

**TAURANGA IS
GROWING.
SO ARE WE.**



**TAURANGA
CROSSING**

WELCOME TO THE FUTURE OF TAURANGA.

We are pleased to announce the next phase in the development of Tauranga Crossing and we look forward to welcoming new retail partners into our exciting retail mix.

Our vision has always been to establish the leading retail destination in the Bay of Plenty with brands every New Zealander knows and loves. With the next phase of the development, we will build on the already impressive line-up of established retailers by moving Farmers into an anchor position. In addition, more specialty retailers will be added to complement the offer.

Our ambition is to excel in meeting the evolving demands of our customers and retailers. We are committed to providing an exceptional shopping experience that exceeds their expectations and to being a contributing member of the thriving Bay of Plenty community.

Andrew Campbell

CHIEF EXECUTIVE TAURANGA CROSSING

THE
OBSERVATORY

PLATYPUS





Artist Impression only and is subject to change







RETAIL DONE RIGHT.

Tauranga Crossing is a bright and modern Shopping Centre with an impressive selection of quality brands including global iconic retailer H&M. Event Cinemas offers the largest movie complex in the Bay of Plenty, while Tauranga Crossing also houses anchor tenants The Warehouse, PAK'n SAVE and Harvey Norman.

Torpedo7, Noel Leeming, North Beach, Kathmandu, Mountain Warehouse and BedsRus are strong drawcards to the Centre, as well as an extensive food and beverage offering.

Tauranga Crossing continues to develop; the new Farmers store occupying two levels of the Centre and several new specialty retailers are set to complement the existing range of retail.



EVENT
CINEMAS

LOBBY
LANE

POPCORN

IPPIN
Ramen &

IPPIN
Ramen & Noodles

**OUTSTANDING
BRANDS.
BETTER
TOGETHER.**



“Moving to a flagship position in Tauranga Crossing is strategically and tactically advantageous for us. The Centre’s location in the rapidly developing environs and Farmers’ reputation as one of New Zealand best-known brands presents a significant opportunity for growth and development, and we look forward to contributing to the continued success of this Centre”.

Michael Power

CHIEF FINANCIAL OFFICER, FARMERS



“Event Cinemas is part of an architecturally advanced Shopping Centre, which is set to expand further, creating an environment that is poised for accelerated growth. This exciting journey with Tauranga Crossing is one that Event Cinemas is eager to embark on and continue to provide outstanding cinematic experiences to the region’s movie enthusiasts”.

Carmen Switzer

GENERAL MANAGER NZ, EVENT CINEMAS



“The strategic decision to establish H&M’s sole store in the Bay of Plenty region has played a pivotal role in the growing success of the H&M brand in New Zealand. The Tauranga Crossing extension, coupled with the opening of a 6500sqm Farmers store, reinforces the fashion retail proposition of the Centre”.

Mathias Bscheiden

HEAD OF EXPANSION – AUSTRALIA & NEW ZEALAND, H&M



WE'RE GROWING WITH THE CITY.



WELL POSITIONED TRANSPORT LINKS

Tauranga, with its sparkling harbour and breathtaking views, truly embodies its Māori name, meaning 'a place of rest.' This vibrant city is strategically located, offering excellent transport links by sea, air, and road. As the fifth-largest and one of the fastest-growing cities in New Zealand, Tauranga is a thriving community with a bright future.

The city is renowned for its sunny climate, and boasts one of the highest levels of sunshine hours in the country. This has attracted a significant influx of people, as evidenced by its population growth averaging 2.6%pa over the five years to 2023 compared with 1.3%pa in New Zealand¹.

With a thriving economy and a welcoming suburban lifestyle that people love to call home, Tauranga is a city that offers an excellent opportunity for individuals and businesses looking to grow and thrive.

