

Hoppertunity

Sail Away to Fiji *p.6*

Undertaking the adventure of a lifetime Marsden Cove Marina to Fiji.

The Faulders *p.12*

Longtime Huapai locals finding comfort in familiar surroundings.

Seaside Chef *p.18*

Trading five-star hotel kitchens for coastal comfort in a serene career shift.



Marsden Cove, Northland

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A New Chapter

As we approach the end of the year, it's a natural time for reflection.

This year has certainly been full of noteworthy events - from the unpredictability of the weather, to shifts in the political landscape, and a roller-coaster ride in the world of rugby.

At Hoppers, we've navigated our own significant changes. We welcomed a new era of leadership as Andy stepped up to the role of CEO, taking the reins from Tim Brooks, whose contributions have been invaluable over the past 40 years or so. While we've felt the market's challenges, our team has kept a brisk pace, pushing forward on several exciting projects. We are close to finishing key developments, such as the Dockside waterfront retail space at Whitianga, the completion of the new Bacchus building at the Country Club Huapai, and recently celebrating the rejuvenation of the community facilities at Maygrove Village. We're also eager to welcome visitors to the first true waterfront retirement living option with the Waterfront Residences at the Anchorage Village, Marsden Cove.

Looking into the next year, our agenda is just as ambitious. With plans to complete the Hammerhead - the final stage at Pauanui Waterways, and break ground at the Hobbs Bay Estate on the Whangaparaoa Peninsula. The opening of the first villas at the Moorings Retirement Village is also on our list, promising to extend our retirement offerings to the Coromandel district. As the summer warmth rolls in, I'm eager to spend some much-needed holiday boating the stunning Northland coastline with my family. But not for too long, as January will find me, alongside our dedicated marketing team, visiting our various coastal projects to gather fresh marketing content to share the beauty of our destinations and the progress of our work.

We're grateful for your support through a year of transformation and look forward to sharing more success in the coming year. Happy Holidays and enjoy a safe and happy summer.

Warm regards,



SHANA HOPPER-MCCULLY
Sales & Marketing Manager - Hopper Developments



Marsden Cove, Northland

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Hopper Horizon

Navigating Retirement

Undertaking the **adventure of a lifetime** captaining his powerboat from Marsden Cove Marina to the Fijian Coast, Leigh Hopper's journey shows **the world is your oyster when land, sky and sea are the limits.**



Leigh Hopper navigating his Maritimo through the crystal-clear waters of Fiji.



Moonshadow angler, Blake proudly displays his Mahi Mahi and fellow angler, Mike in the midst of his own successful catch.

Between breaching sharks and blue as far as the eye can see, Leigh Hopper has had an extraordinary adventure, captaining his powerboat Moon Shadow with friends and family from the Marsden Cove Marina to Fiji via the spectacular Minerva Reef.

As an avid boatie and lifetime mariner, a round trip to the Pacific has always been a bucket list voyage for the Hopper Developments Director, who spent the better part of the preceding year plotting his route, planning pit stops and preparing his Maritimo M70 21 metre sports fisher for the journey.

Following a lengthy list of checks and balances that included registrations, safety clearances, testing, paperwork and careful provisioning, navigational application Predictwind indicated a suitable weather window was approaching, ideal for the group's four day tour to the Minerva Reef.

A circular coral reef with a central lagoon submerged in the South Pacific Ocean, the two atolls of the Minerva Reef – or Teleki Tokelau as the Tuvaluan call it – lie 20 nautical miles apart, south of Fiji.

"Halfway between New Zealand and Tonga, it's 400 miles to the nearest significant landmass, which is both exciting and isolating but certainly removed from pollution and noise."

"The reef is breathtaking, absolutely teeming with life and clear for spectacular visibility," Leigh says.

Upon arrival at Minerva South, the keen fishermen wasted no time deploying their hooks, nabbing a shortbill spearfish and a tally of 16 gamefish within 60 minutes.

"Yellowfin tuna and wahoo were the day's catch, although you couldn't be caught napping with a fish on the hook given the host of hungry sharks vying for the prize."

