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.

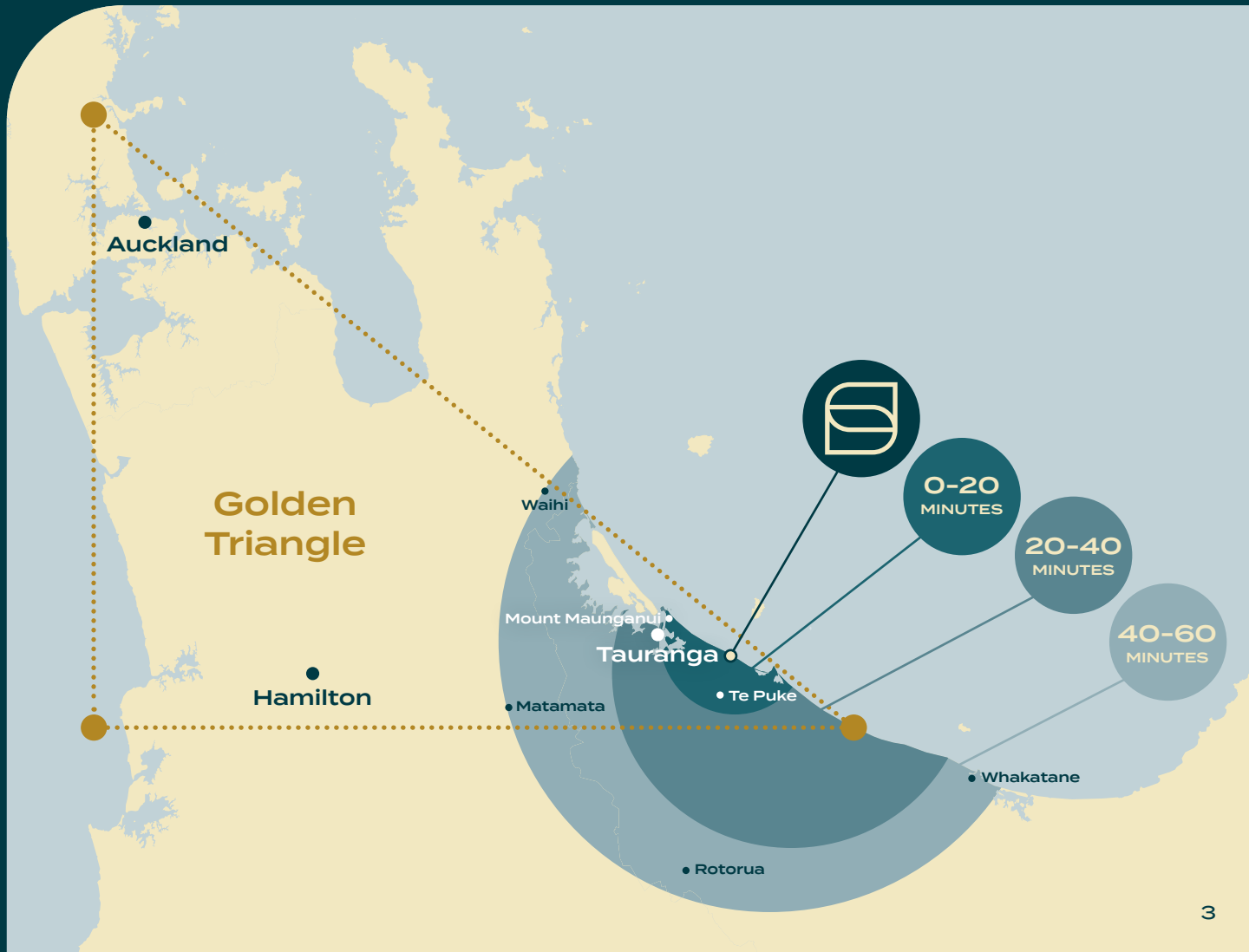


Population —

- 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 Pāpāmoa East area will accommodate 70% of the population growth in Tauranga over the next 10 years.
- 11,000 further new homes are planned within a 10-minute drive time of The Sands.
- Over 50% of New Zealand's population (2.6 million people) live in the Golden Triangle, which includes Auckland, Hamilton and Tauranga.

