

# Hato Pētera – Preliminary Indication of Interest (PII)

This FAQ is designed to answer common questions in plain English for the Hato Pētera Preliminary Indication of Interest (PII) process.

## A. Introduction to Hato Pētera Repurposing Project

### **Q: What is happening at Hāto Pētera?**

A: The Hāto Pētera site is entering a respectful, future-focused repurposing process that honours its Māori and Catholic heritage while exploring opportunities for iwi, whānau, values-aligned parties, and the wider community.

### **Q: Is there already a decided outcome or development plan?**

A: No. There is no predetermined outcome. The repurposing journey is open and exploratory, and will be shaped over time by proposals put forward by interested parties and community feedback, with education as the core and anchor of the site's future. While a master plan has been developed, it is indicative only — a guiding framework to support thinking and coordination, rather than a fixed or final development plan.

### **Q: What is the Crown Grant and how does it shape what can happen at Hato Pētera?**

The land was granted by the Crown in 1850 to the Bishop of the Roman Catholic Church at Auckland for educational purposes, with the stated intent of providing education to *“children of our subjects of both races and of children of other poor and destitute persons being inhabitants of the Islands of the Pacific Ocean.”*

This intent continues to guide the future direction of the site. The repurposing of Hato Pētera is grounded in restoring the mauri of the whenua and realising a long-term vision that is education-led and consistent with the Māori Catholic character of Hato Pētera. Education remains a defining and enduring purpose of the site, but it is recognised that achieving this in a sustainable way requires a mix of compatible uses and activities.

### **Q: How is Mana Whenua involved in the Hato Pētera repurposing?**

A: Mana Whenua involvement is a foundational part of the Hato Pētera kaupapa. The repurposing is grounded in a long-standing Māori–Catholic partnership and is guided by the

Hato Pētera Tūāpapa, which gives effect to Te Tiriti o Waitangi and tikanga Māori. Ngāti Paoa and other iwi with mana whenua interests are acknowledged, and meaningful collaboration with Mana Whenua is expected as the site is renewed.

Governance of the repurposing sits with the Bishop of Auckland and the Hato Pētera Kāhui Kaumātua, supported by Te Waka o Hato Pētera Wāwāhi Ara, which has a mandate to steward the kaupapa and ensure cultural integrity. Parties submitting proposals are expected to demonstrate an understanding of this context and to explain how they would work respectfully and appropriately with Mana Whenua as part of their proposal.

**Q: How will Māori and Catholic communities be involved?**

A: Māori and Catholic communities are engaged as contributors, not just consultees. Feedback will be sought early and throughout the process, in culturally safe and tikanga-appropriate ways, and will actively inform how options are explored and refined.

The proposed plan will ensure ongoing community access, inclusion and benefit including access to the marae and chapel.

**Q: What is currently happening on site at Hato Pētera?**

Since the closing of Hato Pētera College in 2018 the site has continued to be actively used for a range of interim education, community, and cultural purposes, while longer-term options were carefully considered. Current activities include:

- Monthly Miha (Māori Catholic Mass) in Hato Pētera Chapel
- Transformation Academy in existing kura buildings working with young people to instil life skills and gain NZQA credits (and community organisations as subtenants) (short-term lease)
- Life Church Community Dinner every Wednesday evening
- De Paul House manage transitional housing with entry from 35 Akoranga Drive (excluded from this PII)
- Auckland Council – for groups to use sports fields during the week and sports games and community events on weekends.

**Q: Is there an expectation for collaboration with local schools, tertiary providers, and other institutions?**

A: Proposals should outline how collaboration with local schools, tertiary providers, and other educational or community institutions could support and strengthen the purpose of the site. At the Preliminary Indication of Interest stage, respondents are not required to have formal

arrangements in place, but should demonstrate awareness of the opportunities for alignment and shared outcomes consistent with the Hato Pētera vision.

**Q: What guides decisions about partnerships and investment?**

A: Expectations for any future partners or investors are guided by Hāto Pētera values, including sustainability, long-term stewardship, and positive cultural, social, and environmental outcomes.

**Q: How are government agencies involved?**

A: Central and local government agencies are recognised as ongoing stakeholders due to their roles in heritage protection, planning, infrastructure, and community wellbeing, and will be engaged throughout the process.

**Q: Does providing feedback mean decisions are locked in?**

A: No. Community engagement does not constitute a binding vote or referendum, nor does it imply approval of any development or investment partner. The process remains adaptive.

## **B. Quick basics (what this Preliminary Indication of Interest is and what it isn't)**

**Q: What is this PII (Preliminary Indication of Interest)?**

A: It's an early, non-binding way for organisations to tell Hato Pētera what you might want to do on the site, why it fits the kaupapa, and whether you have the capability and resources to deliver the proposal.

**Q: Is the site for sale?**

A: No. The whenua is not for sale.