There's a lightness in Leigh's voice as he reflects on those days at Minerva, where he and the group dove in azure waters of 30 metre visibility, sought painted crayfish from the boulders of coral at low tide and watched in awe as a monstrous mako shark breached to devour a hooked wahoo – which he assures us was more spectacular show of primal majesty than the 'Jaws' remake.

After an unforgettable experience at the reef, Moon Shadow set sail for the Fijian Island of Denarau, where the group sought customs clearance, changed crew and picked up some extra passengers – namely Leigh's seafaring wife, Linda.

He says clearance into Fiji is painless, although sharing a little wine and the spoils of your adventures never goes amiss.

The next six weeks were live with exploration, as the group navigated the Yasawa Island archipelago, northeast of the main island of Viti Levu, and the Mamanuca Islands to the west.



The Moonshadow crew taking in the sunset after a hard days work at sea.

Predominantly cruising around eight or nine knots, the travellers ventured the length of the island chain, accompanied by bright blue skies that sank into crystal clear water, forging friendships with locals of both the aquatic and human varieties.

While observing the graceful kite-like form of gliding manta rays remains a primary highlight, Leigh notes a particular pitstop to the Namamanuca School as a unique experience - saying we could all use a lesson in happiness from those living on island time.

"As we prepared for our final voyage home, a crew change at Denarau saw a diversion back to Minerva, followed by a fantastic four days feasting on sashimi and skimming calm, predictable seas."

The expedition has left a profound impression on the saltwater enthusiast, evidenced by his already making waves for a new pilgrimage.

"We've invited boaties to join us on a three month trip to Fiji in June of next year.

"A flotilla offers comfort in numbers and a golden opportunity to meet like-minded people along the way, and if travelling together provides the confidence needed to navigate the South Pacific, we're all the better for it," Leigh says.

With a new expedition in the works and plenty ahead for the New Zealand summer, Leigh's Pacific odyssey shows that the world is an open invitation, we need only navigate uncharted waters to create unforgettable experiences and find beauty beyond the horizon.

“

The trip, while a lesson in planning and organisation, was one we will always remember for the treasured memories, exploring a beautiful part of the world with our friends and family.

- LEIGH HOPPER



The Moonshadow crew and their impressive haul of Crayfish.

Quickfire Q+A

GET TO KNOW

Andy Grey

Hoppers recently underwent a "changing-of-the-guard", with Leigh Hopper and Tim Brooks, stepping away from leadership roles, and appointing Andy Grey as CEO.

What has been a memorable moment of reflection for you since stepping into the CEO role?

I take great satisfaction seeing things being built. My term has been short so far, but in that time we've had a couple of buildings sprout up at Whitianga. We're also about to finish our first Waterfront Retirement Village residences. This is something we've been trying to get up for a number of years, given that we have this particular point of difference in the industry. The reaction has been great from buyers, and I'm not surprised. It's what our team aspires to for our own retirement.

What Hoppers coastal destination is your favourite, and why?

I grew up in Pauanui and always thought that was a special place, but now I spend my free time in Whitianga. It attracts me there because there are more opportunities and boating adventures are a little bit more accessible. My family likes to go direct to the south bays on Mercury Island on a nice summers' day. So, the kids will swim, and I'll go snorkelling in the nice clear water.

How do you like to spend your weekends? I like to spend my time out on the boat fishing from Whitianga but I also enjoy spending time with my family, especially watching my three daughters, Dea, Eden and Bailey at Saturday sports.

What does the future hold for Hoppers under your leadership?

Retirement Villages in a waterfront setting is a particular area we are going to be pushing hard on for the next 5 or so years. There's a lot of opportunities for Hoppers to exploit our unique locational settings. Innovation is getting harder these days with most of what we do, but it's what gives us our drive and we'll look to add value for our customers through unique lifestyle features in these two villages at Marsden Cove and Whitianga.

If you had to eat one type of food for the rest of your lifetime, what would it be?

Carrot cake - includes the goodness of vegetables but also tastes delicious.