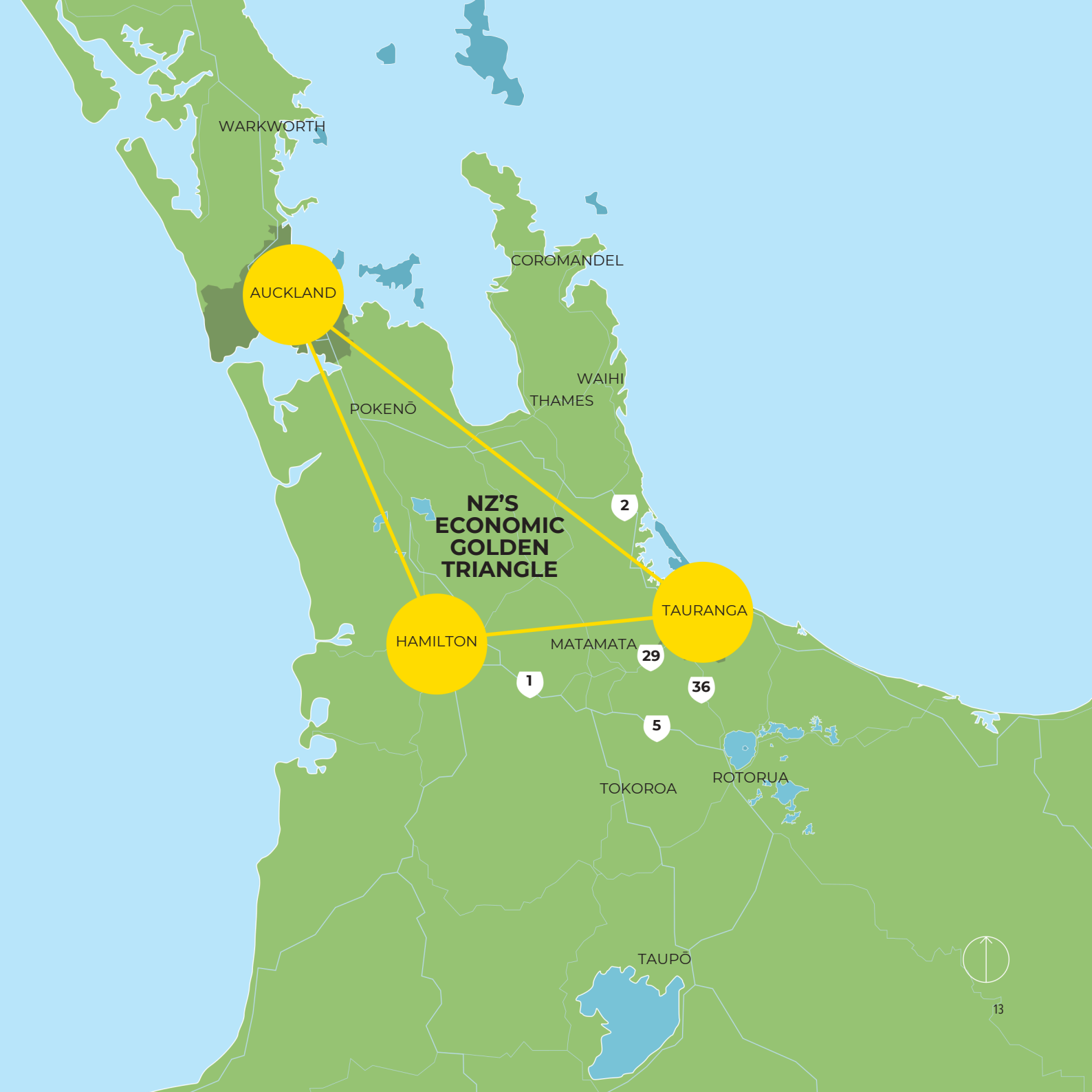
¹ Infometrics

A REGION ON THE RISE.

Tauranga is one of New Zealand's fastest growing economies and part of the economic 'Golden Triangle' along with Auckland and Hamilton.

The combined Golden Triangle population represents almost 50%¹ of New Zealand's population; 2.47 million².

The Golden Triangle is expected to grow by 31% to 3.24 million³ by the year 2043.



TOTAL TRADE AREA POPULATION.

**TOTAL TRADE
AREA POPULATION**

353,050

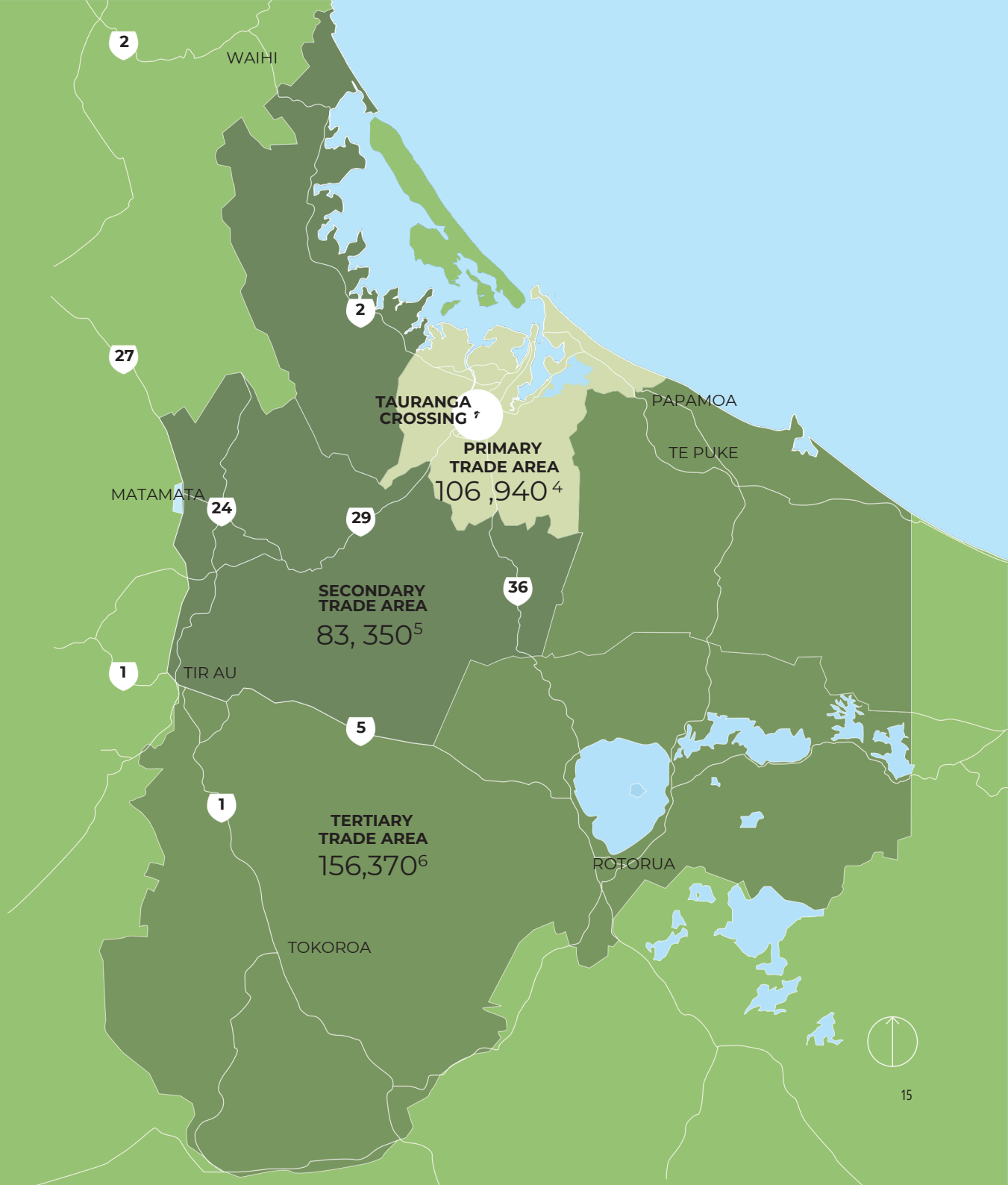
**MAIN TRADE⁷
AREA POPULATION**

197,500

**THE TOTAL TRADE
AREA POPULATION 2038**

400,150

Tauranga is New Zealand's fifth largest city and one of the fastest growing urban areas in New Zealand. By 2038 the population is estimated to reach 386,610 an 11.5% increase³.



