

A NEW CENTRE IS
TAKING SHAPE IN TE PUNA

TE PUNA CENTRAL

DELIVERED BY SANDERSON GROUP





THE VISION / A new gathering place for Tauranga

We're creating a town centre that feels like a neighbourhood. It is a place for everyday life, rather than another shopping centre. The main street and market square will anchor the neighbourhood, bringing together weekend markets, seasonal events and everyday community life.

DESTINATION

A place that locals love and visitors seek out.

NEIGHBOURHOOD

A place that becomes part of everyday life.



Artist's impression. Indicative only.

THE OPPORTUNITY

Te Puna Central will be a new town centre for the Western Bay, bringing together good food, great retail, everyday essentials and office space for local businesses in a place people will want to spend time.

The future is taking shape around us

- Takitimu North Link opening in 2028
- 38,000 people within a ten-minute drive
- Major residential growth planned for Te Puna
- Eight hectares of future housing adjoining the site
- \$100m private surgical hospital approved across the road
- Offices, medical and professional services planned
- 150 to 200 daily workers at stage one completion

More than somewhere to shop

- Market Square is the town centre's heart.
- North-facing sites make the most of sun and outlook
- Waterways and boardwalks invite exploration
- Lush landscaping runs throughout the precinct
- Characterful architecture creates a distinct identity
- Mix of tenancies draw people throughout the week
- Markets and seasonal events give people reasons to return
- Family spaces encourage longer, more relaxed visits

Early enough to make it yours

- Opportunity to shape spaces from the outset
- Base builds can adapt to tenant requirements
- Early involvement in planning and configuration

Carefully selected tenants

Grocer. Butcher. Baker. Café. Restaurant. Florist. Wellbeing. Medical. Childcare. And independent businesses

A town centre in every sense.





LOCATION

STATE HIGHWAY 2

- Katikati
25 min
- Ōmokoroa
9 min
-  Te Puna Central
TE PUNA ROAD / SH2
- Bethlehem
5 min
- Tauranga CBD
10 min
- Mount Maunganui
15 min