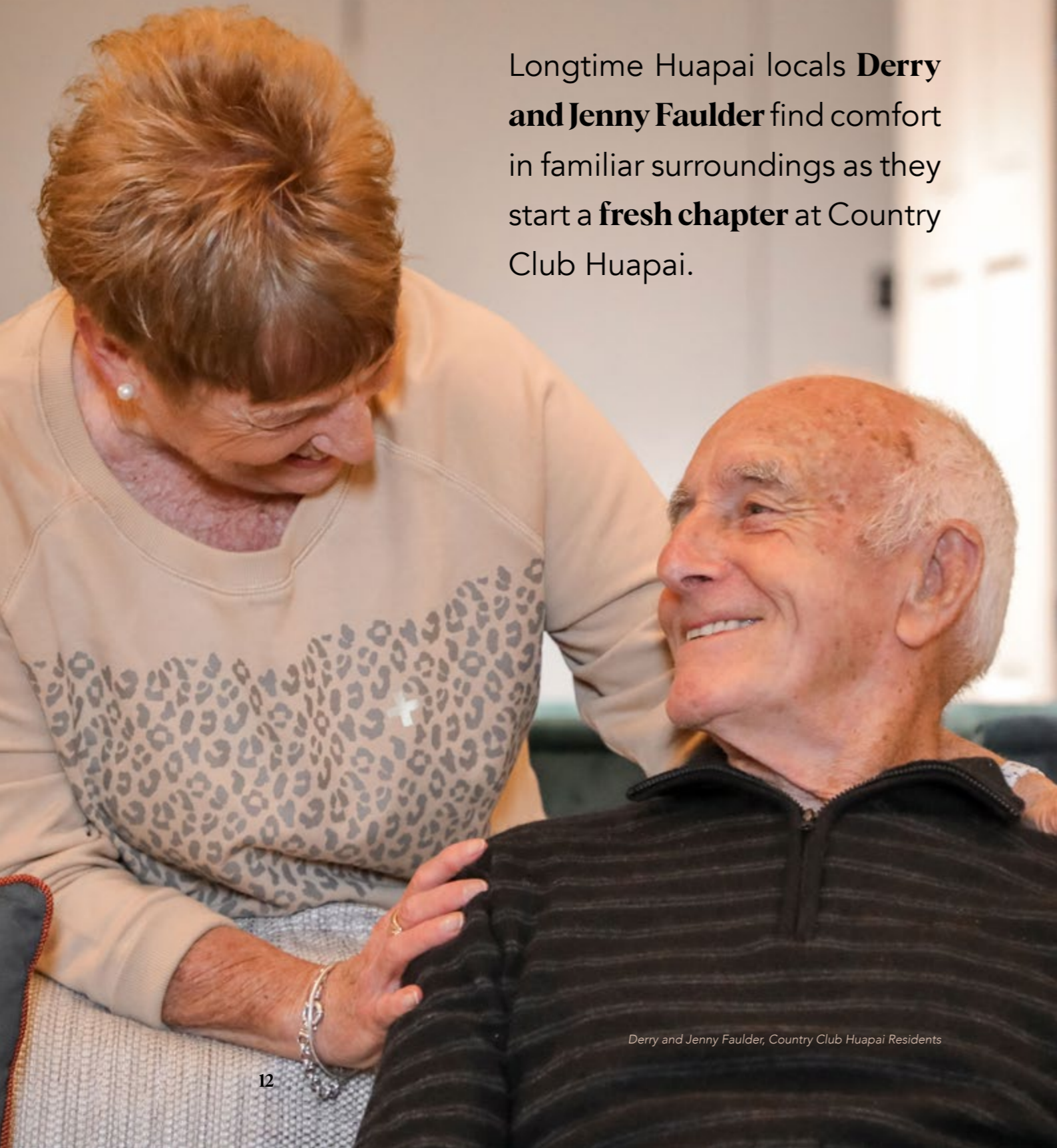


Andy Grey completing post-flight checks, Whitianga.



A Fresh Approach to the Familiar

Longtime Huapai locals **Derry and Jenny Faulder** find comfort in familiar surroundings as they start a **fresh chapter** at Country Club Huapai.



