

Supermarket anchor tenant at centre

New World to create 180 jobs at Pāpāmoa East site

Zoe Hunter



The first major tenant for a planned billion-dollar town centre development in Pāpāmoa East has been revealed.

Foodstuffs' New World is the first and cornerstone tenant for The Sands Town Centre and is expected to create about 180 new jobs in the area.

The supermarket is part of stage one of the development, including 10 major tenancies in more than 20,000sq m of new commercial space.

It comes a little over a year since the first details of the \$1b town centre were revealed.

The Sands Town Centre developers say it will also include a \$100 million aquatic centre with an Olympic-sized pool, a large health hub and a retirement village.

Alongside the supermarket and retail outlet, about 11,000 new homes are planned to be built around the centre.

Nathan York, chief executive of town centre developers Bluehaven Group, said New World was an obvious choice as the first major tenant for The Sands.

"A major supermarket is a key and essential destination for our flourishing community."

Construction of the supermar-

ket would start in the final three months of this year and it was expected to be open by Christmas 2024.

York said the total investment for the initial development stages of The Sands was \$113m, which would enable the construction of more than 20,000sq m involving 10 major tenancies of the new commercial space.

This work would have an initial economic impact of 481 jobs from construction and would generate \$72m in gross domestic product (GDP), he said.

An ongoing annual economic impact from the operation of 576 jobs would generate a further \$48m in GDP, he said.

"In addition to the New World supermarket, we are also finalising negotiations with a number of other national operators and will be excited to announce these future tenants in the coming months."

The health hub, which would include primary and secondary care facilities to service the Eastern corridor, were new health services "for the community and located" in the community."

The Sands would also include community facilities such as public transport, civic space, a library and active reserve spaces, with the priority being the combined aquatic and indoor centre.

York said more than 200 new homes were being built in



Artist impression of the New World supermarket, the first major tenant announced as part of The Sands Town Centre.

PHOTO / SUPPLIED



Bluehaven Group chief executive Nathan York. PHOTO / GEORGE NOVAK

Pāpāmoa and Bluehaven Group had a further 2000 residential units

consented for future construction.

However, he said investment in key roading and infrastructure was critical to the ongoing progress of the town centre and Bluehaven Group's extensive housing programme.

About \$160m of investment was needed for new arterial roading, the Pāpāmoa East interchange and immediate infrastructure, which was a small fraction of the \$4.6b council long-term plan budget, York said.

He acknowledged the partnership approach taken by Tauranga City Council on the delivery of key

infrastructure, which had involved a cost-sharing approach between council, central government and the private sector.

Tauranga City Council Commission chairwoman Anne Tolley said the council was pleased to be working with "a local developer who understands the region and takes a long-term planning approach to helping meet demand for housing and commercial activity."

"To be able to work together with Bluehaven Group on key infrastructure delivery will ensure positive outcomes for all parties, but particularly for the growing Pāpāmoa East community."

Council projections show Tauranga's population will reach 168,000 by 2028, up from 142,000 in June 2018, with the greatest growth in Pāpāmoa, rising from

28,650 to 39,960 — making up 43 per cent of the population increase.

Lindsay Rowles, general manager of membership and property at Foodstuffs North Island, said she was excited to be bringing the Pāpāmoa community a New World.

"The locality surrounding The Sand's development makes it a fantastic location for one of our stores. The new store will be run by locals and will create 180 new jobs in the area."

Pāpāmoa Residents and Ratepayers Association chairman Philip Brown said it was good to hear that New World was the anchor supermarket.

"We look forward to the completion of the longer-hours medical centre in the new centre."

Brown said now was the time to widen Te Okuroa Drive to the

Proposed Aquatic Centre facilities

- 50m competition pool
- 25m learn-to-swim pool
- Two hydrosleds
- Toddlers', bombing and leisure pools
- Spa pools
- Hydrotherapy and programme pool
- 300 poolside seats and 500 seats upstairs
- Outdoor hot water leisure pools
- Wet-changing area
- Café and reception
- Car parks
- Source: Bluehaven Group

designed four lanes to handle the increased traffic attracted to this new town centre.

The Pāpāmoa East Interchange — which will connect the Tauranga Eastern Link to Wairakei and Te Tumu — was scheduled to open in the next few years.

But Brown said much of the traffic would be coming from the Pāpāmoa area and would not use the interchange and TEL.

Chief executive of Western Bay of Plenty economic development agency Priority One, Nigel Tutt, said it was great to see plans at Pāpāmoa East progressing well.

"Pāpāmoa East is very important to the region for supply of residential and commercial land, and amenity for our community."

Bayleys Commercial Tauranga sales manager Mark Walton also welcomed the announcement of the supermarket for the centre.

"Like a lot of Tauranga, key infrastructure and essential services are in short supply and are overdue for the rapidly expanding greenfields residential areas."

Murder suspect named

The name of one of two people charged with murdering Mitchell Bojean Te Kani in Tauranga can now be revealed. Kiri Mererina Pini, 40, and a man whose identity remains suppressed, appeared in Tauranga District Court on Thursday where they faced a joint charge of murdering Te Kani with persons unknown. They also faced an earlier charge of aggravated burglary with an offensive weapon. Charging documents for both defendants listed the weapon as a pipe wrench. Te Kani, 51, died at a Maungatapu Rd house on May 14.

Rockquest heats on

Heats for the Smokefreerockquest will take place in Tauranga at Baycourt on July 1. The original music competition for youth, which is now in its 33rd year, is open to bands from across the entire Bay of Plenty. Heats will take place across three sessions on the day.

Boat buy approved

The Bay of Plenty Regional Council this week approved the procurement plan for the design and build of a new maritime vessel, and will be going to market to invite tenders. During deliberations on the Long Term Plan 2021-31, the need for additional navigation safety services were identified in the Eastern Region, with increasing recreational use and a number of new harbour developments. The plan outlines the proposed tendering process, tender team, evaluation methodology, risk assessment and probity. The plan also specifies the proposed contract, and the total budgeted costs of up to \$900,000.

Dog rego deadline

More than half the number of dogs in the Western Bay of Plenty District Council area are yet to be registered with new tags. The 2021/2022 red tags expire in a week. The council said a total of 4103 dogs have already been registered, leaving 59 per cent still to go. He said the easiest way to do the registration was online at westernbay.govt.nz/dog-registration. All dogs must be registered under the Dog Control Act by the end of June each year, and a late penalty for registration after that date.

Matariki is."

He said his whānau had strong ties to the whenua (land), especially Mauao.

His tūpuna came here from the Pacific and Mauao was one of the places his ancestor stopped when he first journeyed to New Zealand. Sciacia descended from the Kurahaupō waka.

From Mount Maunganui, they travelled to and set up in Whakatāne.

"As a Māori, what we are doing is reconnecting back to our DNA. Reconnecting with the past so that

The magic of Matariki on Mauao

Cira Olivier

One family travelled from Auckland to be at the unveiling of a new star compass on top of Mauao before dawn broke yesterday.

The family was among between 200 and 300 people, including children, who trekked to the summit, with a trail of lights zig-zagging up the path that could be seen from the base.

Despite the weather forecast, there was not a cloud in the sky; the sliver of the moon was visible surrounded by the stars for the country's first Matariki public holiday.