On Takitimu North Link opening

THE CATCHMENT

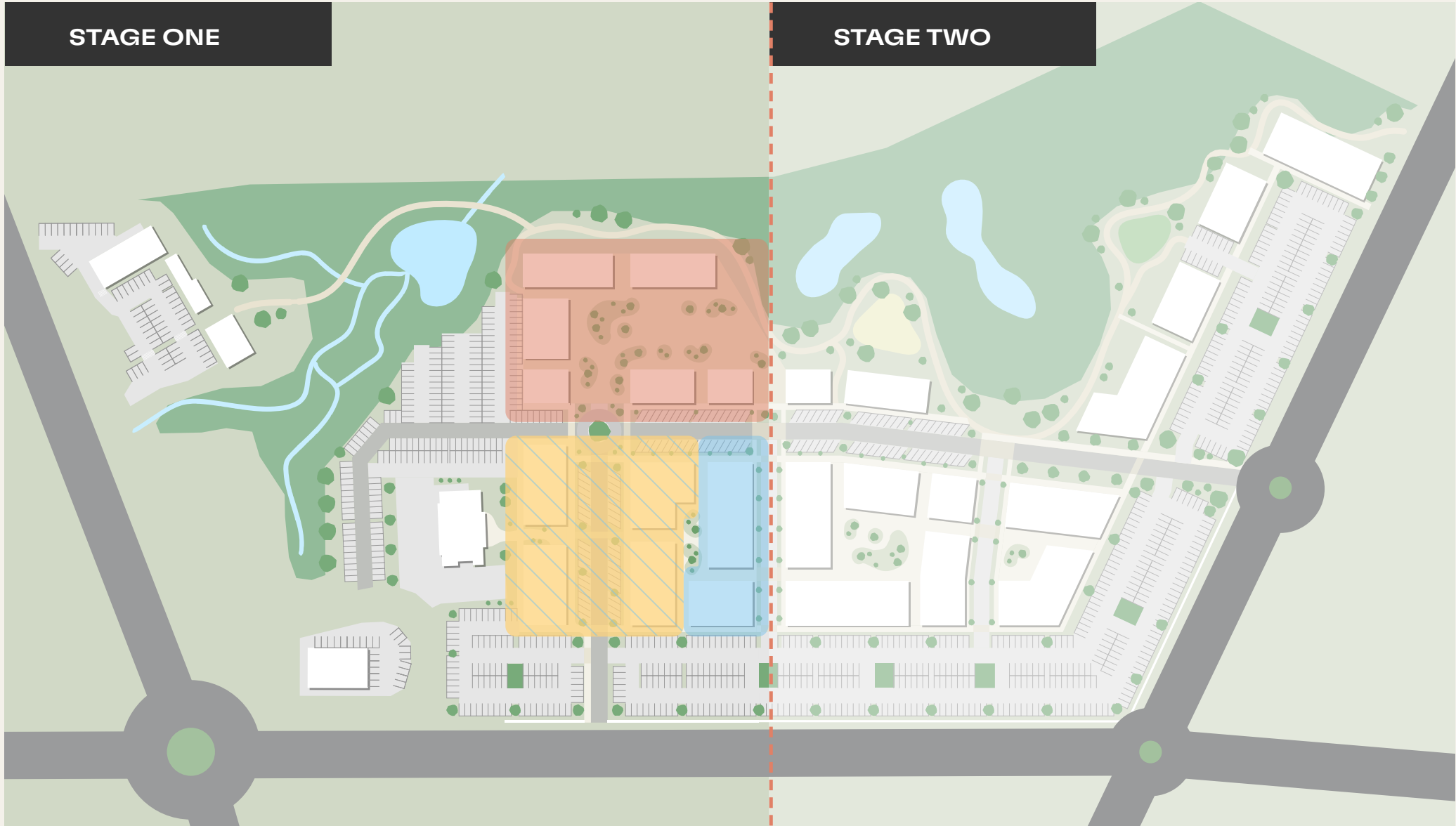


A settled, established rural community in one of New Zealand’s fastest-growing sub-regions.

5,391 Te Puna & Minden residents (2023 Census)	+25.0% Population growth 2013–2023	46.0 Median age (NZ median 38.1)	\$111,950 Combined Te Puna & Minden Median household income*
1,851 Households in Te Puna & Minden	7,725 Dwellings within 8 minutes	\$1.35M Median home sale price in Te Puna*	Te Puna \$101,200 Minden \$122,700 National \$97,000

*Figures from Western Bay of Plenty Distric Council Baseline Report Discussion Draft – September 2025

MASTERPLAN



KEY DESIGN MOVES

MAIN STREET / the everyday heart

Shopping, walking and meeting, under continuous verandahs.

MARKET SQUARE / the social heart

Events, markets, food and gathering, hospitality precinct that opens onto the wetlands.

BUSINESS PRECINCT / the working heart

Offices, medical and professional services around landscaped courtyards.

MOVEMENT

A circulation spine loops through the site, connecting both roads.

PARKING AS BUFFER

Edge parking buffers the centre from the surrounding roads.

DENSITY & LANDSCAPE

Building heights step down toward the wetlands for sun and views.

DESTINATIONS

Pedestrian routes and courtyards draw people toward Main Street and Market Square.



TENANCY MIX STAGE 1



MAIN STREET	
1A	Tea & Specialty Beverages
1B	Activewear
1C	Bikes & Cycling
1D	Bedding & Linens
1E	Furniture
2A	Homewares
2B	Children's Clothing
2C	Surf & Streetwear
2D	Footwear
2E	Gifts & Specialty Retail
9A	Women's Fashion
9B	Beauty & Cosmetics
9C	Hair Salon
9D	Florist
9E	Pilates
10A	Travel
10B	Aesthetic Medicine
10C	Health & Wellness Spa
10D	Barber
10E	Books & Postal Services
10F	Real Estate

