



**THE
SANDS**
PĀPĀMOA BEACH

Tauranga
New Zealand

**Expansion
opportunities in
the heart of an
established and
rapidly growing
community.**



As a master planned super regional centre, The Sands is a landmark metropolitan destination, setting a new standard for mixed use lifestyle developments.

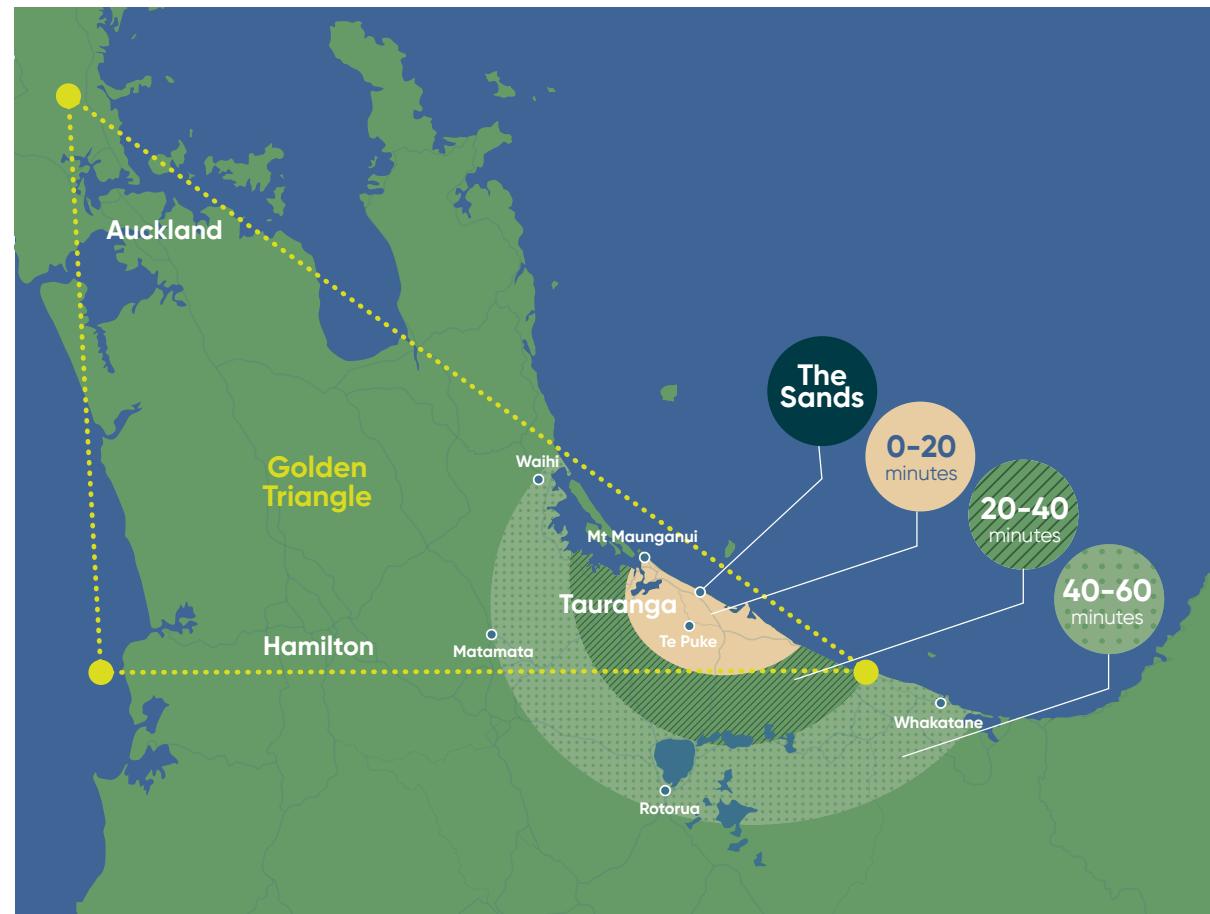
The Sands offers unparalleled opportunities to live, work, shop and play.

Population

- The Sands currently services 120,000 people within its 20-minute drive time catchment area.
- The Sands is located in one of the fastest expanding residential areas in the country.
- The Papamoa East area will accommodate 70% of the population growth in Tauranga over the next 10 years.
- 12,000 further new homes are planned within a 10-minute drive time of The Sands.
- Over 50% of New Zealand's population live in the Golden Triangle, which includes Auckland, Hamilton and Tauranga.

