Boardwalk Mall celebrates opening of R60 million expansion in Nelson Mandela Bay

New brands, more leisure attractions and a reimagined Sun Park bring fresh energy to the precinct ahead of the festive season

12 November 2026 - Boardwalk Mall in Nelson Mandela Bay is celebrating the opening of its R60 million expansion, introducing new retail brands, an enhanced shopping and leisure offering and an invigorated Sun Park precinct that strengthens the centre's appeal as a destination for shopping, entertainment and community.



Developed by Flanagan & Gerard Property Group, the extension adds 1,805m² of gross lettable area (GLA), bringing Boardwalk Mall's total GLA to 26,206m² and its tenant complement to 108, including two grocery anchors, Checkers FreshX and Pick n Pay, as well as Dis-Chem and Clicks, a vast array of fashion stores, many speciality stores, banking and a wide variety of dining, leisure and entertainment.

The investment responds to sustained demand for retail space at Boardwalk Mall, which has maintained high occupancy levels and strong trading performance since its redevelopment opened in September 2022 as part of the wider Boardwalk Casino and Hotel precinct.

The development is 60% owned by Changing Tides, a Flanagan & Gerard company, with Dondolo Property Trust and Emfuleni Resorts, a subsidiary of JSE-listed Sun International, each holding 20%. The development was delivered on time and within budget by Flanagan & Gerard, with MDS as architects, Techni Construction as the main contractor, and a professional team including AeQuim, L&S Consulting, RWP, SFT and Graeme Page Consulting. The expansion supported approximately 250 construction jobs and is expected to create a further 65 to 70 permanent retail jobs through the addition of new tenants. ***Paul Gerard, Managing Director of the Flanagan & Gerard Group***, says the expansion represents another important step in the continued evolution of Boardwalk Mall. *“Demand from retailers has been a strong indication of the centre's success, and this expansion has allowed us to introduce brands that we could not previously accommodate, while strengthening the overall tenant offering,”* says Gerard. *“Importantly, the investment is about more than adding retail space. It also creates better connections between shopping, restaurants and leisure activities, making the entire precinct more attractive and accessible to the people who use it.”*



The new retail line-up includes Mr Price, Mr Price Home, Mr Price Cell, FARO, Cape Union Mart, Lindt, De Jagers, Polo, Niche Parfums and Woolworths Edit. Several of these brands bring new shopping options to Nelson Mandela Bay. De Jagers and Polo are opening their first stores in the metro, while Woolworths Edit introduces its curated clothing concept for men, women and children to the region for the first time. Lindt's second Nelson Mandela Bay store includes a boutique ice-cream offering, while FARO is opening its second store in the metro.

The expansion also includes additional food and leisure attractions, including Jacks Bagels and Beyond Padel, which became the first padel facility within a shopping mall precinct in Nelson Mandela Bay when it opened last year.



Together with existing retailers, the additions significantly broaden Boardwalk Mall's fashion offering. The centre now caters to a wider range of shopper preferences and budgets, from youth-focused fashion to everyday clothing, outdoor and lifestyle brands and premium labels. **B*oardwalk Mall manager Fredrick Sematimba*** says the expansion reinforces Boardwalk Mall's positioning as the place 'Where everyone meets. "*Our aim has always been to offer something for everyone. The expanded fashion mix means that students, families and shoppers with different tastes and budgets have a much wider choice close to home,*

alongside our established grocery, healthcare, beauty and leisure offerings. Encouraging early trading feedback from new retailers reinforces our confidence in the latest offering."

An energised Sun Park experience

Beyond the additional retail space, a highlight of the expansion is the evolution of the existing Sun Park events space into a more intimate and engaging environment for shoppers, families and visitors.

The upgrade brings shops and restaurants directly onto Sun Park, creating stronger physical and visual connections between the mall and the outdoor space. Now encircled by the mall and two neighbouring hotels, the park is closely nestled at the precinct's heart and better positioned to host community events, entertainment and live sports viewing.



Sun Park retains its ever-popular 60m² Reveel screen and surround-sound facilities, near to the recently relocated The Magic Company and the children's play areas at John Dory's and Spur, which together strengthen its family-friendly character. The new configuration offers more ways to enjoy Sun Park and the surrounding Boardwalk Mall shops and restaurants.

Nomzamo Radebe, Sun International Chief Operating Officer: Hospitality & Sales, says the development forms part of a broader strategy to bring together the mall, casino, hotels, conferencing and leisure attractions as a connected destination.

“The strength of Boardwalk lies in the combination of experiences available within one precinct. The expansion brings these elements closer together, allowing visitors to move easily between shopping, dining, entertainment and leisure. Sun Park is an important part of that experience. By creating a more intimate and active space, we are improving its potential to bring people together, while reinforcing the Boardwalk precinct’s role as a destination for residents and visitors to Nelson Mandela Bay,” says Radebe.



The newly opened Capital Boardwalk Hotel is also boosting activity within the precinct, reporting steadily increasing occupancy rates and strong demand for its conferencing and restaurant facilities for events and private functions. **Marc Wachsberger of The Capital Hotels & Apartments** says the wider precinct’s range of attractions adds to its appeal for both business and leisure visitors*. “We are seeing growing demand for The Capital Boardwalk’s accommodation, conferencing and hospitality facilities, which reflects the appeal of the wider Boardwalk precinct to a wide range of visitors. Having an expanded variety of shopping, dining and entertainment options on our doorstep adds to that appeal and gives guests even more reasons to explore and spend time in the precinct.”*

Celebrating the opening and looking ahead

The bigger, better centre is ready just in time for the festive season, with even more reasons to celebrate as Nelson Mandela Bay prepares to welcome approximately four to six cruise

liners. Get into the festive spirit with photographs with Santa and gift wrapping in support of the Animal Anti-Cruelty League, both available from 15 to 24 December. A seasonal highlight will be Christmas carols in Sun Park on 18 December.

Gerard says the completion of the expansion reflects the owners' confidence in Boardwalk Mall and the wider Nelson Mandela Bay market. *"Boardwalk Mall has become an important part of life in Summerstrand, and this expansion reflects our commitment to keeping it relevant to the community it serves. It's about responding to changing needs, supporting our retailers and ensuring the centre continues to offer a wonderfully welcoming, engaging environment for everyone."*









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