MARKET SQUARE	
3A	Deli & Fresh Food Market
4A	Bistro & Café
4B	Vietnamese
4C	Turkish
5A	Mexican
5B	Italian / Pizza & Pasta
6A	Gastropub, Bar & Dining
7A	Sushi
7B	Ice Cream
7C	Bakery
7D	Juice Bar
7E	Cellar & Wine Bar
8A	Steakhouse & Fine Dining

BUSINESS PRECINCT	
GROUND FLOOR	
11A	Optometry
11B	Radiology
11C	Pharmacy
11D	General Practice
FIRST FLOOR	
11D	Allied Health
12B	Dental
12C	Audiology
12D	Women's Health
1F, 2F, 9F & 10G	Office Space, Studios & Professional Services



TENANCY MIX STAGE 2



MAIN STREET

- 01 Furniture
- 02 Bedding & Linens
- 03 Bikes & Cycling
- 04 Activewear
- 05 Tea & Specialty Beverages
- 06 Gifts & Specialty Retail
- 07 Footwear
- 08 Surf & Streetwear
- 09 Children's Clothing
- 10 Homewares
- 24 Women's Fashion
- 25 Beauty & Cosmetics
- 26 Hair Salon
- 27 Florist
- 28 Pilates
- 29 Travel
- 30 Aesthetic Medicine
- 31 Health & Wellness Spa
- 32 Barber
- 33 Books & Postal Services
- 34 Real Estate

MARKET SQUARE

- 11 Deli & Fresh Food Market
- 12 Steakhouse & Fine Dining
- 13 Vietnamese
- 14 Turkish
- 15 Mexican
- 16 Italian / Pizza & Pasta
- 17 Gastropub, Bar & Dining
- 18 Bistro & Café
- 19 Cellar & Wine Bar
- 20 Ice Cream
- 21 Sushi
- 22 Bakery
- 23 Juice Bar

BUSINESS PRECINCT

GROUND FLOOR	FIRST FLOOR
35 Picture Theatre	39 Allied Health
35 Optometry	40 Dental
36 Radiology	41 Audiology
37 Pharmacy	42 Women's Health
38 General Practice	43, 44, 45 & 46 Office Space, Studios & Professional Services



01 MAIN STREET / The everyday heart
Continuous verandahs, large shopfront openings and varied roof forms.

Artist's impression. Indicative only.



02 TE PUNA MEMORIAL HALL / Connection
The centre stitches into the existing community anchor of the Memorial Hall.

Artist's impression. Indicative only.



03 MARKET SQUARE / The social heart

Contemporary farmhouse forms, active frontages on all sides, and a dual aspect to the ponds and wetlands.

Artist's impression. Indicative only.



04 AMENITY / Playground & Outdoor Dining

A square that changes through the day, the seasons and the events calendar.

Artist's impression. Indicative only.



05 BUSINESS PRECINCT / The working heart
Two-storey floorplates around landscaped courtyards, with active ground floors linking back to Main Street.