Drivetime Catchments —

Population	20 minutes	20–40 minutes	40–60 minutes	Total
2027	120,000	90,000	137,000	**347,000**
2037	150,000	100,000	142,000	**392,000**
Increase	30,000	10,000	5,000	**45,000**

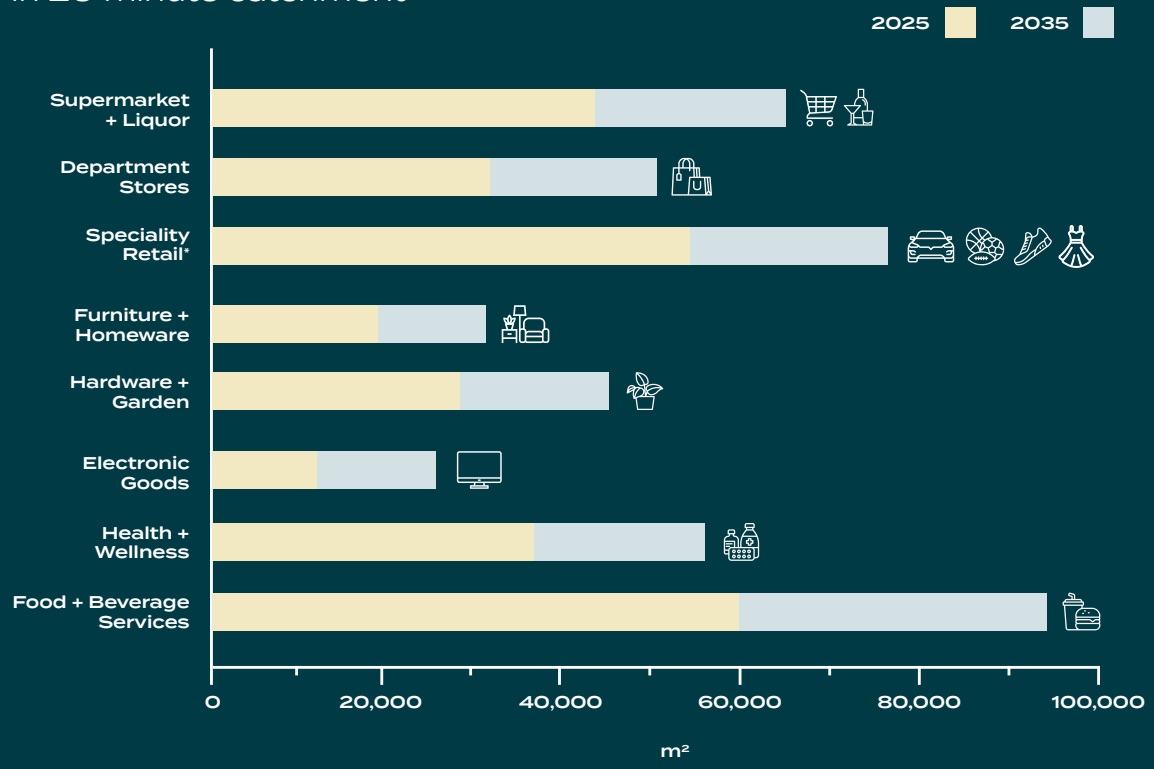


Demand —

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

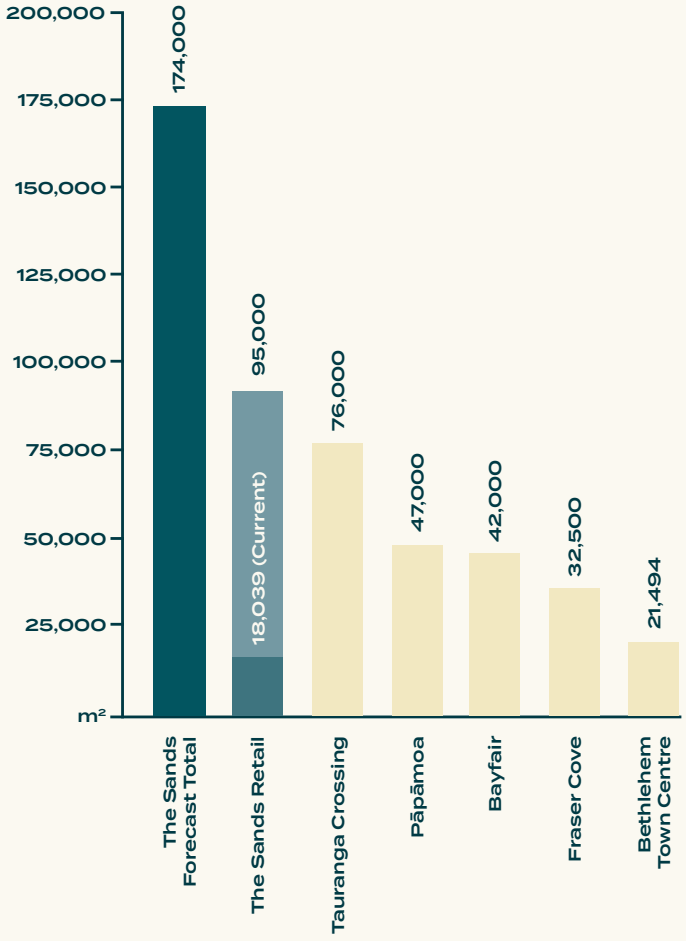
Additional Floor Area Required in Pāpāmoa East

in 20 minute catchment



*includes clothing, footwear, recreational and specialised goods

The Sands forecast area compared to other centres



Compelling Numbers by 2037 —

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 that seamlessly integrates 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 One —

Opened November 2024



The Sands

Pablo.

ANYTIME FITNESS

RayWhite.
The Sands | Pāpāmoa Beach

KNEED

Pizza Hut

hello sushi
ramen & japanese food

Mixed Retail + Business Area —

- Options to Purchase on Lots 2-6 + 10-17 (Vacant/Turnkey)*
- Options for Lease on Lots 3, 4, 5 + 8 (3,400 sqm)
- Direct connection from the new Pāpāmoa East Interchange
- Permitted uses across lots include:
  - Fast Food / Food + Beverage
  - Large Format Retail
  - Service Retail
  - Trade Retail
  - Health Services
  - Government Services
  - Office
  - Showrooms
- Mitre 10 MEGA (Opened Oct 2026)
- 350+ Car parks shared between Mitre 10 MEGA + Lots 3, 4 & 5

*Sizes can be adjusted to suit tenant requirements



Stage Three —

Leasing Now (Opening 2027)

- Prime Sites Available for Lease
- Available Options
  - Large Format Retail
  - Food & Beverage
  - Specialty
- Easily accessible via the new Pāpāmoa East Interchange and future connection of The Boulevard to The Sands Avenue
