



THAMES SHOPPING CENTRE  
MARY STREET, THAMES



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## 1. Existing Centre



## 2. Master Plan

### Objectives

- Consensus that Thames wants a vibrant Centre as a priority
- Envigorate the Thames CBD
- Encourage Thames residents to shop and spend leisure time in a Centre
- Compete and win against other offerings in surrounding areas
- Create a good connection to Main Street and complement the current Main St offerings

### Delivery

- Cement Majors and introduce a strong Mini Major
- Have key and unique offerings
- Must refurb property spaces to create an inviting and appealing environment
- Plan must create overall increase in Centre revenue
- Rebrand the Centre
- Fingers in the dam/ad hoc approach, will result in "dying a death of a thousand cuts"
- Any Planning and Subdivision hurdles need to disappear
- If there is no Sea Change, continuing retail erosion will occur



### 3. Concept Themes For Rebranded Thames Shopping Centre



Simple Kiosk for Information Point



Conceptual Finish Style to Exterior Entrance Points



Clean and Simple Concourse Style Example



Examples of Food Court Area Look and Feel



#### 4. What we want the Thames Shopping Centre to deliver

##### Key Deliverables

- Good variety of retailers and operators, predominantly larger format stores
- Offerings that would otherwise require driving a long way for if not found in Thames
- Everyday items being sold by large companies who can afford to cover the down months during winter
- Alternative to Hamilton and Manukau City offerings
- Offerings will be backed up by food, and some good service operators.
- Improvement in overall offering will create an improved trading platform to promote improvement in food offerings. Snowball effect.
- Must have operators that are financially viable after 5 years and after initial establishment concession period for operators that are attracted from outside of Thames
- Combine with Pak And Sav and The Warehouse to deliver a comprehensive suite of offerings



## 5. Retail Mixes

### Food and Beverage

- An opportunity to meet and congregate
- Pleasing environment, irrespective of weather, combined with shopping
- These experiences cannot be found online

### Mini Major

- Key Destination offering
- Does not exist in Thames nor surrounding alternate Centres
- Cements Major offerings with Pak and Save and The Warehouse

### Complementary Offerings to

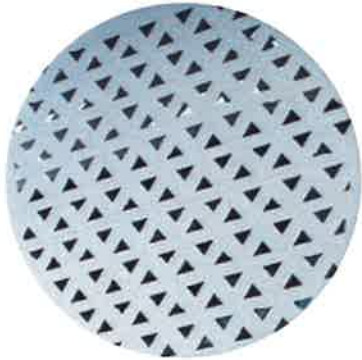
- Warehouse Stationery
- Bed Bath Beyond
- T and T
- Postie

### Improved Service Offerings

- Barber
- Shoes
- Keys
- Florist



## 6. Proposed Finishes



Perforated Panel



Food Court Seating Colours



Booth Seating Vinyl



Mixed Timber Planking



Exterior Aggregate Tile



Exterior Aggregate Tile



Concourse Tile



Concourse Tile



## 7. View of Exterior



Artist Impression Concept Image



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8. View of Entrance Corridor



Artist Impression Concept Image

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## 9. View of Food Court



Artist Impression Concept Image



## 10. Existing Goldfields Aerial View



## 11. Bulk and Location Plan Key



## 12. Thames Bulk and Location Plan