Derry and Jenny Faulder, Country Club Huapai Residents

“

Our family invariably remarks on the quality and aesthetic of the village when they call in, which we like to think reflects an enjoyable new chapter in our lives – where some of the biggest decisions are between the swimming pool and the golf course.

- THE FAULDERS

In a full circle love story that spans five decades and the breadth of the Huapai-Kumeū region, community stalwarts Derry and Jenny Faulder find themselves drawn back to the same place they first met, downsizing from a two acre family home in Kumeū to a modern villa at Country Club Huapai.

As a dental nurse seconded to 'the sticks' in the 70s (Huapai at the time being a predominantly rural community with productive orchards, vineyards and grazing land), Jenny first met Derry at the local school, which is coincidentally across the road from their new residence.

The proceeding years have seen the couple become a backbone for the immediate community, lending a hand to virtually every local organisation there is, including Plunket, school committees, the Kumeū Community Centre, local business association, and the Kumeū Agricultural and Horticultural Society and its long-running Kumeū Show – of which they are both Honorary Life Members.

Typically modest, Jenny says that's how you met people back then – but their activity profile reflects a deep appreciation for the community, which makes it all the more meaningful they continue to enjoy a high quality of life locally.

“We were never retirement village people,” says Jenny, who visited Country Club Huapai with a friend and found the atmosphere immediately inviting.

“We liked the villa concept, which allows us to retain independence whilst joining in on the various activities of the village,” adds Derry.

Residing at their new home for just four short weeks, Derry and Jenny have packed a lot into their time at Country Club, starting a quiz team, regularly attending Friday night drinks and reconnecting with friends new and old.

The couple have already been tasked with babysitting duties for their three children who live nearby, noting how fabulous Country Club Huapai's facilities are for keeping the grandchildren entertained.

“Last week, we swam in the pool, played snooker and hit the putting green with our elder grandchildren. Safe to say life hasn't slowed down,” they remark.

Splitting their time between a holiday home in the coastal Northland settlement of Mangawhai Heads, Derry and Jenny continue to enjoy a vibrant life both within and beyond the Country Club village, playing golf and visiting with friends.

Northland Odyssey

Discover these unmissable stops on your journey north to **Marsden Cove, Northland**.

RECOMMENDATIONS BY HOPPERS EMPLOYEES

1. PUHOI PUB HOTEL & STABLES

5 Saleyards Road, Puhoi

This iconic eatery must be on everyone's checklist. Only a few minutes off SH1 brings you to this ever popular Pub where you can wet your whistle and fill the belly.

2. MATAKANA MARKETS

2 Matakana Valley Road, Matakana

Relax by the riverside with live local music, indulge in award-winning coffee, and mouth-watering brunch dishes, there's plenty to sample and enjoy.

3. TE ARAI LINKS

11 Te Ara Whenua, Miharo Kotiti, Tomarata

Well appointed luxury for the avid golfer – or relaxer. Located in amongst the dunes at Te Arai, and next to the Te Arai Links golf course.

4. BENNETTS OF MANGAWHAI

52 Moir Street, Mangawhai

Satisfy those chocolate cravings at Bennetts, you wont be disappointed. For a savoury touch, visit their café next door and sample their delicious menu.

5. WAIPŪ COASTAL WALKWAY

2129 Whangarei Heads Road, Whangārei Heads

A beautiful coastal walk with gorgeous views of the rocky coastline between Waipu and Ding Bay. The track winds through lush bush providing shade and opportunities for a refreshing swim.

6. MCLEOD'S PIZZA BARN

2 Cove Road, Waipu

The go-to destination in Northland for award-winning beer, renowned hand-made pizza, and other delectable treats!

7. BACH CAFÉ

79 Bream Bay Drive, Ruakaka

Bach is every locals place of choice. Located on the Beach at Ruakaka, the Bach Café provides a well-rounded menu that never disappoints, and a darn good coffee too.