PRIME LOCATION. EASY ACCESS.

37,885

**VEHICLES PASS
PER DAY**

Tauranga Crossing is situated at the Western Gateway to Tauranga. This location at the intersection of SH29, SH29A, SH36 and Taurikura Drive, has unrivalled access and prominence.

Drive time from Tauranga CBD to Tauranga Crossing:



**VIA TAKITUMU
DRIVE TOLL ROAD**



**VIA CAMBRIDGE
ROAD**



A BOOMING NEIGHBOURHOOD.

6,500¹

**NEW HOMES BY 2038
PRIMARY TRADE AREA**

18,250²

**NEW RESIDENTS BY 2038
PRIMARY TRADE AREA**

21,170³

**NEW HOMES BY 2038
TOTAL TRADE AREA**

60,000⁴

**NEW RESIDENTS BY 2038
TOTAL TRADE AREA**

The residential and urban areas close to Tauranga Crossing are home to new developments; Tauriko West and Keenan Road. These will bring even more residents and workers within close proximity over the coming years. That means more customers and more demand.

In addition to the residential development, Tauriko Business Estate which is currently 200ha and expected to accommodate over 300 businesses³, is set to grow to 300ha providing further capacity for business and ultimately workers located in the immediate vicinity.



WHERE TAURANGA COMES TO SPEND.

\$3.6 B¹

**MAIN TRADE AREA RETAIL
EXPENDITURE BY 2038**

\$6.2 B²

**TOTAL TRADE AREA
RETAIL EXPENDITURE
BY 2038**

The Main Trade Area population generated around \$1.9 Billion in retail expenditure as at mid-2023. Projections show it growing 4.2% annually for the next 25 years.¹

Current Total Trade Area retail expenditure for Tauranga Crossing is \$3.4 Billion. Projections show it growing 4.1% annually for the next 25 years.²



FIND YOUR SPACE.

