned to open in April 2026.

Attachments Ngā Tāpirihanga

No.	Title	Reference
А	Land Transport Rule - Setting of Speed Limits 2024 - as at 15 January 2025	25/714157

Signatories Ngā Kaiwaitohu

Authors	Jacob Bradbury - Manager Planning & Delivery Transport
	Hannah Ballantyne - Senior Engagement Advisor
	David McCormick - Senior Traffic Engineer
Approved By	Lynette Ellis - Head of Transport & Waste Management

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Pursuant to sections 152, 157(1), 159A and 160(4) of the Land Transport Act 1998, and after having had regard to the criteria specified in section 164(2) of that Act

I, Hon Simeon Brown, Minister of Transport

make the following ordinary Rule:

Land Transport Rule: Setting of Speed Limits 2024.

Signed at Auckland

This 28th day of September 2024

Hon Simeon Brown

Minister of Transport

Land Transport Rule Setting of Speed Limits 2024

As at 15 January 2025

1



Setting of Speed Limits 2024

Land Transport Rule Setting of Speed Limits 2024

As at 15 January 2025

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As at 15 January 2025



Land Transport Rule

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Extent of consultation

The Ministry of Transport published a draft version of the Rule along with explanatory material on its website for public consultation on 13 June 2024. Notification of the consultation was sent by email to road controlling authorities, and published on the Beehive website. A notice was also published in the *Gazette* on 13 June 2024. Consultation was open for four weeks until 11 July 2024.

The Ministry received 8,180 submissions on the draft Rule. Officials analysed and considered the submissions before providing a final version of the draft Rule to the Minister of Transport for signing.



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Compilation notes

1 General

This is a compilation of Land Transport Rule: Setting of Speed Limits 2024 that incorporates all the amendments to that Rule as at the date of the last amendment to it.

2 Amendments incorporated in this reprint

Land Transport Rule: Setting of Speed Limits Amendment 2024



Setting of Speed Limits 2024

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Section 1	Preliminary	provisions

1.1 Title

This Rule is Land Transport Rule: Setting of Speed Limits 2024.

1.2 Commencement

This Rule comes into force on 30 October 2024.

1.3 Objective of Rule

The objective of this Rule is to contribute to an effective, efficient and safe land transport system by—

- (a) providing for an approach to speed management that considers speed limits alongside safety infrastructure and safety camera enforcement; and
- (b) empowering or requiring road controlling authorities to set speed limits for roads under their control, generally after considering safety, economic impacts and the views of road users and the community; and
- setting out requirements road controlling authorities must comply with when setting speed limits.

1.4 Interpretation

(1) In this Rule, unless the context otherwise requires,—

Act means the Land Transport Act 1998

Agency (as RCA) means the Agency when acting as a road controlling authority

Auckland Council means the entity established under <u>section 6</u> of the Local Government (Auckland Council) Act 2009

Auckland Transport means the entity established under <u>section</u> 38 of the Local Government (Auckland Council) Act 2009

category 1 school means any school that is not a category 2 school

category 2 school means a school that has been designated as a category 2 school under clause 5.2(1)

change, in relation to speed limits, safety cameras and safety infrastructure, includes to put something in place for the first time or to remove something without any replacement



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current, in relation to a plan, means the plan most recently published under this Rule

emergency has the meaning in clause 7.1(4)

emergency speed limit means a temporary speed limit set due to an emergency

financial year means a period of 12 months commencing on 1 July and ending with 30 June

GPS on land transport has the same meaning as in the <u>Land</u> <u>Transport Management Act 2003</u>

in the register, in relation to a speed limit, means the speed limit contained in a land transport record that has not been revoked

mean operating speed means the mean speed of traffic, including all classes of vehicle, measured in a way that is representative of all traffic speeds on the road over a 7-day period

new road—

- (a) means a road that has only recently been constructed and made available for public use; and
- includes a future road in a speed limit area declared under clause 2.3

outside the school gate, in relation to a road, means the section of the road immediately adjacent to a gate or other access used by students to enter or leave the school, usually measuring (with any reasonably practicable modifications):

- (a) 300 metres for a category 1 school; or
- (b) 600 metres for a category 2 school

permanent speed limit means a speed limit that is in force except when a seasonal, variable, or temporary speed limit is in force

register has the same meaning as in section 200A of the Act

Registrar has the same meaning as in section 200A of the Act

road has the same meaning as in the Act and includes a section of a road

safety camera means a camera used for the primary purpose of detecting offences under land transport legislation of exceeding the speed limit



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safety infrastructure means roading infrastructure intended to improve safety (for example, median barriers, rumble strips, raised crossings, and intersection treatments)

school means a registered school within the meaning of <u>section</u> 10(1) of the Education and Training Act 2020

school travel period, in relation to a school, means a school travel period set by a road controlling authority in accordance with Section 5

seasonal speed limit means a type of speed limit that-

- (a) is the same for all 24 hours during any given day; and
- is different for each of two or more specified periods during a calendar year

special event has the meaning in clause 7.1(3)

State highway has the same meaning as in the <u>Land Transport</u> Management Act 2003

temporary speed limit means a speed limit set in accordance with Section 7

territorial authority-

- (a) means a road controlling authority that is a territorial authority within the meaning of the <u>Local Government Act</u> 2002; and
- includes a road controlling authority that is a unitary authority, Auckland Council or Auckland Transport

unitary authority has the same meaning as in the <u>Local</u> Government Act 2002

variable speed limit-

- (a) means a type of speed limit where the speed limit in force on a road changes under certain conditions; and
- (b) excludes a seasonal speed limit

work has the meaning in clause 7.1(2).

(2) A term that is used in this Rule and defined in the Act but not defined in this Rule has the meaning given in the Act (for example, Agency, Commissioner, Director, land transport record, and road controlling authority).



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Section 2 Speed limits

Ascertaining the applicable speed limit

2.1 Applicable speed limit for a road

- (1) The applicable speed limit for a road at any given time is—
 - (a) the speed limit for the road in the register and that is in force at the time; or
 - (b) if paragraph (a) does not apply and a bylaw made before 19 May 2022 (the commencement date of the Land Transport Rule: Setting of Speed Limits 2022) sets the speed limit for the road, the speed limit set by the bylaw and that is in force at the time; or
 - (c) if paragraphs (a) and (b) do not apply, a permanent speed limit of 100 km/h.
- (2) For a seasonal speed limit that is in force, the applicable speed limit for the road at any given time is the speed limit in force at the time in accordance with the details of the speed limit in the register or bylaw (as the case may be).
- (3) For a variable speed limit that is in force, the applicable speed limit for the road at any given time is the speed limit shown on signs at the time (provided the speed limit shown on the signs is in accordance with the details of the speed limit in the register or bylaw (as the case may be)).

Emergency speed limit on register prevails

(4) Despite subclauses (1) to (3), if at any given time there is an emergency speed limit for a road in the register, the applicable speed limit for the road at that time is the emergency speed limit (not the underlying permanent, variable or seasonal speed limit for the road in the register).

Temporary speed limit applies despite register

(5) Despite subclauses (1) to (4), if at any given time a temporary speed limit (other than an emergency speed limit) for the road has been set and is in force under Section 7, the applicable speed limit for the road at that time is the temporary speed limit (other than an emergency speed limit).



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Setting speed limits

2.2 Setting speed limits (other than temporary speed limits)

- A road controlling authority may set a speed limit for a road under its control (other than a temporary speed limit) under this Rule.
- (2) When setting a speed limit under subclause (1), a road controlling authority may specify a date on which the speed limit comes into force.
- (3) If a road controlling authority specifies a date on which the speed limit comes into force, that date must be no earlier than the day after the corresponding land transport record is created.

2.3 Declaring speed limit areas

- (1) A road controlling authority may set a speed limit (other than a temporary speed limit) for a road or roads under its control by declaring a speed limit area.
- (2) When declaring a speed limit area, a road controlling authority must—
 - identify the boundaries of the area to be designated as the speed limit area; and
 - (b) specify the speed limit that applies in the speed limit area; and
 - (c) specify that the speed limit applies to-
 - (i) all existing and any future roads in that area; or
 - (ii) all existing and any future roads in that area, except for one or more specified existing roads in that area.
- (3) For clarity, a road controlling authority that sets a speed limit (other than a temporary speed limit) by declaring a speed limit area must—
 - (a) do so using either the method in clause 2.5 or the method in clause 2.6; and
 - (b) otherwise comply with all provisions of this Rule that apply to a speed limit (other than a temporary speed limit) for a road
- (4) References in any provisions of this Rule to a speed limit (other than a temporary speed limit) for a road must be taken as also applying to declaring a speed limit area.



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2.4 Setting temporary speed limits

A road controlling authority may set a temporary speed limit for a road under its control in accordance with Section 7.

