



Kaipātiki Thermal Offering - FAQ's

1. Who is Te Poari?

- a. Te Poari is a Co-Governance entity of Ngāti Whātua o Kaipara and Auckland Council formed as part of the Ngāti Whātua o Kaipara Claims Settlement Act 2013.
- b. Ngāti Whātua o Kaipara operates as a Treaty partner with the Council and Te Poari, who are responsible for the oversight and management of Kaipātiki (formerly the Parakai Recreation Reserve) located in the township of Parakai in the South Kaipara region of Auckland.

2. Who represents Ngāti Whātua o Kaipara as the Treaty partner?

- a. The post-settlement governance entity for Ngāti Whātua o Kaipara is Ngā Maunga Whakahii o Kaipara Development Trust. This Trust is signatory to the Deed of Settlement and manages the partnership with the Crown, through central and local government, on behalf of the iwi of Ngāti Whātua o Kaipara.
- b. The Trust is representative of the wider interests of nga marae e rima (five marae) and each of their whanau communities situated at the lower end of Kaipara Moana.

3. What is the status of the current lease?

- a. Parakai Springs Complex Limited hold the existing lease which expires in 2026. Whilst they do have a first right of refusal, the Directors of the company have indicated to Te Poari that they are open to working with Te Poari and other parties who may have an interest in the site in the future.

4. What assets are owned by Te Poari

- a. The current lease area is approximately 2.3 hectares and contains a variety of assets, including: -
 - i. Thermal pools
 - ii. Office and administration block
 - iii. Changing rooms.

5. Are there any restriction to accessing the thermal reserve?

- a. Please see thermal water report

6. Are there any restrictions as to what can be developed on the site?

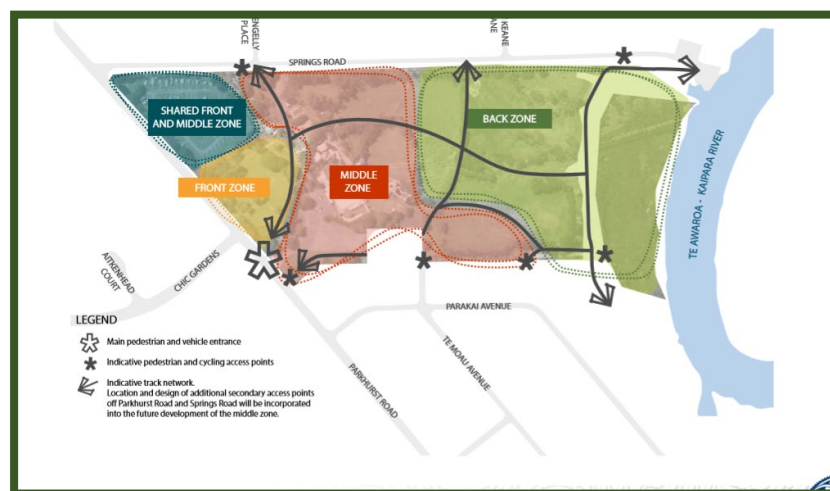
- a. Kaipātiki is deemed a Recreation Reserve under the Reserve Management Act which means activities undertaken on the reserve must align with what is set out in the Kaipātiki Reserve Management Plan (see extract below).
- b. Any commercial activity must be either necessary to enable the public to obtain the benefit and enjoyment of the reserve, or necessary for the convenience of persons using the reserve.
- c. Whilst there are mechanisms available to Te Poari to change or amend that status of the reserve, they are fundamentally seeking EOI's that align with the current classification.

B: TE KŌKIRITANGA | DELIVERING THE VISION
Ngā Wāhanga | Zones

Kaipātiki is a space for a range of recreation purposes. Parts of the reserve are below flood level, parts are naturally elevated and other parts are modified with existing infrastructure and platforms. Zones indicate how activities may be grouped to factor in these features and achieve the desired experience. Access and pathways support entry and movement on the reserve.