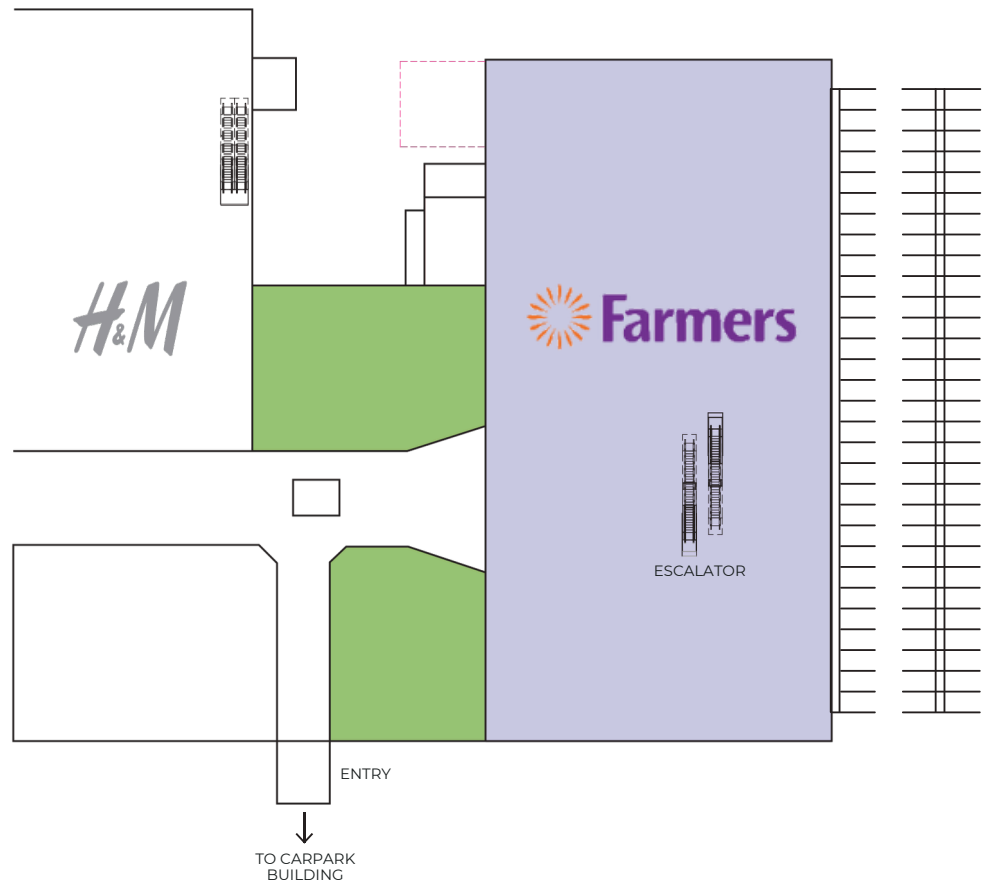
■ Upper level

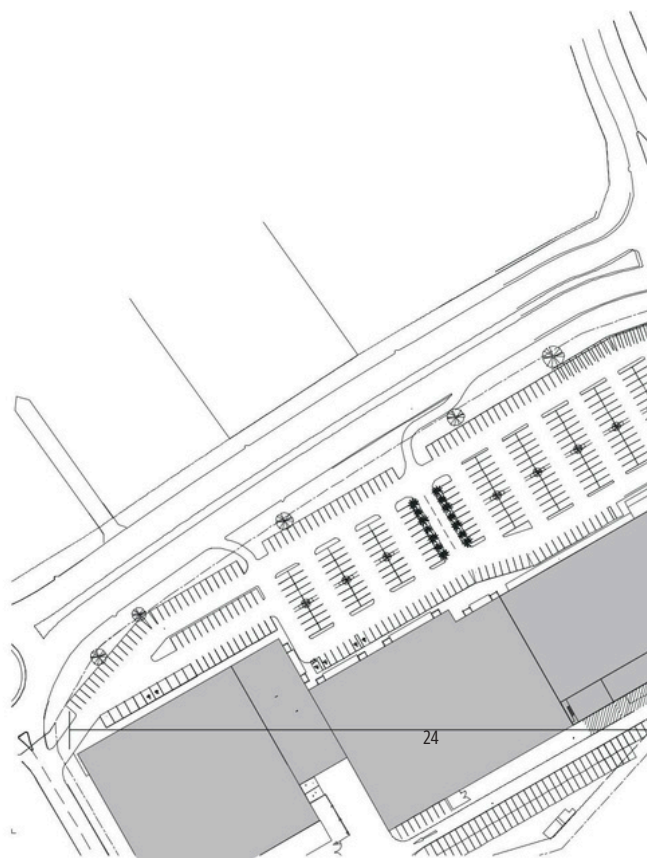
780m²
Available now.



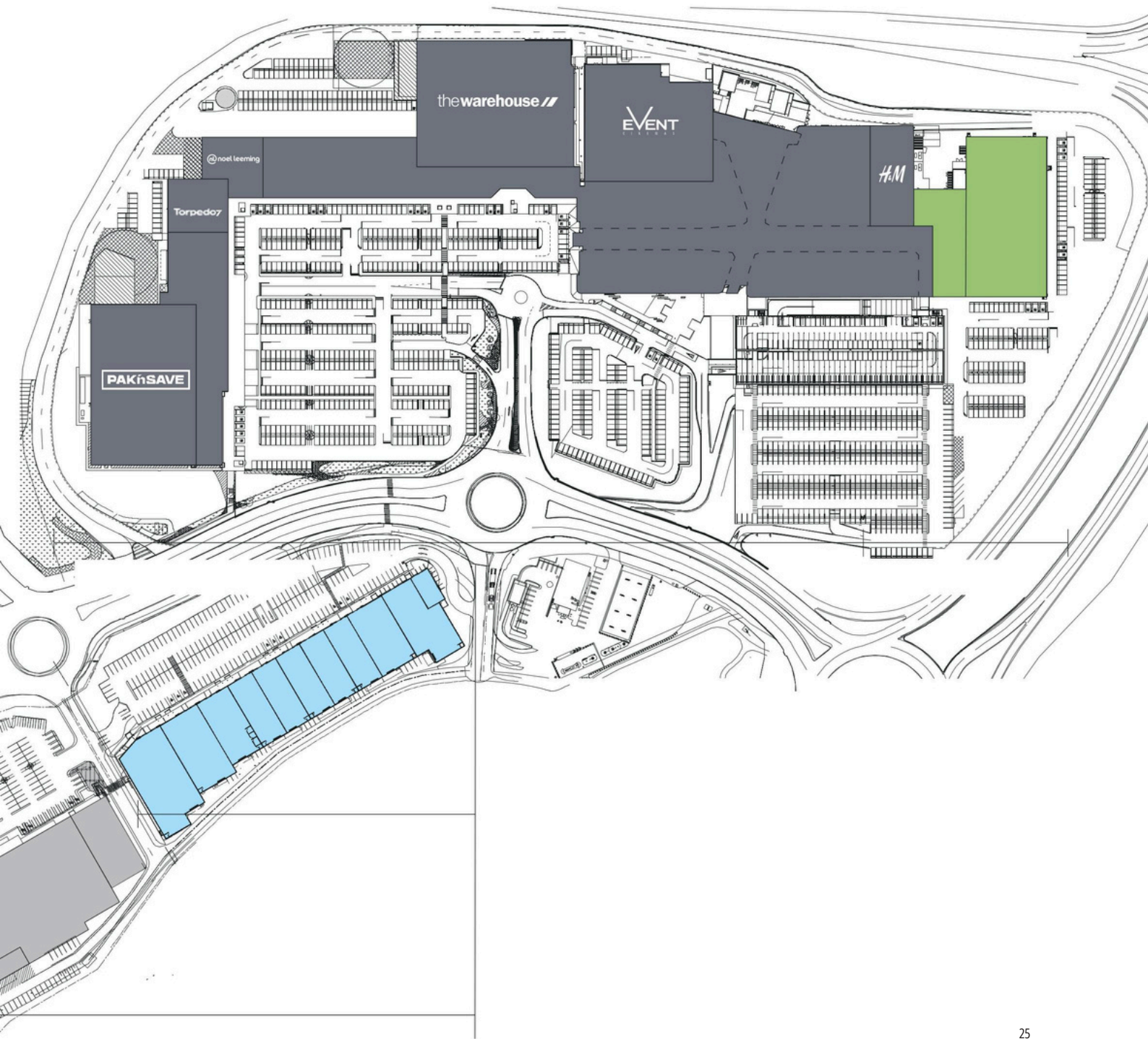
Lower level

860m²
Available now.