2.5 Method for all road controlling authorities to set speed limits: using a plan

- (1) A road controlling authority may set a speed limit (other than a temporary speed limit) for a road under its control if—
 - (a) the speed limit-
 - is the same as the speed limit proposed for the road in the relevant plan; and
 - (ii) comes into force within the same timeframe as proposed in the relevant plan; and
 - (iii) is set for the same road as the road listed or described in the relevant plan; or
 - (b) the speed limit set for the road differs from the speed limit for the road proposed in the relevant plan, but the only differences are any of the following:
 - the timeframe within which the speed limit comes into force:
 - (ii) a minor difference in the point on the road at which the speed limit changes.

(2) In this Section 2, relevant plan—

- (a) means, in relation to a road that is a State highway, the State highway speed management plan most recently published under clause 3.4(6); and
- (b) means, in relation to any other road, the territorial authority speed management plan most recently published under clause 3.5(3) that applies to that road; and
- (c) includes any variation to any of those plans (see clause 3.10).

2.6 Alternative method for Agency (as RCA) or territorial authorities to set speed limits: Director approval

(1) If the circumstances described in clause 2.5(1) do not apply, the Agency (as RCA) or a territorial authority may set a speed limit (other than a temporary speed limit) for a road under its control with the Director's approval in accordance with this clause.



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- (2) Step 1 (steps before seeking Director's approval): When proposing a speed limit for a road for which it wishes to seek the Director's approval under this clause, the Agency (as RCA) or the territorial authority must first comply with the following requirements:
 - (a) for a road outside the school gate, the Agency (as RCA) or the territorial authority must have regard to guidance and information developed and maintained by the Agency under clauses 3.12 and 3.13:
 - (b) for any other road, the Agency (as RCA) or the territorial authority must—
 - have regard to the road safety aspects of the GPS on land transport; and
 - undertake and have regard to the cost benefit disclosure statement for the proposed speed limit in accordance with the requirements in clause 3.3; and
 - (iii) have regard to guidance and information developed and maintained by the Agency under clauses 3.12 and 3.13; and
 - (iv) have recently consulted on the proposed speed limit in accordance with clause 3.8 and included in the consultation documentation the cost benefit disclosure statement and an explanation of how the road safety aspects of the GPS have been had regard to;
 - (v) have considered any submissions received during that consultation; and
 - (vi) if proposing a speed limit for a road that adjoins a road under the control of another road controlling authority (the adjoining road), have regard to the desirability of the road under its control and the adjoining road having the same speed limit, unless there is good reason for different speed limits on each of those roads.
- (3) However, the Agency (as RCA) or the territorial authority does not need to comply with—
 - (a) subclause (2)(b)(ii), if it is proposing a speed limit for a new road; or
 - (b) subclause (2)(b)(iv) and (v), if-

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- a speed limit has already been proposed for the road in any relevant plan; and
- (ii) the Agency (as RCA) or the territorial authority wishes to seek the Director's approval to set a different speed limit for that road; and
- (iii) the Agency (as RCA) or the territorial authority considers that the different speed limit for which the Director's approval is sought is only a minor deviation from the speed limit for the road proposed in the relevant plan.
- (4) Step 2 (seeking Director's approval): If the Agency (as RCA) or the territorial authority has complied with all applicable requirements in subclause (2), the Agency (as RCA) or the territorial authority—
 - may seek the Director's approval to set the speed limit for the road; and
 - (b) if it seeks that approval, must provide to the Director:
 - details of the proposed speed limit, including the information that would need to be submitted to the Registrar under <u>section 200L</u> of the Act; and
 - (ii) confirmation that it has complied with all applicable requirements in subclause (2).
- (5) Step 3 (Director's approval): The Director must give their approval if the Agency (as RCA) or the territorial authority has sought that approval and complied with subclause (4)(b).
- (6) Step 4 (publication): Once the Agency (as RCA) or the territorial authority has set the speed limit, it must publish on an Internet site, alongside any relevant plan or a hyperlink to any relevant plan—
 - (a) details of the speed limit; and
 - (b) whether or not the speed limit was consulted on under subclause (2)(b)(iv).
- 2.7 Additional method for other road controlling authorities to set speed limits: using Section 6 process
- (1) A road controlling authority that is not the Agency (as RCA) or a territorial authority (for example, an airport authority or the Department of Corrections) may also set a speed limit (other



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than a temporary speed limit) for a road under its control in accordance with Section 6.

(2) To avoid any doubt, this clause may be relied on whether or not the circumstances described in clause 2.5(1) apply.

Pilot Speed Limits

2.8 Certain road controlling authorities may set speed limits as part of a pilot

- (1) This clause applies if—
 - (a) a road controlling authority that is a local authority, government department or Crown entity installs a pilot on a road in accordance with Section 3 of Land Transport Rule: Street Layouts 2023; and
 - (b) the applicable speed limit for the road under clause 2.1(1) immediately before the pilot is installed is 60 km/h or less.
- (2) As part of the pilot, the road controlling authority may set a speed limit for the road, provided—
 - (a) the road controlling authority follows the requirements in this clause; and
 - (b) if the speed limit set is a permanent speed limit, it is the speed limit specified, or a speed limit within the range of speed limits specified, in Schedule 3 for the class of road.
- (3) The road controlling authority must provide details to the Director of the speed limit, including the information that would need to be submitted to the Registrar under section 200L of the Act.
- (4) Once the road controlling authority that is the Agency (as RCA) or a territorial authority has set the speed limit, it must publish on an Internet site, alongside any relevant plan or a hyperlink to any relevant plan, details of the speed limit.
- (5) A speed limit set under this clause may be a permanent, seasonal, or variable speed limit.
- (6) To provide further clarity, the road controlling authority may, when modifying a pilot under clause 3.6 of Land Transport Rule: Street Layouts 2023, set a speed limit for the road, provided it follows the requirements in this clause.
- (7) In this clause and clause 2.9, pilot and road have the same meaning as in Land Transport Rule: Street Layouts 2023.



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2.9 Certain road controlling authorities may set speed limits when removing a pilot

- (1) This clause applies if a road controlling authority that is a local authority, government department or Crown entity needs to set a speed limit on a road in order to comply with its obligation under clause 3.12 of Land Transport Rule: Street Layouts 2023 to remove a pilot from the road.
- (2) As part of removing the pilot, the road controlling authority may set a speed limit for the road, provided the road controlling authority follows the requirements in this clause.
- (3) The speed limit that the road controlling authority sets for the road must be the speed limit that was the applicable speed limit for the road under clause 2.1(1) immediately before the pilot was installed.
- (4) The road controlling authority must provide details to the Director of the speed limit, including the information that would need to be submitted to the Registrar under <u>section 200L</u> of the Act.
- (5) Once the road controlling authority that is the Agency (as RCA) or a territorial authority has set the speed limit, it must publish on an Internet site, alongside any relevant plan or a hyperlink to any relevant plan, details of the speed limit.

Registering speed limits

2.10 Speed limit set when land transport record created

A speed limit that is a permanent, seasonal, variable or emergency speed limit is set once a land transport record has been created for the speed limit (*see* the <u>Land Transport</u> (<u>Register of Land Transport Records: Speed Limits</u>) <u>Regulations 2022</u>).

2.11 Submitting information on speed limits to the Registrar

- (1) When setting a permanent, seasonal, variable or emergency speed limit for a road, a road controlling authority must submit to the Registrar the information required under section 200L of the Act.
- (2) When setting a temporary speed limit for a road (other than an emergency speed limit), a road controlling authority may submit to the Registrar the information required under <u>section 200L</u> of the Act.



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(3) If a road controlling authority has submitted information to the Registrar on a temporary speed limit (including an emergency speed limit), the road controlling authority must, as soon as practicable after deciding to remove the temporary speed limit, submit to the Registrar the information required to remove the temporary speed limit from the register.

Installing traffic control devices

2.12 Traffic control devices installed before speed limits come into force

A road controlling authority must, before a speed limit comes into force on a road under its control, ensure that all traffic control devices installed on the road that indicate the speed limit—

- (a) comply with Section 8; and
- (b) comply with Land Transport Rule: Traffic Control Devices 2004.

Other matters

2.13 Change of road controlling authority, and boundary adjustments

- (1) Where the road controlling authority that has control of a road changes, the speed limit that applied to the road before the change of road controlling authority continues to apply, until the new road controlling authority sets a different speed limit for the road.
- (2) Where the boundaries of a territory are altered, and a road comes under the control of a different road controlling authority, any plan that applied to the road before the alteration of the boundaries continues to apply to the road until any subsequent plan including the road is published.
- (3) Where a land transport record indicates that the road controlling authority has set a speed limit on a road to the boundary of its jurisdiction as shown on the land transport record (shown boundary), the speed limit indicated on the land transport record applies to the boundary of the road controlling authority's jurisdiction even if the shown boundary does not accurately depict the boundary of the road controlling authority's jurisdiction.