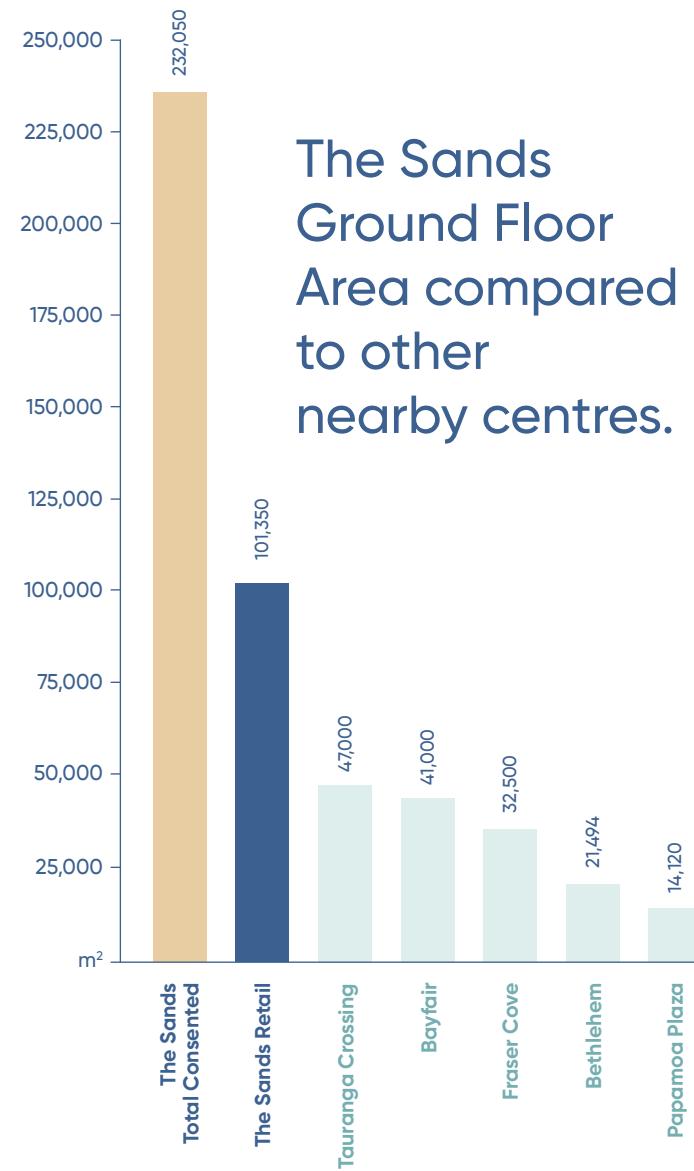
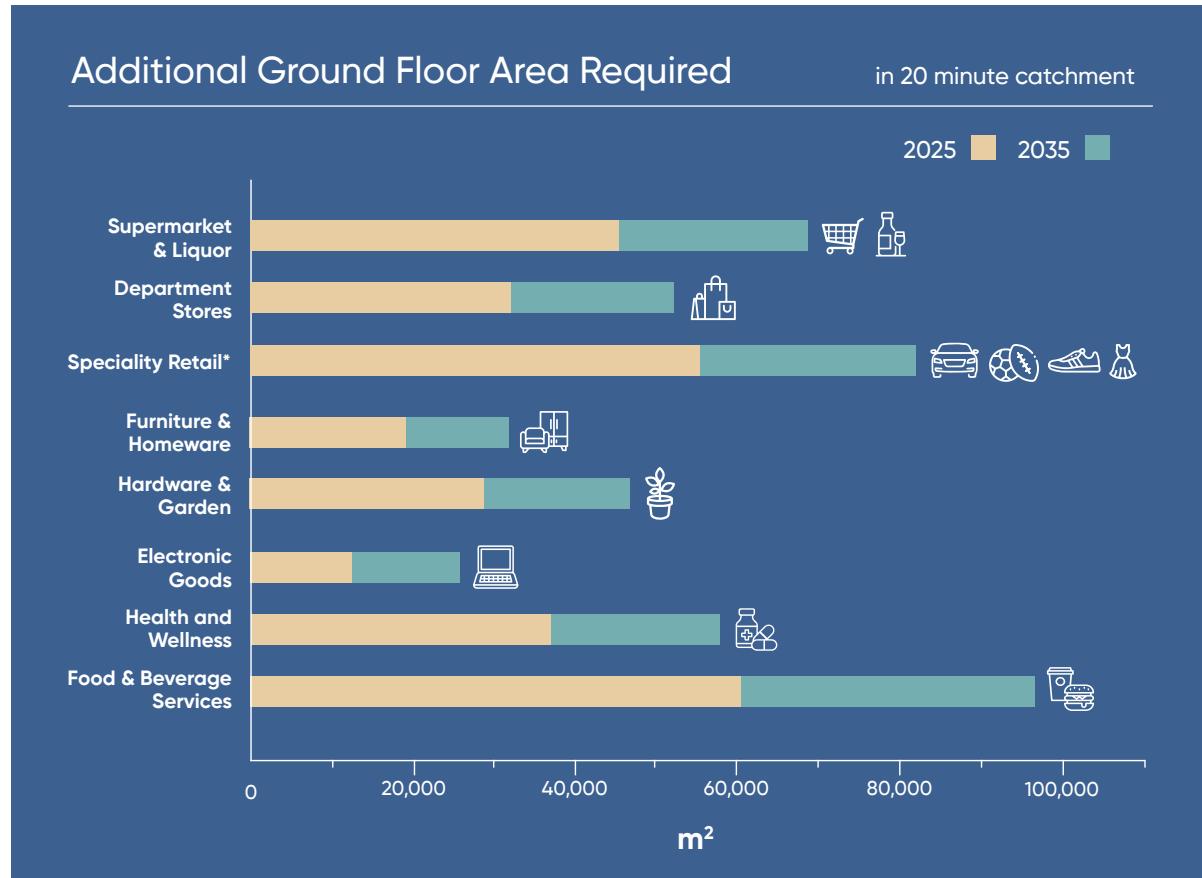
Drivetime Catchments