**Q: Is this a tender / RFP?**

A: Not yet. This is Stage 1 of a three-stage process:

Stage 1 – Preliminary Indication of Interest (non-binding);

Stage 2 – Request for Proposal (anticipated August 2026);

Stage 3 – Direct negotiation.

**Q: If we submit a PII, are we committing to anything?**

A: No. Stage 1 is explicitly non-binding — submitting a preliminary indication does not commit you to later stages.

**Q: What is Hato Pētera trying to achieve overall?**

A: Hato Pētera is being repurposed as a centre of excellence grounded in Mātauranga Māori and Catholic faith, with education (especially vocational training) at its heart, and open to all. The plan includes education, learner/whānau accommodation, culturally appropriate services, and Māori Catholic chaplaincy.

### **C. “What’s in the kete?” (how the project is intended to work)**

**Q: If the land is not for sale, what is Hato Pētera bringing to the table?**

A: In simple terms: the whenua (land), a clear kaupapa/vision and governance pathway.

**Q: Where does the money come from to redevelop and run the place?**

A: The intent is that financing for redevelopment and ongoing costs is generated from the site itself — through commercial operations aligned with the kaupapa, plus credible external capability and resources brought by parties presenting proposals. Respondents should show how the proposal can be funded via site-based operations and realistic staging, rather than relying on uncertain funding.

**Q: Does Hato Pētera expect respondents to contribute capital?**

A: Yes. Respondents are asked to indicate capital contributions, how capital would be sourced, likely revenue sources, and an operating model (including maintenance funding). Capability/capacity (including capital contribution) is part of the evaluation.

**Q: Are proposals allowed that rely on grants or unconfirmed funding?**

A: Hato Pētera signals it does not want proposals that depend on unconfirmed funding without a credible pathway. If grants are part of your plan, you’ll need to show a realistic pathway and staging.

**Q: What operational model is Hato Pētera looking for if not a sale?**

A: Responses should indicate a preferred operational model such as a long-term lease (rather than purchase).

### **D. The site**

**Q: Where is the Hato Pētera site?**

A: The whenua is at College Road, Northcote, and also includes 60 Tonar Street (access strip).

**Q: How big is the site?**

A: The site is about 12.6 hectares across buildings, former hostel area, fields and access strips.

## **E. What kinds of proposals are wanted (and not wanted)**

### **Q: What types of proposals is Hato Pētera looking for?**

A: Hato Pētera are significant proposals aligned to the Hato Pētera plan, that help stage and integrate education, hauora, accommodation, sports facilities and community hub functions over time.

### **Q: Does a proposal have to match the master plan exactly?**

A: No. The master plan is indicative and deliberately flexible. It is a conceptual framework to support dialogue, not a fixed design. Proposals shouldn't be constrained by every element shown, because detailed planning will continue to evolve. We anticipate that proposals will likely speak to one or two options that are on the plan or consistent with the kaupapa.

### **Q: What does Hato Pētera not want?**

A: Proposals outside the vision/plan or Tūāpapa; reliance on unconfirmed funding without a credible pathway; uses that diminish the educational, cultural, or spiritual kaupapa; and proposals to purchase the land.

### **Q: Are you requesting responses from smaller organisations?**

A: Because this stage is focused on whole-of-site planning and deliverability, we are prioritising parties with proven scale and capacity; smaller initiatives may be considered in later stages once core uses, infrastructure, and governance arrangements are in place.

### **Q: Are commercial activities allowed?**

A: Yes — commercial operations aligned with the kaupapa are encouraged, specifically because they are intended to help fund redevelopment and ongoing operational costs.

### **Q: Does Hato Pētera support the re-use of existing buildings?**

A: Yes and No. The PII signals use/re-use of existing buildings where sensible (including heritage buildings), along with planning for new works consistent with Te Aranga principles. Existing heritage-listed buildings will be preserved and repurposed. We also anticipate potential short-term (3-12 years) user of existing school buildings.

## **F. Process, dates, and what happens after you submit**

### **Q: What are the key Stage 1 dates?**

A:

PII release: Tuesday 21 April 2026.

Briefing/webinar: **Thursday 30 April, 9.00am.**

Deadline for questions: Monday 18 May

PII closing: **Friday 5 June, 1pm.**

**Q: How do we ask questions?**

A: Questions/clarifications must be emailed to the Point of Contact (teresam@cda.org.nz). Respondents are encouraged to ask before the deadline of 18 May for questions if anything is unclear.

**Q: Can we approach other people involved with Hato Pētera to discuss our idea?**

A: No. All enquiries must go to the Point of Contact. Respondents must not directly or indirectly approach other representatives to solicit information — this can result in disqualification.

**Q: How do we submit our PII?**

A: You must submit using the PII Response Template. Responses are submitted electronically by email by the closing time/date. Please follow the instructions on the response template.