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2.14 Application of Rule

Nothing in this Rule applies to the setting of a speed limit solely for a footpath, cycle path or shared path separate from the speed limit for the adjoining roadway.

Section 3 Planning for speed management

3.1 Option to prepare speed management plans and requirement to meet deadlines

- (1) The Agency (as RCA) and each territorial authority may prepare a speed management plan in accordance with this Section 3.
- (2) The Agency (as RCA) and any territorial authority that chooses to prepare a speed management plan must prepare that plan in accordance with any deadlines set by the Agency under clause

3.2 Mandatory considerations when preparing any speed management plan

- (1) When preparing or providing information for any speed management plan, the Agency (as RCA) and each territorial authority must—
 - (a) have regard to the road safety aspects of the GPS on land transport; and
 - (b) consider a range of speed management interventions, including changing speed limits and safety infrastructure;
 - (c) undertake and have regard to a cost benefit disclosure statement for the speed limit changes proposed for each road (other than any new road); and
 - (d) have regard to the guidance and information developed and maintained by the Agency under clauses 3.12 and 3.13.
- (2) The Agency (as RCA) and a territorial authority must, when preparing or providing information for any speed management plan to propose a change to a speed limit for a road that adjoins a road under the control of another road controlling authority (the adjoining road), have regard to the desirability of the road under its control and the adjoining road having the same speed limit, unless there is good reason for different speed limits on each of those roads.



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(3) However, subclauses (1)(a) to (c) and (2) do not apply to the extent that the Agency (as RCA) or a territorial authority is preparing or providing information for any speed management plan in respect of speed limits proposed for a road outside the school gate in accordance with Section 5 of this Rule.

3.3 Requirements for cost benefit disclosure statements

- (1) A cost benefit disclosure statement undertaken under this Rule must comply with this clause.
- (2) For each proposed speed limit change, the cost benefit disclosure statement must describe the following matters:
 - the estimated safety impacts of the proposed speed limit change; and
 - the estimated travel time impacts of the proposed speed limit change; and
 - (c) the estimated implementation costs of the proposed speed limit change.
- (3) Subject to subclauses (4) and (5), the description of the estimated safety impacts referred to in subclause (2)(a) must cover, in respect of the road for which the speed limit change is proposed—
 - the number and severity of crashes on the road over the previous 5 years; and
 - (b) the estimated impact of the proposed speed limit change on the number and severity of crashes on the road in the next 5 years, expressed as an annual rate averaged over those 5 years.
- (4) Subclause (5) applies if—
 - the road for which the speed limit change is proposed did not exist for the whole of the 5-year period referred to in subclause (3)(a); or
 - (b) the applicable speed limit for the road changed during that period.
- (5) Despite subclause (3)(a), the period for which the number and severity of crashes on the road must be covered is the period during which—
 - (a) the road existed; and
 - (b) the current applicable speed limit for the road was in force.

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- (6) The description of the estimated travel time impacts referred to in subclause (2)(b) must cover—
 - the current mean operating speed on the road for which the speed limit change is proposed; and
 - the estimated mean operating speed on the road once the proposed speed limit change is in effect; and
 - (c) the estimated impact of the proposed speed limit change on—
 - (i) individual vehicle journey time on the road; and
 - (ii) collective vehicle journey times on the road, which accounts for average annual daily traffic volumes.
- (7) The Agency (as RCA) or a territorial authority (as the case may be) must prepare an updated cost benefit disclosure statement, if the proposed speed limit for a road changes after any consultation required under this Rule.

State highway speed management plans

3.4 Process for preparing State highway speed management plan

- (1) Step 1 (first draft): When preparing a State highway speed management plan, the Agency (as RCA) must—
 - (a) prepare a first draft State highway speed management plan, which must include proposed changes to speed limits on State highways; and
 - (b) provide the first draft to every territorial authority.
- (2) Step 2 (consultation draft): The Agency (as RCA) must—
 - (a) consider any comments on the first draft State highway speed management plan received from territorial authorities; and
 - (b) prepare a consultation draft State highway speed management plan to include the content required by clause 3.7 and a summary of the cost benefit disclosure statement required under clause 3.2(1)(c).
- (3) Step 3 (public consultation): The Agency (as RCA) must—
 - (a) publish the consultation draft State highway speed management plan and the cost benefit disclosure statement required under clause 3.2(1)(c) on an Internet site; and



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- (b) consult on the consultation draft plan (including proposed speed limit changes for each road) in accordance with clause 3.8.
- (4) Step 4 (final draft): The Agency (as RCA) must—
 - (a) review and analyse any submissions received on the consultation draft State highway speed management plan and consider the submissions when finalising the draft State highway speed management plan; and
 - (b) consider any updated cost benefit disclosure statement that has been prepared under clause 3.3(7); and
 - (c) prepare a final draft State highway speed management plan; and
 - (d) submit the final draft plan to the Director.
- (5) Step 5 (certification): The Director must determine whether they are satisfied that the final draft State highway speed management plan meets the requirements in clause 3.9 and—
 - if the Director is satisfied, they must certify the plan and provide a certificate to that effect; and
 - (b) if the Director is not satisfied—
 - they must refer the final draft plan back to the Agency (as RCA) with recommendations for how to meet the requirements in clause 3.9; and
 - (ii) the Agency (as RCA) must have regard to the Director's recommendations, make any edits to the final draft plan, and re-submit a final draft plan to the Director; and
 - (iii) the Director must make a determination on the resubmitted final draft plan under this subclause.
- (6) Step 6 (publication): Once the Director has certified a final draft State highway speed management plan, the Agency must publish, on an Internet site—
 - (a) the plan; and
 - (b) the certificate provided under subclause (5)(a).



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Territorial authority speed management plans

3.5 Process for preparing territorial authority speed management plans

- (1) To prepare a territorial authority speed management plan, a territorial authority must—
 - (a) inform the Agency (as RCA) of its intention to prepare such a plan; and
 - (b) prepare a consultation draft plan to include—
 - (i) the content required by clause 3.7(1) and (2) in relation to roads under its control; and
 - (ii) a summary of the cost benefit disclosure statement required under clause 3.2(1)(c); and
 - (iii) any relevant information received from road controlling authorities that are not the Agency (as RCA) and that control roads in the territory; and
 - (c) publish the consultation draft plan and the cost benefit disclosure statement on an Internet site; and
 - (d) consult on the consultation draft plan (including proposed speed limit changes for each road) in accordance with clause 3.8; and
 - review and analyse any submissions received on the consultation draft plan and consider the submissions when finalising the draft speed management plan; and
 - (f) consider any updated cost benefit disclosure statement prepared in accordance with clause 3.3(7); and
 - (g) prepare a final draft plan and submit it to the Director for certification.
- (2) The Director must determine whether they are satisfied that the final draft territorial authority speed management plan meets the requirements in clause 3.9 and—
 - (a) if the Director is satisfied, they must certify the plan and provide a certificate to that effect; and
 - (b) if the Director is not satisfied—
 - they must refer the final draft plan back to the territorial authority with recommendations for how to meet the requirements in clause 3.9; and



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- (ii) the territorial authority must have regard to the Director's recommendations, make any edits to the final draft plan, and re-submit a final draft plan to the Director; and
- (iii) the Director must make a determination on the resubmitted final draft plan under this subclause.
- (3) Once the Director has certified the final draft plan, the Agency must publish, on an Internet site—
 - (a) the plan; and
 - (b) the certificate provided under subclause (2)(a).

Other details about preparing any speed management plans

3.6 Agency may set deadlines

- (1) The Agency may set deadlines for the commencement or completion of any of the requirements or events mentioned in clauses 3.4 and 3.5, including where a plan is being varied or replaced under clause 3.10, and may set different deadlines for different plans and different road controlling authorities.
- (2) In setting those deadlines, the Agency must have regard to the timeframes for the creation of regional land transport plans under the Land Transport Management Act 2003.