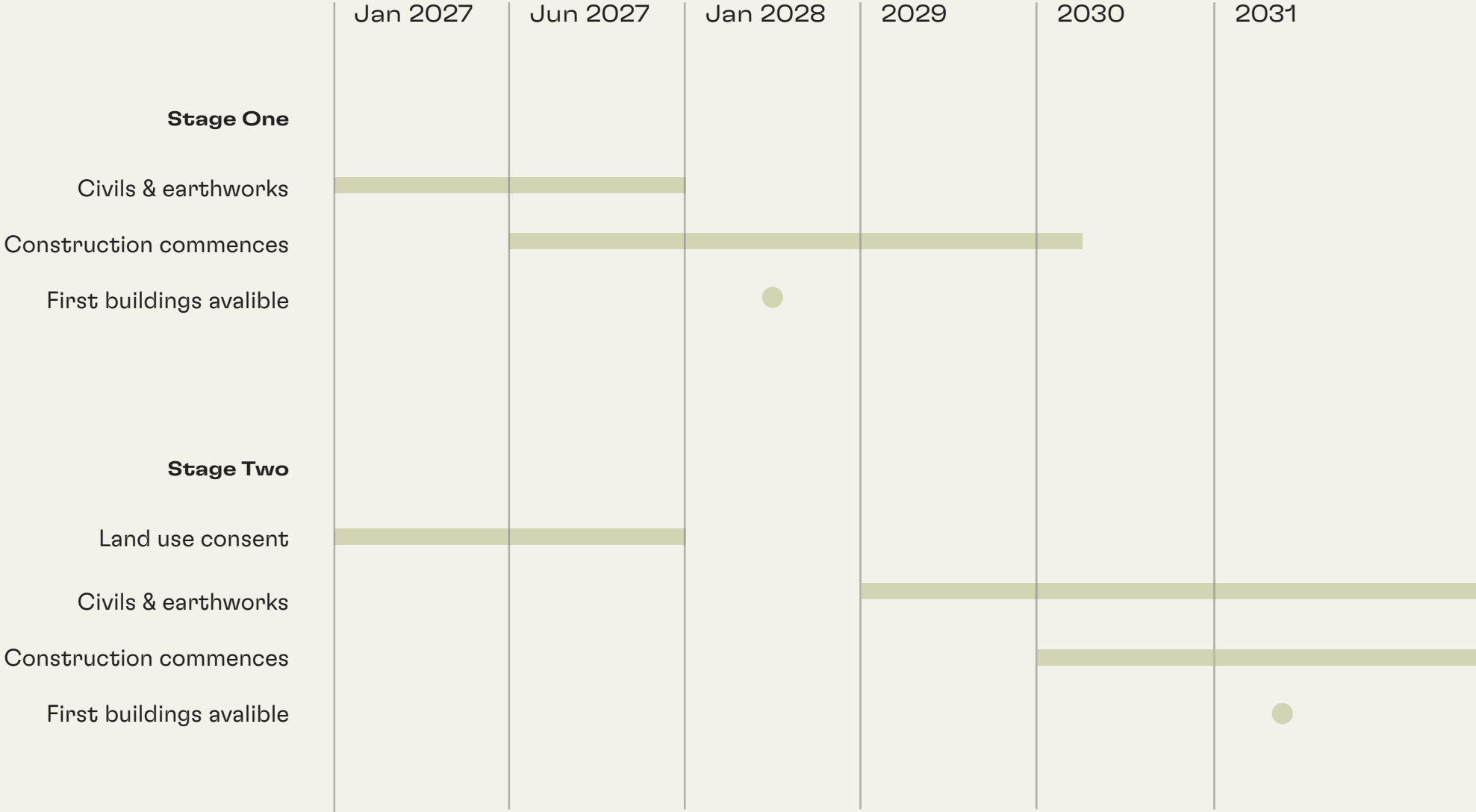
Artist's impression. Indicative only.



06 COURTYARDS / Playground & Outdoor Dining
Landscaped courtyards between the buildings, places to pause and meet.

Artist's impression. Indicative only.

PROGRAMME



THE DEVELOPER / Sanderson Group

Family-owned and building in the Bay of Plenty since 1987, proven developers of residential, commercial and retirement communities, known for delivering quality built environments.

Te Puna Central will be our second major mixed use development after Kawarau Park in Queenstown.

Sanderson Group brings together an experienced, integrated team with the capability to take on large-scale projects and deliver them with efficiency, consistency and an uncompromising focus on quality.

Sanderson Group approaches every development with a commitment to its wider surroundings — using considered planning and architecture to create places that contribute positively to their communities and endure over time.

For Fraser Sanderson and his family, Te Puna is a place with deep personal ties. We are approaching this as a place we will continue to be part of. That brings a responsibility to create something enduring for the community and for the generations that follow.

KAWARAU PARK QUEENSTOWN



LEASING ENQUIRIES

Wanting to learn more?
Reach out to discuss available tenancies, spaces and
learn more about Te Puna Central.

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021 196 4922



Artist's impression. Indicative only.



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