



Port Nikau

WHANGAREI 35.7°S - 174.3°E

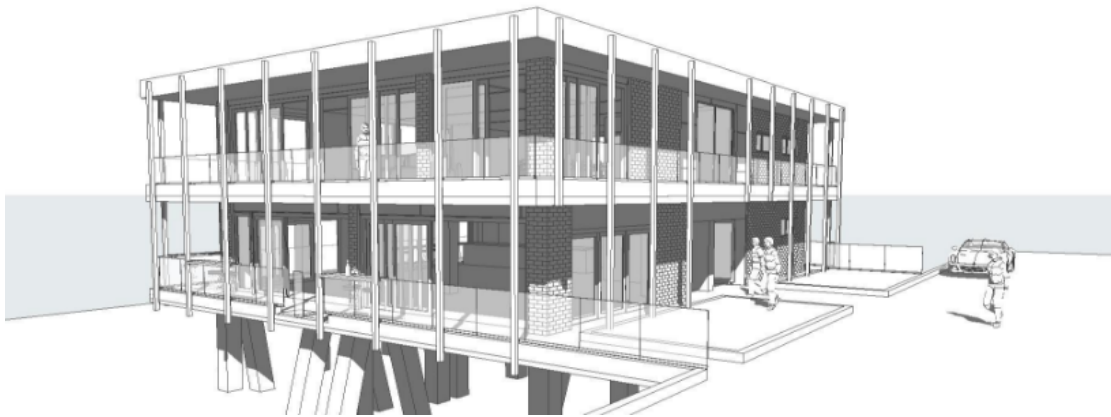
Port Nikau Hospitality Venue Expressions of Interest

Port Nikau

Port Nikau represents 100 hectares of freehold development in central Whangarei and is uniquely positioned along the lower Hatea river with a significant tract of waterfront. The overall development aims to introduce high end medium density housing to the area along with parks, shared use paths and a retail centre. The development forms part of the Whangarei city future plan and is currently in the design phase with intentions to develop over 1200 dwellings across several stages in the coming years.

To increase the public interaction with the Port Nikau area re-development of an existing wharf building is being undertaken. This will create a hospitality space on the lower floor of the building with sales offices above. As part of the development a carpark and playground will be constructed to encourage the public to visit and interact with the existing activities taking place on the wharf.

The building has a history entwined with the local Port Operations, being the Stevedoring base for early shipping from Port Whangarei. It is commonly referred to as the Tide Gauge Building as it stored the Northland Harbour Board tidal measuring equipment.



Current Hospitality Vision

Our primary vision for the hospitality venue at Port Nikau is to promote interaction of the wider Whangarei community and visitors with the Port Nikau area.

With the aim of attracting a higher end clientele we would like the hospitality operator to consider the following;

- Sat/Sun operation (Mon/Tues optional)
- Licenced venue with craft beers/wine selection
- Lunch service catering for business people
- Barista Coffee
- Evening service to cater for after work business people
- Sat/Sun brunch/lunch catering to families

The above are considerations only and we welcome suggestions as part of any expressions of interest. We do not consider it a requirement for the facility to provide a full dinner service in the initial phase but also have no objections to a dinner service.



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It is intended that the hospitality venue will be operational Nov/Dec of 2020. To aid establishment of a new hospitality business Port Nikau intend to provide rent relief and aid with fitout for the start of a tenancy in consultation with the operator.

Target market

Port Nikau is uniquely located within 7 minutes of the CBD and 5 minutes from a large portion of commercial premises along Kioreroa and Port Roads. The initial phase of this unique venue will likely target business people on week days and families during weekends.

Expressions of Interest

Please provide information regarding the following, and any other information you consider relevant, so we can assess the alignment of prospective operators with the Port Nikau vision.

- Proposed operator model
- Hospitality vision
- Fitout requirements
- Availability
- Relevant experience
- Proposed operating hours

Further information and expressions of interest to:

Ph Scott Davies-Colley on 027 255 9209 with any queries or to view the venue, with all expressions of interest to be emailed to scottdc@bdx.nz