3.7 Content and form of plans

- (1) A plan must—
 - include an explanation of how the plan is consistent with the road safety aspects of the GPS on land transport; and
 - (b) include a general explanation of how an approach to speed management that considers speed limits alongside safety infrastructure and safety camera enforcement was taken, including the approach when deciding whether to invest in making a road safer at higher speeds or to set a lower speed limit.
- (2) A plan must also—
 - (a) identify the changes (if any) being proposed to speed limits (other than temporary speed limits) and safety infrastructure on the relevant roads; and
 - (b) include an implementation programme for at least 3 financial years from the start of the plan that sets out—

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- the changes (if any) being proposed to—
 - (A) speed limits on the relevant roads, including, to the extent practicable, information on each proposed speed limit relating to the geographical area of the proposed speed limit, the type of speed limit, the proposed speed limit expressed in kilometres per hour, and, for a seasonal or variable speed limit, the conditions under which each speed limit will apply (see also Section 4); and
 - (B) safety infrastructure on the relevant roads; and
- (ii) the timeframe within which each change is proposed to occur; and
- (c) in relation to schools, include any designation of a category 2 school.
- (3) A State highway speed management plan—
 - (a) must also include a general explanation of how the Agency (as RCA) has, when proposing a change to a speed limit, had regard under clause 3.2(2) to the desirability of a road under its control and an adjoining road under the control of another road controlling authority having the same speed limit, unless there is good reason for different speed limits; and
 - (b) may also include changes to safety cameras on roads that are not State highways.
- (4) A plan may include discussion of other matters related to speed management on the roads to which the plan applies, including matters regarding temporary speed limits.
- (5) A plan must be in the form (if any) set by the Agency.

3.8 Consultation requirements

- In this clause 3.8, consultation principles means the principles of consultation in section 82 of the Local Government Act 2002.
- (2) When required to consult under this Rule, the Agency (as RCA) and territorial authorities must give a time period of at least 6 weeks, notified on an Internet site, for interested parties to make written submissions.
- (3) When required to consult under this Rule, the Agency as (RCA) and territorial authorities must—



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- (a) consult on each proposed speed limit change; and
- (b) consult in accordance with the consultation principles; and
- (c) use reasonable efforts to consult on the proposed changes with the following groups:
 - persons that use the roads for which speed limit changes are proposed, including freight users; and
 - (ii) local communities; and
 - (iii) businesses located on roads for which speed limit changes are proposed; and
 - (iv) schools located on roads for which speed limit changes are proposed; and
 - road controlling authorities responsible for roads adjoining roads for which speed limit changes are proposed.
- (4) When required to consult under this Rule, the material that the Agency (as RCA) or the territorial authority (as the case may be) must publish as part of the consultation must include, in respect of each road for which a speed limit change is proposed—
 - (a) the role and function of the road; and
 - (b) how the road is used, including the different types of road users; and
 - (c) why a speed limit change has been proposed rather than any other speed management intervention.
- (5) To avoid any doubt, nothing in this Rule requires a territorial authority to consult in accordance with section 83 of the Local Government Act 2002.
- (6) When it is required to consult under this Rule, the Agency (as RCA) or a territorial authority (as the case may be) must do everything reasonably practicable to separately consult Māori affected by any proposed change in a draft plan that affects or is likely to affect—
 - (a) Māori land; or
 - (b) land subject to any Māori claims settlement Act.
- (7) After consultation has occurred in accordance with this section, the Agency (as RCA) and territorial authorities must prepare and publish a summary of submissions received, including an explanation of how feedback from submitters was taken into account in any final draft plan.

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3.9 Certification requirements for plans

For the purposes of clauses 3.4(5) and 3.5(2), the requirements are—

- (a) the Agency (as RCA) or each territorial authority (as the case may be) has confirmed that:
 - (i) the speed limits in the plan comply with clause 4.5 (to the extent that clause 4.5 applies); and
 - (ii) consultation has been carried out in accordance with clause 3.8; and
 - (iii) any requirement under this Rule to undertake and have regard to a cost benefit disclosure statement has been met; and
 - (iv) the plan identifies all roads outside schools for which changes to speed limits are needed to set speed limits in accordance with Section 5; and
- (b) the plan includes the content required by clause 3.7(2)(b) and (c).

3.10 Varying and replacing speed management plans

- (1) The Agency (as RCA) or a territorial authority may, during the currency of a plan, prepare a variation to a current plan or a new plan to replace a current plan.
- (2) The preparation of a variation or a new plan must follow the process set out in clause 3.4 or 3.5 (as the case may be) as far as it is relevant and with any necessary modifications.

3.11 Publication copies of certified plans

A plan that is published under clause 3.4(6) or 3.5(3) may differ from the final draft plan to correct minor or technical errors or to change the format and visual presentation of its content.

Agency to provide guidance and information to support speed management

3.12 Guidance on speed management

- (1) The Agency must develop and maintain guidance on speed management, which must include—
 - (a) guidance on the speed limits for different classes of roads set out in Schedule 3; and



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- guidance on undertaking the cost benefit disclosure statements required by this Rule; and
- (c) guidance on consultation requirements under this Rule;
- (d) guidance on what the Agency considers is a point of obvious change in the roadside development or the road environment for the purposes of clause 4.8; and
- (e) guidance about setting variable speed limits outside schools, including guidance about categorising schools (see Section 5) and about any reasonably practicable modifications to the lengths specified in the definition of "outside the school gate" in clause 1.4(1); and
- (f) guidance on maximum lengths between speed limit signs (see clause 8.2(2)).
- (2) The Agency must supply the guidance to road controlling authorities.

3.13 Agency must develop and maintain information

The Agency must develop and maintain the following information for roads under the control of the Agency (as RCA) or a territorial authority—

- (a) the function and use of the road; and
- (b) crash and injury risks for all road users; and
- (c) the characteristics of the road and roadsides; and
- (d) adjacent land use; and
- (e) the number of intersections and property accessways; and
- (f) traffic volume; and
- (g) the mean operating speed for the road; and
- (h) any other matter the Agency considers appropriate.

3.14 Agency must supply information

A road controlling authority may request from the Agency information specified in clause 3.13 for any road under the control of the Agency (as RCA) or a territorial authority, and the Agency must supply the information to the requester if that information is available.



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3.15 Agency may review implementation of speed management by a road controlling authority

- (1) The Agency may review a road controlling authority's changes to speed limits, safety cameras and safety infrastructure against the road safety aspects of the GPS on land transport and the obligation in clause 5.4.
- (2) The Agency must give the road controlling authority an opportunity to comment on the draft findings of a review before completing a review.

Section 4 Technical requirements for speed limits

4.1 Application of clauses 4.2 and 4.3

Clauses 4.2 and 4.3 apply whenever—

- (a) a change is proposed to a speed limit for a road; or
- (b) a road controlling authority sets a speed limit for a road.

4.2 Types of speed limit

- (1) A speed limit must be one of the following types:
 - (a) a permanent speed limit:
 - (b) a seasonal speed limit:
 - (c) a variable speed limit (see also clause 4.9):
 - (d) a temporary speed limit (which must be set in accordance with Section 7).
- (2) To provide further clarity, an emergency speed limit is a type of temporary speed limit that is set once a land transport record has been created for the speed limit.

4.3 Range of speed limits

- (1) A speed limit must be one of the following:
 - (a) 10 km/h:
 - (b) 20 km/h:
 - (c) 30 km/h:
 - (d) 40 km/h:
 - (e) 50 km/h:
 - (f) 60 km/h:
 - (g) 70 km/h:

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- (h) 80 km/h:
- (i) 90 km/h:
- (j) 100 km/h:
- (k) 110 km/h
- (l) 120 km/h.
- (2) A road controlling authority may not set or propose a speed limit of 110 km/h or 120 km/h for a road unless—
 - (a) the road controlling authority is the Agency (as RCA); and
 - (b) the Agency (as RCA) is satisfied that the road has been designed and constructed, and will be maintained, to the standard necessary to safely support travel speeds of 110 km/h or 120 km/h (as the case may be).

4.4 Application of clauses 4.5 to 4.9

Clauses 4.5 to 4.9 apply whenever-

- (a) a change is proposed to a speed limit for a road, except in the case of—
 - (i) a temporary speed limit; or
 - (ii) a road where the road controlling authority is not the Agency (as RCA) or a territorial authority; or
- (b) a territorial authority or the Agency (as RCA) sets a speed limit for a road (other than a temporary speed limit).

4.5 Permanent speed limits for different classes of road

- (1) A permanent speed limit for a road of a class specified in Schedule 3 must be the speed limit specified, or a speed limit within the range of speed limits specified, in Schedule 3 for that class of road.
- (2) See also clause 4.3(2).

4.6 Road lengths for speed limits

A road for which a speed limit is set under this Rule must be equal to or exceed the minimum length in the table in Schedule 1, unless one or more of the following applies:

- (a) the requirement is impracticable for the road:
- (b) the speed limit is less than 40 km/h:
- (c) the speed limit is for a road outside the school gate:



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 a lower speed limit is applied to a section of road as part of a variable speed limit.

4.7 Speed limits on adjoining roads

When a road controlling authority sets a speed limit for a road under this Rule (main road), it may also set the same speed limit on a short length of road under its control that adjoins the main road even though the short length of the adjoining road—

- (a) may not be equal to or exceed the minimum length in the table in Schedule 1; and
- (b) may not be specified in any plan that applies to the adjoining road or in the approval sought from the Director under clause 2.6.