24





Over 1800 Carparks



Lifestyle
Centre

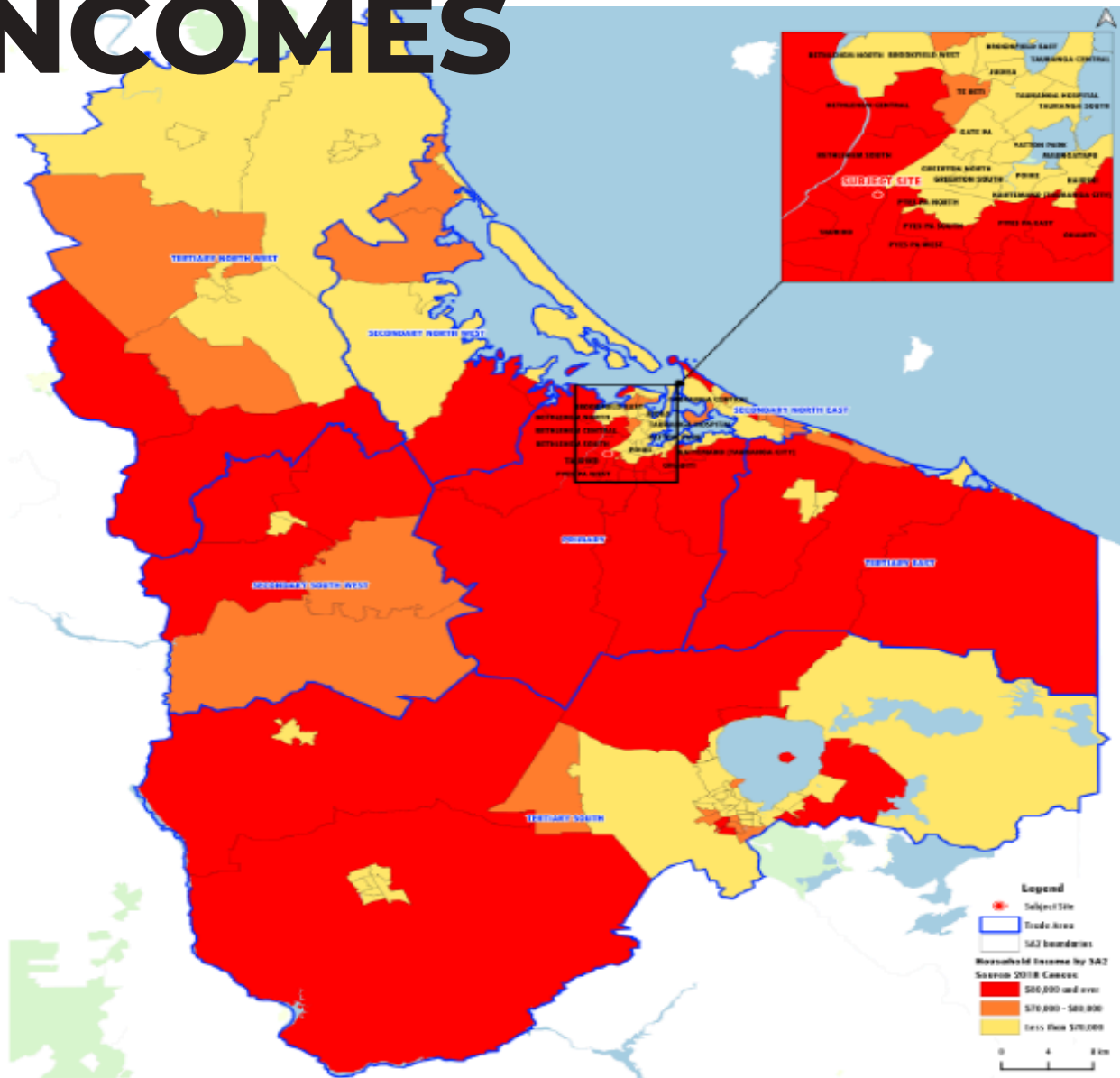
Farmers

H&M

PAK'n SAVE

Event Cinemas

AVERAGE HOUSEHOLD INCOMES



