

RETAIL DEVELOPMENT

THE SANDS - STAGE 2

Stage: ConstructionPhase

Est. Start Date: Feb 2026

Our Estimate: \$40,000,000

Location: Cnr Stevenson Drive & The Boulevard Papamoa Beach, Papamoa

Specification:

- Greenfield.
- New build.
- Retail outlet planned for The Sands Town Centre with a Mitre 10 Mega store (10596 SM) as anchor tenant.

Description:

- Work underway Feb 2026 for construction of Stage 2 of retail development.
- Part of the town centre for Wairakei/Te Tumu Urban Growth Area known as The Sands.
- Mitre 10 Mega is anchor tenant.
- **(Tauranga 351914) Building Consent issued end Mar 2026 for Sage 2 of 2, base build envelope, internal partitions & finishes for new Mitre10 Mega, including all Mep, 10590 SM (\$5mill)** .
- Completion expected by Oct 2026.
- The Sands - Retail Development - Overall [Y7598](#).
- Subcontractor added: plumbing, HVAC, electrical.
- .

Update: 8(LR30/3/2026)

Project ID: AV0175

Date: 15/04/2026

Developer: [Bluehaven Holdings Ltd](#) PO Box 11057, Papamoa, 3151, Phone: 07 542 0815, Fax: 07 542 0805

Project Manager: [Colliers Project Leaders NZ Ltd \[TRG\] \(was Greenstone Group Ltd\)](#) (Todd Jones, Mobile: 027 520 5677, Email: toddj@greenstonegroup.co.nz) PO Box 13047, Tauranga Central, Tauranga, 3141, Phone: 07 579 5855, Website: greenstonegroup.co.nz , Email: info@greenstonegroup.co.nz

Architect: [Ashton Mitchell Architects Ltd](#) PO Box 90674, Victoria Street West, Auckland, 1142, Phone: 09 366 1751, Website: ashtonmitchell.com , Email: info@ashtonmitchell.com

Architect: [Ignite Architects Ltd \[TRG\]](#) (Shara Paulo, Associate Director, Email: sharap@ignitearchitects.com) PO Box 13649, Tauranga Central, Tauranga, 3141, Phone: 07 927 5531, Website: ignitearchitects.com , Email: damians@ignitearchitects.com

Engineer (Civil): [Lysaght Consultants Ltd](#) (Rogan Donaldson, Mobile: 021 183 0097, Email: rogan@lysaght.net.nz) 19 Totara Street, Mt Maunganui, 3116, Phone: 07 578 8798, Mobile: 029 286 0872, Website: lysaght.net.nz , Email: theteam@lysaght.net.nz

Surveyor: [Survey Worx Ltd \[TRG\]](#) 33 Totara Street, Mt Maunganui, Tauranga, 3116, Phone: 0800 003 510, Website: surveyworx.co.nz , Email: bayofplenty@surveyworx.co.nz

Builder: [Naylor Love Ltd \[BOP\]](#) (Clive Simpson, Project Manager, Mobile: 027 683 8178) PO Box 10330, Te Rapa, Hamilton, 3241, Phone: 07 925 0150, Website: naylorlove.co.nz

Contractor (Civil): [Bay Civil Ltd](#) PO Box 11496, Palm Beach, Papamoa, 3151, Phone: 07 542 0419, Mobile: 027 479 8480, Email: admin@baycivil.nz

Contractor (Civil): [HEB Construction Ltd \[Mt Maunganui\]](#) PO Box 4049, Mt Maunganui South, Mt Maunganui, 3149, Phone: 07 575 2325, Website: heb.co.nz , Email: bop@heb.co.nz

Subcontractor (Electrical): [Hiko Electrical Services Ltd](#) 6/5 Reynolds Place, Papamoa Beach, Papamoa, 3118, Phone: 0800 464 4456, Website: hikoelectrical.co.nz , Email: hello@hikoelectrical.co.nz

Subcontractor (Air Conditioning & Mechanical): [DT Air Ltd](#) 2 Bellbird Rise, Pyes Pa, Tauranga, 3112, Mobile: 027 222 0330, Website: dtair.co.nz , Email: admin@dtair.co.nz

Subcontractor (Plumbing): [Plumbing Works Ltd](#) PO Box 97, Tauranga, 3144, Phone: 07 571 5558, Email: office@plumbingworks.co.nz