4.8 Point on road at which a speed limit changes

- (1) A road controlling authority must be satisfied that the point on a road at which a speed limit changes is at, or close to, a point of obvious change in the roadside development or the road environment.
- (2) Subclause (1) does not apply to the point on a road at which a speed limit changes due to the operation of a variable speed limit.
- (3) See also clause 8.1(1).

4.9 Variable speed limits

- (1) The Agency (as RCA) or a territorial authority may set a variable speed limit only if it is satisfied that—
 - the speed limit needs to vary in order to be suitable for the road; and
 - (b) a variable speed limit is necessary to address or manage one or more of the following:
 - different numbers and types of road users or different traffic movements:
 - (ii) the effects of changing traffic volumes, including to ease congestion:
 - (iii) for emergency or temporary traffic management:
 - (iv) a crash risk posed by turning or crossing traffic:
 - (v) changing climatic conditions:
 - (vi) the presence of a school (see also Section 5):



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- (vii) the presence of a marae:
- (viii) vehicles driving on a beach or riverbed.
- (2) In any other case, the Agency (as RCA) or the territorial authority may set a variable speed limit only with the Director's approval.
- (3) However, this clause does not apply to any variable speed limit that the Agency (as RCA) or a territorial authority proposes or sets for a road outside the school gate in accordance with clause 5.1 or 5.2.

Section 5 Speed limits around schools

5.1 Speed limits outside the school gate of category 1 schools

- (1) A road controlling authority must set the speed limit for a road outside the school gate of a category 1 school as a variable speed limit where 30 km/h is the speed limit in force during school travel periods.
- (2) However, a road controlling authority is not required to set a speed limit in accordance with subclause (1) if, immediately before the commencement of this Rule, the applicable speed limit for a road outside a school (which may be a section longer than the road outside the school gate) was a variable speed limit where 30 km/h or 40 km/h was the speed limit in force during school travel periods.
- (3) Despite subclause (1), a road controlling authority may retain any permanent speed limit of 30 km/h for a road outside the school gate of a category 1 school that is in force on the commencement of this Rule if that speed limit—
 - (a) is also the speed limit for the section of road adjoining the section of road outside the school gate; and
 - (b) neither the road outside the school gate nor the section of road in paragraph (a) is a specified road for which the speed limit must be reversed under clause 11.2.
- (4) Despite subclause (1), a road controlling authority may set the speed limit for a road outside the school gate of a category 1 school as a permanent speed limit of 30 km/h if—
 - (a) the road controlling authority sets, at the same time, a permanent speed limit of 30 km/h for the section of road adjoining the section of road outside the school gate; and



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(b) a permanent speed limit of 30 km/h may be set for both the road outside the school gate and the section of road in paragraph (a) in accordance with clause 4.5 and Schedule 3

5.2 Speed limits outside the school gate of category 2 schools

- (1) A road controlling authority may designate a school as a category 2 school by stating the designation in a plan (see also clause 3.7(2)(c)) or when seeking the Director's approval to set a speed limit for a road outside the school gate under clause 2.6.
- (2) A road controlling authority must set the speed limit for a road outside the school gate of a category 2 school as a variable speed limit where 60 km/h or less is the speed limit in force during school travel periods.
- (3) However, a road controlling authority is not required to set a speed limit in accordance with subclause (2) if, immediately before the commencement of this Rule, the applicable speed limit for a road outside a school (which may be a section longer than the road outside the school gate) was a variable speed limit where 60 km/or less was the speed limit in force during school travel periods.
- (4) Despite subclause (2), a road controlling authority may retain any permanent speed limit of 60 km/h or less for a road outside the school gate of a category 2 school that is in force on the commencement of this Rule if that speed limit—
 - is also the speed limit for the section of road adjoining the section of road outside the school gate; and
 - (b) neither the road outside the school gate nor the section of road in paragraph (a) is a specified road for which the speed limit must be reversed under clause 11.2.
- (5) Despite subclause (2), a road controlling authority may set the speed limit for a road outside the school gate of a category 2 school as a permanent speed limit of 60 km/h or less if—
 - (a) the road controlling authority sets, at the same time, the same permanent speed limit for the section of road adjoining the section of road outside the school gate; and
 - (b) that permanent speed limit may be set for both the road outside the school gate and the section of road in paragraph (a) in accordance with clause 4.5 and Schedule 3



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5.3 School travel periods

- (1) When setting a variable speed limit for a road outside the school gate under clause 5.1(1) or 5.2(2), a road controlling authority must also set the school travel periods during which the variable speed limit is in force on that road.
- (2) School travel periods set by a road controlling authority under subclause (1) must comply with the following requirements:
 - (a) there must be a school travel period for the start of the school day and another school travel period for the end of the school day:
 - (b) school travel periods must occur only on days on which the school is open for instruction:
 - (c) the school travel period for the start of the school day-
 - must not begin any earlier than 45 minutes before the start of the school day; and
 - (ii) must end no later than 45 minutes after the start of the school day:
 - (d) the school travel period for the end of the school day—
 - must not begin any earlier than 45 minutes before the end of the school day; and
 - (ii) must end no later than 45 minutes after the end of the school day.
 - The school travel periods set by a road controlling authority under subclause (1) may also include one or more periods on a day on which the school is open for instruction (other than the school travel periods in clause 5.3(2)(a)), if—
 - (a) each of those other periods lasts no longer than 10 minutes; and
 - (b) during each of those other periods, significant numbers of children cross the road or enter or leave vehicles at the side of the road (for example, when arriving at or leaving a school sports event or other excursion); and
 - (c) an electronic variable speed limit sign is in operation during each of those other periods.

(3)



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5.4 Implementation of new speed limits around schools

A road controlling authority must use reasonable efforts to ensure that all roads under its control have speed limits that comply with Section 5 set by 1 July 2026.

Section 6 Speed limits for roads not under the control of the Agency (as RCA) or a territorial authority

6.1 Application of Section 6

In Section 6, **road controlling authority** means a road controlling authority other than the Agency (as RCA) or a territorial authority.

6.2 Requirements for setting speed limit under Section 6

- A speed limit set under Section 6 must—
 - (a) be a permanent speed limit, a seasonal speed limit, or a variable speed limit; and
 - (b) be one of the speed limits in clause 4.3(1)(a) to (j).
- (2) Where a road controlling authority sets a variable speed limit under Section 6, the road controlling authority must (despite clause 4.4) comply with clause 4.9 as though references in that clause to "territorial authority" included the road controlling authority.

6.3 Process before setting speed limit under Section 6

- (1) Before setting a speed limit under Section 6, the road controlling authority must be satisfied that the speed limit is suitable for the road, having regard to—
 - (a) the function and use of the road; and
 - the numbers and types of road users, including pedestrians, cyclists, motorcyclists, and moped riders; and
 - (c) the characteristics of the road and roadsides; and
 - (d) adjacent land use; and
 - (e) any other matter the road controlling authority considers relevant to public safety; and
 - (f) any guidance and information developed and maintained by the Agency under clauses 3.12 and 3.13.
- (2) Before setting a speed limit under Section 6, the road controlling authority must—

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- (a) consult with-
 - (i) the Commissioner; and
 - (ii) the Agency; and
 - (iii) any other persons or groups that the road controlling authority considers to be directly affected by the proposed speed limit, allowing those persons or groups a reasonable time to make written submissions on the proposal; and
- (b) take into account any feedback received.

6.4 Setting speed limit under Section 6

To avoid any doubt-

- (a) a speed limit under Section 6 is still set as described in clause 2.10 and the road controlling authority must comply with clause 2.11; and
- (b) a road controlling authority can also set a temporary speed limit for a road under its control in accordance with Section 7.

Section 7 Temporary speed limits

7.1 Requirement to consider setting, and criteria for setting, temporary speed limits

- A road controlling authority—
 - (a) must consider setting a temporary speed limit if, in the opinion of the road controlling authority, there is a risk of danger to a worker or the public, or a risk of damage to a road, due to—
 - work occurring on or adjacent to a road that impacts the function of the road (including an ongoing work site outside of the hours of work); or
 - (ii) the presence of an unsafe road surface or structure;
 - (iii) a special event; or
 - (iv) an emergency; and
 - (b) may set a temporary speed limit if the road controlling authority considers that there is such a risk.
- (2) In this Rule, work includes—

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- (a) work being actively undertaken on the surface of the road;
 and
- (b) construction or landscape maintenance works being actively undertaken on or adjacent to the road.
- (3) In this Rule, special event means an event held over a short and defined period which would involve a significantly different use of a road, or affects the use of a road, to the extent that the speed limit in force may not be safe.
- (4) In this Rule, emergency means a situation that—
 - (a) is the result of any happening, whether natural or otherwise (including, without limitation, any explosion, earthquake, eruption, tsunami, land movement, flood, storm, tornado, cyclone, serious fire, leakage or spillage of any dangerous gas or substance, technological failure, infestation, plague, epidemic, failure of or disruption to an emergency service or a lifeline utility, or actual or imminent attack or warlike act); and
 - (b) causes or may cause loss of life or injury or illness or distress or in any way endangers the safety of the public in any part of New Zealand.