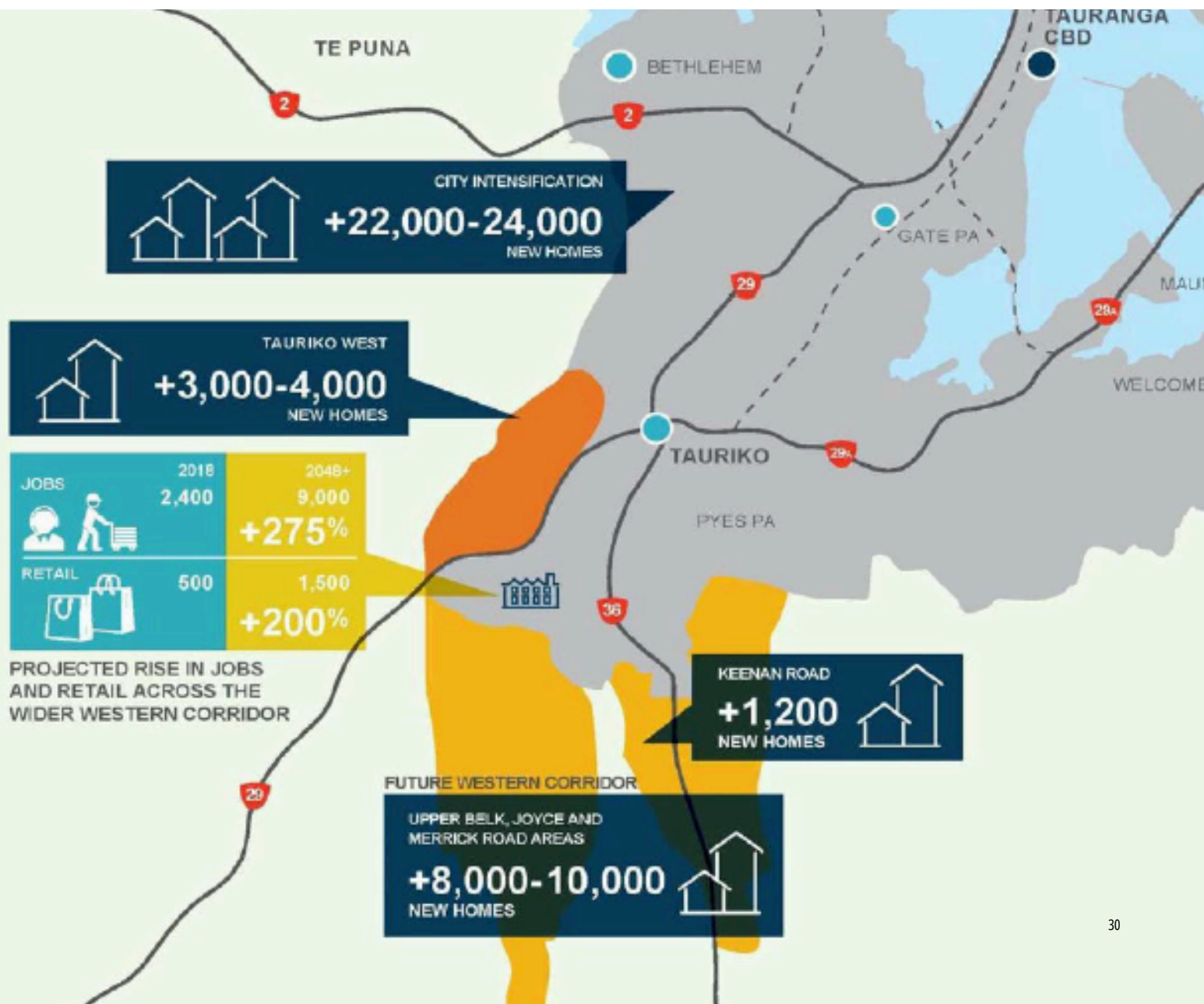
REGIONAL URBAN GROWTH AREAS (UGA'S)



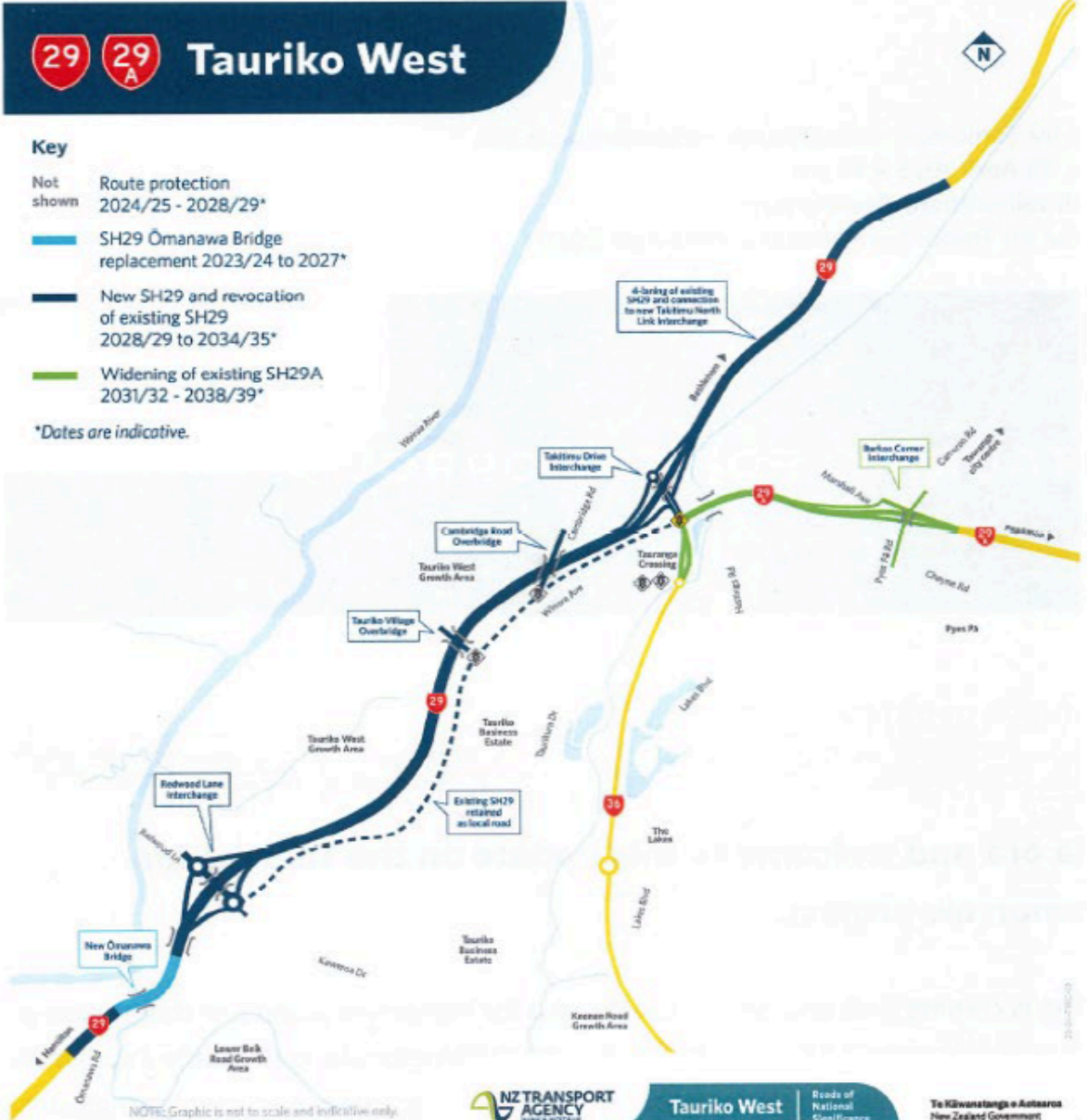
Map 2.3: Tauranga Crossing
Trade area residential growth