**Q: How long should the Stage 1 response be?**

A: The response form indicates 5–15 pages should be sufficient at this stage for the main response section.

**Q: What happens after we submit?**

A: Hato Pētera will evaluate responses. They may shortlist respondents for Stage 2/3, select one or more preferred applicants under Stage 1, seek clarification or more information, or decide to proceed (or not proceed) with later stages.

## **G. What you need to include in your response (so you don't get tripped up)**

**Q: What must we include at a minimum?**

A: At Stage 1, the PII expects a short indication including: organisation name; contact details (and local party if international); a brief outline of your potential interest; relevant experience and ability to deliver; and potential capital contribution.

**Q: Can we submit as a consortium / joint venture?**

A: Yes. The response form includes an option for a joint/consortium response, and international respondents should provide details of local parties.

**Q: Do we have to address the evaluation questions in a specific order?**

A: Yes. The response template asks respondents to answer questions in full and in order, and notes each question must be answered independently.

**Q: How will health, safety and emergency preparedness be managed on site?**

A: Health, safety and emergency preparedness will be managed through the establishment of appropriate protocols, standards and governance arrangements as development and occupancy arrangements for the site are progressed. At the Preliminary Indication of Interest stage, respondents should indicate how they ensure cultural safety, manaakitanga, and alignment with kaupapa Māori and Catholic values. Respondents are not expected to provide detailed health and safety or emergency management plans. These matters will be developed coherently over time to reflect the nature of activities on the site, regulatory requirements, and recognised good practice.

## **H. Practical questions people often ask**

### **Q: We have a proposal for only part of the site — can we still submit?**

Yes. While the long-term vision is for an integrated precinct, we expect the redevelopment to be staged over time. The purpose of this PII is to identify external parties and programmes early so we can plan the overall site layout and staging well — and avoid activities or buildings ending up in the wrong place or not integrating with the wider kaupapa. If your proposal relates to only part of the site, please explain how it fits within the broader precinct plan, how it could be staged, and how it would connect with other on-site uses over time.

### **Q: Can more than one proposal be progressed?**

A: Yes — the terms & conditions allow selecting multiple respondents and progressing them independently, concurrently or sequentially, with no obligation to merge or coordinate proposals.

### **Q: What kinds of collaborations are encouraged?**

A: Collaborations that put education first — especially vocational training and learner pathways. Proposals that wrap supporting elements around that education core, such as hauora, accommodation, and community facilities. We encourage collaborations that involve Mana Whenua in meaningful ways, align with the kaupapa and values of the site, and include clear governance and decision-making interfaces with the Bishop and Kāhui Kaumātua via Te Waka o Hato Pētera Wāwāhi Ara.

### **Q: What are the expectations regarding ongoing governance, transparency, and reporting? How can we be reassured that the right people, with the right skills, will ensure the development is well managed over time?**

A: Proposals should outline an approach to governance, transparency, monitoring, and accountability that demonstrates how the required skills, experience, and decision-making capability will be brought to the development over time. Governance arrangements will align with Hato Pētera oversight and assurance structures, with major strategic decisions taken jointly by the Bishop of Auckland and the Hato Pētera Kāhui Kaumātua.

Detailed governance and reporting frameworks (including clear roles, appropriate reporting, and mechanisms to monitor performance and manage risk) will be further developed as arrangements for the site are progressed. These frameworks will include key performance indicators and plans for regular review.

**Q: What's expected around safeguarding / working with rangatahi?**

A: The site constraints note safeguarding standards for programmes involving rangatahi. If your proposal involves young people, show how you will meet appropriate safeguarding expectations.

**Q: How will environmental impacts be assessed and managed?**

A: Proposals must state ideas they are bringing to improve environmental outcome and overall sustainability of the site.

**Q: What are the expectations around traffic management, parking and local infrastructure impacts?**

A: Traffic management, parking provision and local infrastructure impacts will be considered and addressed as part of the master planning process. At the Preliminary Indication of Interest stage, respondents are not expected to provide detailed solutions for these matters. These issues will be worked through in an integrated way as the overall site concept is developed, including engagement with relevant authorities where appropriate.

**Q: How will the proposal contribute to local employment and economic development, including opportunities for Hato Pētera alumni and the local community?**

A: Respondents who progress to Stage 2 of the process will be asked to indicate the anticipated contribution to local employment and economic development, including the types of roles likely to be created and opportunities for engaging local skills and expertise, where relevant. More detailed information on job creation, workforce development, and wider economic benefits will be sought and assessed as part of Stage 2 of the process.

**Q: If we're selected, is Stage 2 guaranteed?**

A: No. The process is competitive and Hato Pētera may or may not proceed to another competitive process. Selection for the next stage does not obligate Hato Pētera to contract.

**For the full details, please refer to the published PII documents and Terms & Conditions.**