7.2 How temporary speed limit is set, applies, and is removed

- (1) A temporary speed limit for a road (other than an emergency speed limit) is set and comes into force by installing signs in accordance with Section 8 and a traffic management plan approved in writing by the road controlling authority.
- (2) A temporary speed limit (including an emergency speed limit) must be—
 - (a) one of the speed limits in clause 4.3(1)(a) to (h); and
 - (b) at least 10 km/h less than any permanent speed limit, or seasonal speed limit or variable speed limit that would otherwise be in force, for the road.
- (3) A temporary speed limit (other than an emergency speed limit)—
 - (a) applies from the point on the road at which a temporary speed limit sign is installed to the point on the road at which a sign indicates that a different speed limit applies; and



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- applies from the time a temporary speed limit sign is installed; and
- (c) ceases to apply when the temporary speed limit signs are removed.
- (4) A temporary speed limit may only apply for longer than 12 months if the Director provides approval under subclause (5).
- (5) The Director must give approval if they consider it is reasonable for the road controlling authority to consider a risk described in clause 7.1(1) remains in place in relation to the road (whether or not it is the same risk that led to the temporary speed limit first being put in place).
- (6) A road controlling authority that has set a temporary speed limit must take reasonably practicable steps so that the cause of the temporary speed limit is clear to a road user.
- (7) A person who is authorised to install a temporary speed limit sign in accordance with the traffic management plan in subclause (1)—
 - (a) may remove a temporary speed limit sign; and
 - (b) must remove the temporary speed limit signs and equipment used to install or support the signs as soon as the person is satisfied that the reason for the temporary speed limit no longer applies.
- (8) When a road controlling authority is satisfied that a temporary speed limit for a road is no longer necessary, it must remove the temporary speed limit.
- (9) Where a land transport record exists for a temporary speed limit, when the temporary speed limit signs are removed the road controlling authority must submit to the Registrar the information required to remove the temporary speed limit from the register (see clause 2.11(3)).

7.3 Director or Commissioner may require removal of temporary speed limit

The Director or the Commissioner may, at any time, require the removal of a temporary speed limit and the removal of accompanying signs and equipment used to install or support the signs, if satisfied that—

(a) the reason for the temporary speed limit no longer applies;
 or



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(b) the temporary speed limit is not suitable for the road in the circumstances for which the speed limit was set.

7.4 Setting a temporary speed limit due to work occurring on or adjacent to a road

- (1) Before setting a temporary speed limit due to work occurring on or adjacent to a road that impacts the function of the road (including an ongoing work site outside of the hours of work), the road controlling authority must be satisfied that the speed limit is suitable for the road, having regard to—
 - the numbers and types of road users, including pedestrians, cyclists, motorcyclists, and moped riders, that use the road; and
 - (b) the nature of the work; and
 - (c) the nature and level of risk to persons working on or near the road; and
 - (d) the nature and level of risk to the public.
- (2) A temporary speed limit that is set due to work occurring on or adjacent to a road may apply for—
 - the period during which there is work occurring on or adjacent to a road that impacts the function of the road; or
 - (b) specified times during the period in which there is work occurring on or adjacent to a road that impacts the function of the road.

7.5 Setting a temporary speed limit due to an unsafe road surface or structure

- (1) Before setting a temporary speed limit due to the presence of an unsafe road surface or structure, the road controlling authority must be satisfied that the speed limit is suitable for the road, having regard to—
 - (a) the numbers and types of road users, including pedestrians, cyclists, motorcyclists, and moped riders, that use the road; and
 - (b) the nature of the unsafe road surface or structure; and
 - (c) the nature and level of risk to the public.
- (2) A temporary speed limit that is set due to the presence of an unsafe road surface or structure may apply for—

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- the period during which an unsafe road surface or structure is present; or
- (b) specified times during the period in which an unsafe road surface or structure is present.

7.6 Setting a temporary speed limit due to a special event

- (1) Before setting a temporary speed limit due to a special event, the road controlling authority must be satisfied that the speed limit is suitable for the road, having regard to—
 - (a) the numbers and types of road users, including pedestrians, cyclists, motorcyclists, and moped riders, that use the road; and
 - (b) the nature of the special event; and
 - (c) the nature and level of risk to the public.
- (2) A temporary speed limit that is set due to a special event may apply for—
 - (a) the period of the special event including any period of time before or after, and associated with, the event; or
 - (b) specified times during the period of the special event.

Emergency speed limits

7.7 Setting a temporary speed limit due to an emergency

Before setting a temporary speed limit due to an emergency, the road controlling authority must be satisfied that the speed limit is suitable for the road, having regard to—

- (a) the circumstances of the emergency; and
- (b) the numbers and types of road users, including pedestrians, cyclists, motorcyclists, and moped riders, that use the road; and
- the needs of any community affected by the emergency;
- (d) the nature and level of risk to the public; and
- (e) any other measures taken to reduce hazards and risks.

7.8 Process for setting an emergency speed limit

Where a road controlling authority sets an emergency speed limit, the road controlling authority must—

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- record in writing the reasons why it was satisfied that setting an emergency speed limit was necessary; and
- (b) to avoid any doubt, comply with clauses 2.10 and 2.11.

7.9 How emergency speed limit is removed

When a road controlling authority is satisfied that an emergency speed limit for a road is no longer necessary, it must—

- (a) decide to remove the emergency speed limit; and
- (b) submit required information to the Registrar (see clause 2.11(3)).

Section 8 Signs

8.1 Requirement to provide signs at, or near, point where speed limit changes

- (1) A road controlling authority must install a speed limit sign on the left-hand side of a road under its control at or near, and not more than 20 m from, the point on the road where a speed limit changes.
- (2) If the estimated two-way annual-average daily traffic at the point where a speed limit changes exceeds 500 vehicles, the road controlling authority must also install a speed limit sign on the right-hand side of the road, or on the central median where appropriate, at or near, and no more than 20 m from, that point (except in the case where the speed limit is a variable speed limit and an electronic variable speed limit sign has been installed).
- (3) Subclauses (1) and (2) do not apply to speed limits on beaches or riverbeds (but, to avoid any doubt, clause 2.12(b) still applies).
- (4) If a road user might not easily see, or readily understand or react to, a sign that is installed within 20 m of the point on the road where a speed limit changes, a road controlling authority may, despite subclauses (1) and (2), install speed limit signs more than 20 m, but as close to it as reasonably practicable, from that point.
- (5) A speed limit sign may be installed otherwise than as required by subclause (1) if—
 - (a) authorised under this Rule or any other legislation; or

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- (b) a road user might not easily see, or readily understand or react to, a sign that is installed on the left-hand side of the road; or
- (c) the sign would be more effective if installed above a lane.
- (6) A speed limit sign may be installed otherwise than as required by subclause (2) if the sign would be more effective if installed above a lane.

8.2 Requirement to provide speed limit signs

- (1) A road controlling authority must install speed limit signs where they will be easily seen by road users and to which road users may readily react.
- (2) When installing speed limit signs, a road controlling authority must have regard to the Agency's guidance on maximum lengths between speed limit signs.
- (3) Subclause (2) does not apply to speed limits on beaches or riverbeds (but, to avoid any doubt, clause 2.12(b) still applies).

8.3 Specific requirements for permanent, seasonal and variable speed limit signs

- (1) For a permanent speed limit, a seasonal speed limit or a variable speed limit, the speed limit shown on the associated signs installed by the road controlling authority must not be visible to road users until the speed limit comes into force.
- (2) For a seasonal speed limit, a road controlling authority must ensure that, at any given time, the speed limit on the associated signs installed by the road controlling authority shows the speed limit that is in force at that time under the seasonal speed limit.

8.4 Agency may direct road controlling authority to install, modify, or remove signage

The Agency may direct a road controlling authority to install, modify, or remove a speed limit sign to comply with this Rule.

Section 9 Review of speed limits by Agency

- 9.1 Agency's powers to monitor and direct a road controlling authority and to set, change or modify a speed limit
- The Agency may monitor road controlling authorities for compliance with this Rule.