Zone	Desired Experience	Extent of development
FRONT	Emphasis is on open space and passive recreation. A fun space that allows for safe play for all ages and well-designed facilities to support group interaction such as shade, shelter and picnic facilities. Free and inclusive access is encouraged.	Moderate with provision for public facilities
MIDDLE	Emphasis is on organised recreation and a unique visitor experience. A space to experience the geothermal springs, local products, local hospitality and visitor accommodation. Ngāti Whātua o Kaipara and local people and knowledge are strong features of the visitor experience. Access to parts of this Zone will be subject to a fee to reinvest in the Vision.	High with good design principles that blend with natural features
BACK	Emphasis is on natural and scenic. The space is a thriving habitat for diverse species and native vegetation. A safe pedestrian area that enhances access to nature and the river. Free and inclusive access is encouraged.	Low with provision for pedestrian access
ACCESS & PATHWAYS	Emphasis is on safe circulation to all parts of Kaipātiki. A space where pedestrian and cycle access will become the main way of getting around. Access and pathways are an opportunity to educate people about Kaipātiki. Access for people of all ages and abilities is important. Free and inclusive access is encouraged.	Varies to support intersecting zone

All zones are to be managed in keeping with the Vision and Management Principles.





7. Are we able to visit the site?

- a. Out of respect to the current operators, please do not turn up on site unannounced or make direct contact with them. Instead we ask that you register your interest with Rob McGee, and he will work with you on enabling a site visit to occur.
- b. Depending on interest we may hold an information session on site for all interested parties.

8. What is expected in the EOI response?

- a. There is no defined format for your EOI response but instead we are providing this guidance to help you structure your response and ensure it covers the key areas Te Poari are specifically interested in.
 - This is a high-level expression of interest, designed to allow you to outline your concept/idea for Kaipātiki.
 - Te Poari is not expecting a detailed financial analysis, but is seeking a high-level commercial overview of how you would fund and sustainably operate the business and market insights into who you see as your target market and the current and future size of that market etc.
 - We suggest the EOI should be no more than 5-6 pages long at the most. But feel free to attach supporting information as you see fit.
 - Please note that Te Poari are specifically interested in:
 1. How your concept/idea supports the vision for Kaipātiki and aligns to the values as set out in the Kaipātiki Reserve Management Plan
 2. How you see a partnership working with Te Poari and any experience you have had specifically working with Treaty partner Ngāti Whātua o Kaipara.
 3. The experience and track record you bring to the partnership.
 4. How you may fund investment into the site and operate the site in a commercially sustainable way.
 - Please send completed EOI's to Rob McGee at rob.mcgee@geoffcanhamconsulting.co.nz before 5pm Friday 29th of January 2021.

9. What is the next step in the process?

- a. Te Poari will review all EOI's received and consider which entity/ies they may wish to continue more detailed discussions with.



10. How will Te Poari be assessing the EOI's.

- a. As outlined, Te Poari are specifically interested in EOI's that:
 - i. Align and share the vision and values for Kaipātiki
 - ii. Understand the importance of partnership and working with Ngāti Whātua o Kaipara
 - iii. Bring a proven track record and quality experience to the partnership
 - iv. Have the financial means to bring the vision to life.
- b. Whilst there are no set or weighted assessment criteria, these are the key factors that Te Poari will be considering when reviewing the EOI's

11. When will we hear back?

- a. We are anticipating being able to present the EOI's to Te Poari in late February 2021 and expect to be in a position to inform applicants on next steps by mid to late March 2021.

12. Who are the key contacts?

- a. Rob McGee from Geoff Canham Consulting is managing the EOI process on behalf of Te Poari and is the key contact for all interested parties.
- b. Te Poari ask that interested parties please refrain from contacting the current operators directly and or other key stakeholders including members of Te Poari, Ngāti Whātua o Kaipara, or Ngā Maunga Whakahii o Kaipara Development Trust
- c. Instead please direct all enquires through Rob McGee in the first instance, and he will help determine the most appropriate way to get the information you are seeking.