| Population | 20 Minutes | 20-40 Minutes | 40-60 Minutes | Total |
|------------|------------|---------------|---------------|---------|
| 2025 | 120,000 | 90,000 | 137,000 | 347,000 |
| 2035 | 150,000 | 100,000 | 142,000 | 392,000 |
| Increase | 30,000 | 10,000 | 5,000 | 45,000 |



Demand

With an existing catchment and rapid population growth, the demand for retail stores, commercial spaces, hospitality and entertainment continues to increase.



Compelling Numbers by 2035

30,000

projected
increase in
population
within 20
minutes of
The Sands

+130,000m²

estimated increase
in retail space
required

\$2.83b

forecasted
retail spend
per annum in
the 20 minute
catchment
population

\$550m

committed
in the local
government's
spending for
growth



Setting the standard for mixed use lifestyle developments

- The Sands is planned to be the premier lifestyle destination offering a unique metropolitan centre experience, seamlessly integrating spaces for work, shopping and leisure.
- A one-stop location where businesses can flourish and visitors enjoy unparalleled amenities, all within a single, cohesive community.

Stage 1 Opened Nov 2024



The Sands

Pablo.



KNEED

Pizza Hut

ahello sushi
ramen & japanese food



Stage 2 Leasing Now (Open 2026)

- Prime Sites Available
- Anchor Tenant
Mitre 10 Mega
- Available Options
 - Fast Food
 - LFR
 - Service Retail
 - F & B
- Papamoa Eastern
Interchange Open 2026
- 350+ Car Parks
- 13,000+ sqm Tenant Space



Stage 3 Leasing Now (Open 2026)

- Prime Sites Available
- Anchor Tenant New World
- Final Available Options - LFR
- Papamoa Eastern Interchange Open 2026
- 300+ Car Parks
- Stage 1 4,757 sqm
- Stage 3 4,465 sqm



Stage 3 Availability

Large Format

- L02 Leased
- L03 Under Offer
- L04 Under Offer
- L05 Leased

Specialty

- S02 Leased
- S03 Leased

Food & Beverage

- F06 Leased



About Bluehaven Group

With a legacy spanning over 28 years, Bluehaven Group stands as one of Tauranga city's foremost land developers.

- A track record of delivering exceptional and large-scale projects across New Zealand, our team brings a wealth of experience and a commitment to excellence to every development.
- Their experience includes meticulous design and pre-planning, robust delivery management, and a strong focus on post-development processes.
- Bluehaven also recognises the importance of sustainability for the success of our business. Our response to sustainability is anchored around a focus of our people, environment, operations, financial performance, partnerships and communities.

**"At Bluehaven Group,
we don't just build
spaces; we craft vibrant
communities where
residents can live, shop,
work, play, learn, restore,
and, above all, belong."**

Nathan York
CEO, BLUEHAVEN GROUP



For
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