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- (2) The Agency must notify a road controlling authority in writing if it has reason to believe that the road controlling authority might not have complied with this Rule, and give the road controlling authority a reasonable opportunity to respond to the notification.
- (3) If the Agency is not satisfied by a road controlling authority's response to the notice under subclause (2), the Agency may issue directions to the road controlling authority regarding matters to be addressed.
- (4) If the Agency reasonably believes that a road controlling authority has not complied with this Rule in setting a speed limit, or proposing to change a speed limit, or that a speed limit set by a road controlling authority does not comply with this Rule, the Agency may direct the road controlling authority to do the following:
 - (a) set the speed limit in accordance with the Agency's directions:
 - (b) review or change the procedures used by the road controlling authority to set speed limits or to propose to change speed limits to comply with this Rule:
 - (c) carry out the instructions in paragraph (a) and (b) within a stated period.
- (5) A road controlling authority must comply with directions given by the Agency under subclause (3) or (4), or clause 8.4, or with the requirements of the Agency or the Commissioner under clause 7.3.
- (6) If a road controlling authority does not comply with directions given under subclause (3) or (4), or clause 8.4, or the requirements of the Agency or the Commissioner under clause 7.3, the Agency may exercise the power of the road controlling authority to:
 - (a) set the speed limit under this Rule:
 - (b) remove a temporary speed limit (and remove the accompanying signs and equipment):
 - (c) install, modify, or remove a speed limit sign.

9.2 Ability to change speed limit where Agency has previously directed change to speed limit

If the Agency has given a direction under clause 9.1(4) to set a speed limit or exercised the powers of a road controlling

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authority to set a speed limit under clause 9.1(6), a road controlling authority may not change the speed limit from the speed limit directed or set by the Agency in the 3 years following the direction or setting, unless it has the Agency's approval.

Section 10 Revocation, transitional provisions, and consequential amendments

10.1 2022 Rule revoked

Land Transport Rule: Setting of Speed Limits 2022 is revoked.

10.2 Speed limits in the register in force on commencement continue to have effect

For clarity, a speed limit in the register that is in force on the commencement of this Rule continues to have effect.

10.3 Existing temporary speed limits not in the register continue to have effect

- (1) This clause applies if, immediately before the commencement of this Rule—
 - (a) a temporary speed limit (other than an emergency speed limit) was the applicable speed limit for a road under clause 2.1(5) of the Land Transport Rule: Setting of Speed Limits 2022; and
 - (b) the temporary speed limit was not in the register.
- (2) A temporary speed limit to which subclause (1) applies remains the applicable speed limit for the road until either—
 - (a) the temporary speed limit is removed in accordance with this Rule; or
 - (b) a land transport record in respect of the temporary speed limit for that road has effect under <u>section 200H</u> of the Act (in which case the applicable speed limit becomes, in accordance with clause 2.1(1), the speed limit for the road in the register).

10.4 Speed management committee disestablished

For clarity, the speed management committee that the Agency established in accordance with clause 3.18 of Land Transport Rule: Setting of Speed Limits 2022 is disestablished.

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10.5 Certain speed limit increases may proceed under the 2022 Rule

- (1) This clause applies if, on the commencement of this Rule—
 - the Agency (as RCA) or a territorial authority has sought the Director's approval to set a speed limit for a road under clause 2.6 of the Land Transport Rule: Setting of Speed Limits 2022; and
 - (b) the Agency (as RCA) or the territorial authority has completed the consultation required under clause 2.6(5)(a) of that Rule; and
 - (c) the speed limit for which the Agency (as RCA) or the territorial authority has sought approval:
 - (i) is not in the register; and
 - (ii) is higher than the speed limit that is in the register.
- (2) Despite clause 10.1, the Agency (as RCA) or the territorial authority may set the speed limit for the road in accordance with clause 2.6 of the Land Transport Rule: Setting of Speed Limits 2022, as if—
 - (a) clause 2.6 of that Rule were in force; and
 - (b) the Director had already given their approval under clause 2.6(4) of that Rule.

10.6 Status of speed management plans prepared in accordance with 2022 Rule

- (1) The Director is not required to certify a draft speed management plan that has been submitted to the Director for certification under the Land Transport Rule: Setting of Speed Limits 2022 after the date on which this Rule comes into force.
- (2) To avoid any doubt, any step taken in the development of any existing draft State highway, regional or territorial authority speed management plan (including certification) after the date this Rule comes into force does not have legal effect.

10.7 Certain speed limits in the register not in force on commencement must be reversed

(1) This clause applies to any speed limit (not being a temporary speed limit or an emergency speed limit) for a road that—



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- (a) was set by a road controlling authority, before the commencement of this Rule, under clause 2.5 or 2.6 of the Land Transport Rule: Setting of Speed Limits 2022; and
- (b) is in the register on the commencement of this Rule; and
- (c) is not in force on the commencement of this Rule; and
- (d) is not a specified road as defined in clause 11.1(1).
- (2) As soon as practicable after the commencement of this Rule, a road controlling authority that has set a speed limit to which subclause (1) applies must reverse that speed limit by—
 - (a) setting a speed limit for that road that is the same as the permanent, seasonal or variable speed limit (as the case may be) that was in force for that road on the commencement of this Rule; and
 - submitting to the Registrar the information required under section 200L of the Act.

10.8 Retention of information developed under the 2022 Rule

- (1) Despite clause 10.1, the details of a speed limit that is in force immediately before the commencement of this Rule (including any applicable speed management plan) that has been superseded by a new speed limit set in accordance with this Rule must be retained by the Agency (as RCA), a regional transport committee or a territorial authority (as the case may be) for a period of at least 7 years from the date on which the new speed limit came into force.
- (2) Despite clause 10.1, any conditions specified by the Agency by *Gazette* notice under clause 4.6 of the Land Transport Rule: Setting of Speed Limits 2017, or under clause 4.4(2)(a) of the Land Transport Rule: Setting of Speed Limits 2022, in relation to a speed limit of 110 km/h continue to apply to the speed limit.

10.9 Transitional provisions

Despite anything else in this Rule, the provisions of Schedule 2 apply according to their terms.

10.10 Amendments to Land Transport Rule: Street Layouts 2023

- In clause 3.1(3)(h), replace "2022, clauses 2.7A and 2.7B" with "2024, clauses 2.8 and 2.9".
- (2) Revoke Section 6 and the Schedule.

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10.11	Amendments to Land Transport Rule: Traffic Control Devices 2004
(1)	In clause 4.2(1), replace "Section 9 of Land Transport Rule: Setting of Speed Limits 2022" with "Section 8 of Land Transport Rule: Setting of Speed Limits 2024".
(2)	In Schedule 1, replace item R1-6.1 with the item R1-6.1 in Schedule 4 of this Rule



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Schedule 1 Road lengths for speed limits

	Ref: clause 4.6
Speed limit (km/h)	Minimum length (m)
40	300
50	500
60	500
70	700
80	800
90	2000
100	2000
110	3000
120	3000



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Schedule 2 Transitional provisions

Ref: clause 10.9

Section 11 Transitional provisions

11.1 Interpretation

In this Schedule 2, unless the context otherwise requires,—

amended speed limit, in relation to a specified road, means the most recent permanent speed limit that has been set for that road before the commencement of this Rule:

previous speed limit, in relation to a specified road, means-

- the permanent speed limit that was in force for that road on 31 December 2019; or
- (b) if the speed limit in force for that road on 31 December 2019 was not a permanent speed limit, the most recent permanent speed limit in force for that road before 31 December 2019:

public acceptance, in relation to an amended speed limit, means public support for the amended speed limit as ascertained through a public consultation process that meets the requirements in clause 3.8, with any necessary modifications and undertaken following the commencement of this rule:

specified road means-

- (a) a road—
 - that is a local street (residential or neighbourhood street); and
 - (ii) for which the Agency (as RCA) or the territorial authority set a permanent speed limit of 30 km/h on or after 1 January 2020; and
 - the reason or one of the reasons for setting that speed limit was because there is a school in the area; or
- (b) a road-
 - that is an urban connector, a transit corridor, an interregional connector, or a rural connector (as those classes of road are described in Schedule 3) and for which, in the case of a rural connector only,

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- the Agency (as RCA) is the road controlling authority; and
- (ii) for which the Agency (as RCA) or a territorial authority set a permanent speed limit on or after 1 January 2020; and
- (iii) for which the previous speed limit is higher than the amended speed limit:

reversal date means 1 July 2025.

Clause 11.1(1)(b)(i) specified road: substituted, on 15 January 2025, by clause 2.1 of the Land Transport Rule: Setting of Speed Limits Amendment 2024

11.2 General rule: amended speed limits for specified roads must be reversed

- (1) Before 1 May 2025, the Agency (as RCA) and each territorial authority must reverse the amended speed limit for each specified road within its control by—
 - (a) setting a permanent speed limit for that road that is the same as the previous speed limit; and
 - (b) submitting to the Registrar the information required under section 200L of the Act.
- (2) The permanent speed limit set under subclause (1)(a) must come into force no later than the reversal date.
- (3) However, this clause does not apply—
 - (a) if clause 11.3 or 11.4 applies; or
 - (b) in respect of any specified road to the extent that the amended speed limit for that road is a speed limit that was set using the process under clause 12.6 of the Land Transport Rule: Setting of Speed Limits 2022 (which relates to correcting speed limits during the pre-interim period under that Rule).