LOCAL URBAN GROWTH AREAS

TARGETED INTENSIFICATION & GROWTH



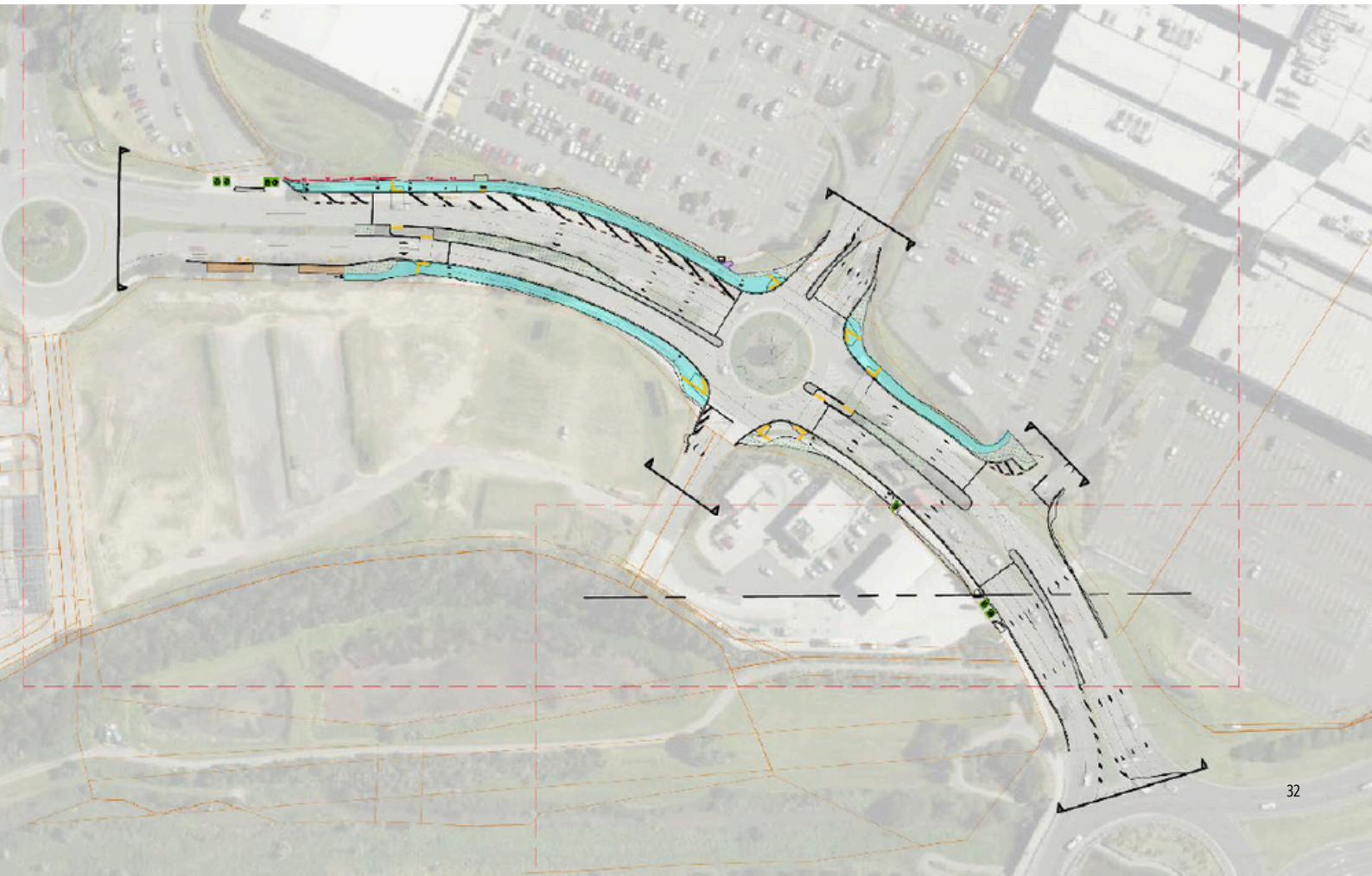
ROADING UPDATES



ACCESS UPGRADES

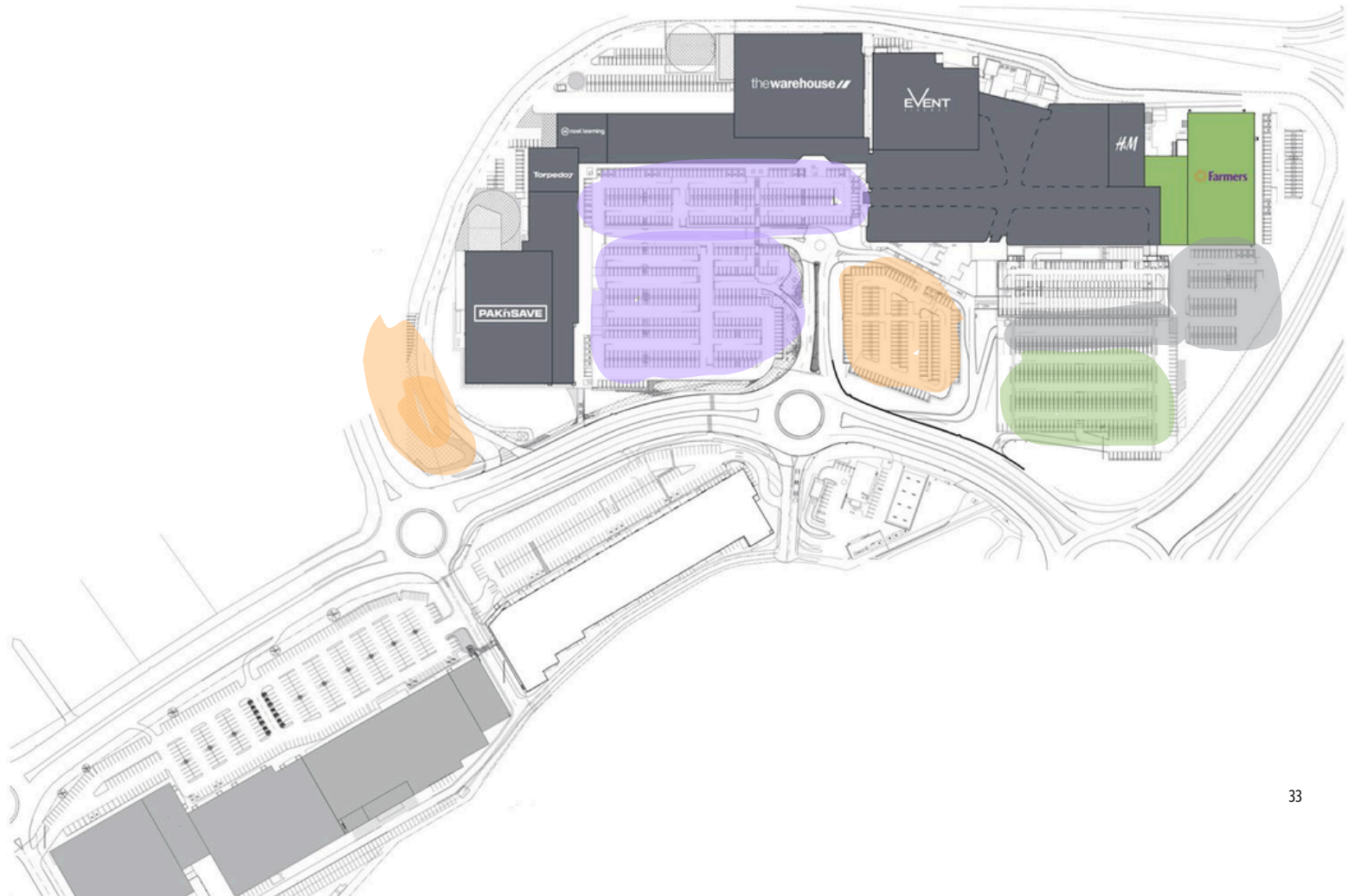
EXPECTED COMPLETION SEPTEMBER 2025

- ✖ Adding bus lanes
- ✖ Signalisation for bus priority
- ✖ Replace existing roundabout with signals
- ✖ Add new signalised access
- ✖ Longer term intersection capacity for proposed PT Hub



FUTURE

- ❖ Lifestyle Centre expansion 7,000sqm
- ❖ Potential Fastfood & Accommodation
- ❖ Centre 'Stage 4' 10-12,000sqm & carparking
- ❖ PT Hub
- ❖ Future Stage 1 expansion and further carparking



TOP NEW ZEALAND CENTRES

34

	Area sqm
Sylvia Park	149,669
The Base	91,157
Newmarket	86,879
Tauranga Crossing with Stage 3	61,978
Botany	60,348
Riccarton	54,982
TX current	53,738
Albany	53,334
Westfield Manukau	44,796
Bayfair	42,636
St Lukes	39,493
Manukau Supa Centre	39,170
LynnMall	35,935
Richmond Mall	23,598
Papamoa Plaza	19,461

	MAT \$m
Sylvia Park	879
Newmarket	662
Riccarton	596
The Base	537
Albany	442
Tauranga Crossing current	396
Bayfair	391
Botany	368
Westfield St Lukes	333
LynnMall	325
Westfield Manukau	310
Manukau Supa Centre	175
Papamoa Plaza	159
Richmond	u/c



SERVATORY

PLATYPUS

PLATYPUS

Lovisa

WRAP UP

IN GOOD COMPANY.





JOIN US AND GROW WITH TAURANGA.

Tauranga Crossing benefits from private New Zealand Ownership. The owners recognise Tauriko, its history and the responsibility to create an enduring Centre which contributes to the economy and social wellbeing of the Region. We look forward to welcoming new retailers to Tauranga Crossing.

We welcome you to contact:

Ian Burrows

ian.burrows@taurangacrossing.co.nz

+64 21 610 074

Rebecca Fraser

rebecca.fraser@taurangacrossing.co.nz

+64 21 982 157

All market estimates and forecasts are based on the MacroPlan report dated December 2023. Tauranga Crossing Limited and its agents have taken every reasonable endeavour to ensure the accuracy of this document. However, Tauranga Crossing Limited and its agents accept no responsibility for any errors, misdescriptions or omissions in this document. Additionally, Tauranga Crossing Limited and its agents make no representations as to the accuracy or otherwise of the contents herein and the reader is advised to undertake its own investigations into the same before acting on any matter related to this publication. Figures quoted are approximate only and this document shall not be construed to be an offer or part of a contract for lease or sale. All artist's impressions are indicative concepts only and subject to final design.

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