- Anchor Tenant - New World
- 370+ Car Parks
- Areas
  - Stage 1: 4,800 sqm
  - Stage 3A: 1,500 sqm
  - Stage 3B: 2,700sqm

  Total: 9,000 sqm



Stage Three Availability —

Stage 3A

Large Format

- L04 Under Offer (800sqm)

Specialty

- S05 Leased
- S06 Leased
- S07 Available (95sqm)*
- S08 Available (77sqm)*

Food + Beverage

- F06 Leased

Stage 3B

Large Format

- L02 Available (1,037sqm)*
- L03 Available (1,325sqm)*

Specialty

- S02 Available (122sqm)*
- S03 Under Offer (60sqm)
- S04 Under Offer (150sqm)

*Sizes can be adjusted to suit tenant requirements



“At Bluehaven Group, we create places where people can live, shop, work, play, learn, restore and, above all, belong.

The latest project planned just south of The Sands is Wairākei South, lodged for fast-track approval. It includes a further 2,750 homes and 30 hectares of employment area.”

Nathan York, CEO, Bluehaven Group



About Bluehaven Group —

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

- With a track record of delivering exceptional, large-scale projects across New Zealand, Bluehaven Group brings a wealth of experience and a commitment to excellence to every development.
- Its expertise includes meticulous design and pre-planning, robust delivery management, and a strong focus on post-development processes.
- Bluehaven Group also recognises the importance of sustainability to its business success. Its approach focuses on people, the environment, operations, financial performance, partnerships and communities.

For leasing enquiries, get in touch —

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