11.3 Exception: roads outside school gate

(1) Despite clause 11.2, the Agency (as RCA) and each territorial authority must, before 1 May 2025, set a variable speed limit where 30 km/h is the speed limit in force during school travel periods (and submit to the Registrar the information required under section 200L of the Act) for any specified road within its control that is—

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- (a) a local street (residential or neighbourhood street); and
- (b) a road outside the school gate.
- (2) The new speed limit under subclause (1) must come into force no later than the reversal date.

11.4 Further exception: amended speed limits may be retained for certain specified roads

- (1) Despite clause 11.2, the Agency (as RCA) and a territorial authority may retain the amended speed limit in respect of any specified road within its control only if it would be inappropriate to revert to the previous speed limit due to a significant change in the land use adjacent to the road (for example, where a new residential development has been built) since 31 December 2019.
- (2) Despite clause 11.2, the Agency (as RCA) may also retain the amended speed limit in respect of any specified road within its control if—
 - the road is a rural connector or interregional connector (as those classes of road are described in Schedule 3); and
 - the Agency (as RCA) is satisfied that there is public acceptance for the amended speed limit for that road.

Clause 11.4(2)(a): substituted on 15 January 2025, by clause 2.2 of the Land Transport Rule: Setting of Speed Limits Amendment 2024.

11.5 Speed limits for specified roads may not otherwise be set before reversal date

- (1) The Agency (as RCA) and each territorial authority may not set a speed limit for a specified road before the close of the reversal date except under clause 11.2 or 11.3.
- (2) Despite subclause (1), the Agency (as RCA) and each territorial authority may set a temporary speed limit (including an emergency speed limit) for a specified road before the close of the reversal date.

11.6 Agency (as RCA) and territorial authorities to provide certain information on specified roads to the Agency

 Before 1 May 2025, the Agency (as RCA) and each territorial authority must provide to the Agency a list of all specified roads within its control.

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- (2) The list provided under subclause (1) must include, in respect of each specified road—
 - (a) its previous speed limit;
 - (b) its amended speed limit;
 - (c) whether the specified road is a local street (residential or neighbourhood street) that is also a road outside the school gate: and
 - (d) whether it has retained the amended speed limit under clause 11.4.



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Schedule 3 Permanent speed limits for different classes of road

Ref: clause 4.5

Section 12 Permanent speed limits for different classes of road

12.1 Definitions for speed limit classifications

In this Schedule 3, **high risk crash types** means crash types that are most likely to result, or have resulted, in death and serious injury.

12.2 Permanent speed limits for different classes of road

For the purposes of clause 4.5-

- (a) each class of road is set out in column 2 of Tables 1 to 3;and
- (b) the permitted permanent speed limit, or permitted range of permanent speed limits, for each class of road in Table 1 is set out in column 4 of that table; and
- (c) the permitted permanent speed limit, or permitted range of permanent speed limits, for each class of road in Table 2 is set out in column 4 of that table; and
- (d) if a road is of a class set out in Table 3, a road controlling authority may (but is not required to) set, for that road, the alternative permanent speed limit specified in (or a permanent speed limit within the range of alternative permanent speed limits specified in) Table 3 instead of any permanent speed limit permitted in Table 1 or 2 (as the case may be).

Table 1
Urban street classifications

Number	Class of road	Description	Speed Limit
1	Urban streets	Residential and neighbourhood streets, and streets that provide access to and support businesses, shops, on-street activity and services	50 km/h
2	Civic spaces	Streets mainly intended for localised on-street activity with little or no through movement	10 – 20 km/h

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3	Urban connectors	Streets that provide for the movement of people and goods between different parts of urban areas, with low levels of interaction between the adjacent land use and the street	50 – 80 km/h
4	Transit corridors	Urban motorways and corridors that provide for movement of people and goods within an urban environment	80 – 100 km/h

Clause 12.2 Table 1, Number 4: amended on 15 January 2025, by clause 2.3 of the Land Transport Rule: Setting of Speed Limits Amendment 2024.

Table 2
Rural street classifications

Number	Class of road	Description	Speed Limit
5	Peri-urban roads	Roads that primarily provide access from residential property on the urban fringe or in a rural residential area, where the predominant adjacent land use is residential, but usually at a lower density than in urban residential locations	50 – 80 km/h
6	Stopping places	Rural destinations that increase activity on the roadside and directly uses the road for access	50 – 80 km/h
7	Rural roads	Roads that primarily provide access to rural land for people who live there and support the land-use activity being undertaken	80 – 100 km/h
8	Rural connectors	Roads that provide a link between rural roads and interregional connectors	80 – 100 km/h
9	Interregional connectors	Roads that provide for movement of people and goods between regions and strategic centres in a rural context	100 km/h
10	Expressway	State highways that are median divided, with two or more traffic lanes in each direction, grade separated intersections, access controlled, with a straight or curved alignment	100 – 120km/h

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Table 3

Alternative permanent speed limits for certain roads in Tables 1 and 2

Number	Class of road	Description	Speed Limit
11	Beaches	Beaches to which the public have access	10 – 60 km/h
12	Unconventional, low-volume or low speed road types	Parking areas, beach access points, riverbeds, cultural and recreational reserve or similar	10 – 30 km/h
13	Unsealed rural roads	Rural roads that are unsealed	60 – 80 km/h
14	Urban streets with significant levels of pedestrian and/or cycling activity	Residential and neighbourhood streets, and streets that provide access to and support businesses, shops, on-street activity and services that have significant levels of pedestrian and/or cycling activity	40 km/h
15	Urban streets with no footpaths	Residential and neighbourhood streets with pedestrian activity and no footpaths	40 km/h
16	Urban intersection speed zone	Intersections that have a history of high risk crash types	30 – 70 km/h
17	Rural intersection speed zone	Intersections that have a history of high risk crash types	60 – 70 km/h
18	Mountainous or hill corridors	Roads where the alignment is tortuous	60 – 80 km/h



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Schedule 4 Amendment to Schedule 1 of the Land Transport Rule: Traffic Control Devices 2004

Ref: clause 10.11(2)

R1-6.1 School static variable speed sign

Highest speed limit is the number of km/h shown on the sign that applies to a road outside a school gate during the time specified.

May be used on the road outside the school and on No exit or Give-way or Stop sign controlled side roads adjacent to the road outside the school where the road outside the school is signed with either R1-6 or R1-6.1 signs.

Two options.

Option A

Note: Option A must be used where the applicable speed limit on the road approaching the section of road outside the school gate (or approaching the adjacent road, as the case may be) is less than 60 km/h.

Shape and size	900 x 1350 mm		
Background	white (R)		
Border	red (R) 30 mm		
Legend	Description R1-1,	Colour black, red (R) and white	Size R1-1 750 mm diameter
	Above		
	'[time of day that static variable speed limit applies]'	black	'[hours]' and '[minutes]' 80/12.4 'AM' or
	for example,		'PM' 60/9.6
	'8:30-9:00 AM'	black	'[hours]' and '[minutes]' 80/12.4, 'AM' 60/9.6
	'2:30-3:00 PM',	black	'[hours]' and '[minutes]' 80/12.4, 'AM' 60/9.6
	'SCHOOL DAYS',	black	80/12.4

Note: May be supplemented by W16-5.1

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W16-5.1 as for W16-5.1 750 x 500 mm

Option B

Note: Option B must be used where the applicable permanent, variable or seasonal speed limit on the road approaching the section of road outside the school gate (or approaching the adjacent road, as the case may be) is or may be $60 \, \text{km/h}$ or higher.

Shape and size	1200 x 1600 mm		
Background	white (R)		
Border	red (R) 40 mm		
Legend	Description R1-1,	Colour black, red (R) and white	Size R1-1 900 mm diameter
	Above		
	'[time of day that static variable speed limit applies]'	black	'[hours]' and '[minutes]'
			105/16.4 'AM' or 'PM' 75/11.7
	for example,		
	'8:30-9:00 AM'	black	'[hours]' and '[minutes]' 105/16.4, 'AM' 75/11.7
	'2:30-3:00 PM',	black	'[hours]' and '[minutes]' 105/16.4, 'PM' 75/11.7
	'SCHOOL DAYS',	black	105/16.4
Note: May be suppl	emented by W16-5.1 W16-5.1	as for W16-5.1	900 x 600 mm

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Attachment A

Item 20

Memo - Setting of Speed Limits Rule - Refer Item 19, Attachment A

Attachment A

Item 21

Memo - Setting of Speed Limits Rule - Refer Item 19, Attachment A