8. ROY & ANNS HAVEN

Marsden Cove, Northland

Experience what it's like to live at Marsden Cove first hand. This modern home is just a brief stroll away from the Waterways beach, inviting you to experience waterfront living at its finest.

9. BREM BAY CHARTERS

Marsden Cove Marina, Northland

Providing a variety of excellent choices for fishing excursions, ranging from brief 4-hour trips to full-day outings and multi-day overnight fishing adventures.

10. MT MANAIA TRACK

2129 Whangarei Heads Road, Whangārei Heads

A steady climb through regenerating native bush to the summit with breath-taking views of the dramatic entrance to Whangārei Harbour.





Marsden Cove, Northland

The Recipe for Happiness

Seasoned chef **Dhawal Modi** traded five-star hotel kitchens for **coastal comfort** in a serene career shift and a coup for the Maygrove Village and Country Club Huapai residents.



Chef Dhawal Modi and his famous Spinach and Onion Bhaji.

Weary from working long hours in five-star hotels for the better part of two decades, top chef Dhawal Modi recently sought a lifestyle change, trading haute cuisine for a new culinary challenge.

Since moving from bustling Mumbai, India, to New Zealand in 2007, he's risen the ranks from kitchen hand to kitchen manager within some of the world's most recognisable hotel brands.

However, challenging conditions and the arrival of a baby daughter recently prompted Dhawal to reassess his priorities in search of opportunities and a better work-life balance.

Responding to a request for the kitchen manager's position at Maygrove Village in Orewa, Dhawal knew the role would be a dramatic change of pace, but now can't imagine life at any other speed.

Whilst driving against the flow of traffic every morning has its perks, he is quick to credit the calm feeling in the village and a seaside location with his more vibrant lease on life.

"It is said we spend one-quarter of our lives working, so it became very important to me that I enjoy the place, the people and the atmosphere.

"Orewa is an exceptional place to spend time – with its golden sand beach, boutique town centre and abundance of

walkways, which I can enjoy between work hours, especially with longer evenings in daylight savings.

"Face time with the residents is also one of my highlights.

"I enjoy their stories, candour, and often their frank suggestions for upcoming meals," he laughs.

Dhawal says his cooking style has changed considerably to suit his new clientele.

Whilst focusing more on home-style cooking done well, he still has a penchant for aesthetics and works hard to deliver meals that are as appetising for the palette as they are to the eye.

With the average resident age at Maygrove Village a little younger than your standard retirement community, residents are typically active, independent and hungry for variety, which Dhawal and his team thrive on providing.

"To receive questions about my methods and recipes is the highest compliment. I believe food and knowledge are to be shared, so it is extremely fulfilling to share my passion with those around me."

In his new role for little over a year, Dhawal says it has been a wonderful change for his family, too, as he is home in the evenings and spending more time together.

“

A well-balanced life isn't about the perfect recipe, it's the ingredients you choose for yourself, and in embracing the gentle rhythm of Hopper Living Villages, I have found a harmony that makes each day as nourishing as the last.

- DHAWAL MODI

Spinach and Onion Bhaji

with Mint and Coriander Chutney

RECIPE DHAWAL MODI

PHOTOGRAPHY TAWNY FLOYD



INGREDIENTS

Bhaji:

150 g Chana or Besan flour
(chickpea flour, available from
an Indian grocer)

1 tsp turmeric
1 tsp mild curry powder
1 tsp ground cumin
1 tsp coriander seeds
1 bunch chopped coriander
4 finely sliced white onions
1 tsp salt
Handful baby spinach leaves
3 Tbsp water
Oil for frying

Chutney - Blended:

1 cup chopped mint leaves
1 cup chopped coriander
1 green chilli
1 clove garlic
1 tsp sugar
1 tsp salt
1 tsp crushed ginger
1 Tbsp water
1 tsp cumin powder
A squeeze of lemon
Add more water if required
season to taste

SERVES FOUR

A crowd-pleasing recipe with classic Indian flavours perfect for an afternoon bite, entrée or side dish. Gluten-free, dairy-free and vegan-friendly.

METHOD

Mix all dry ingredients in a bowl. Add the water and mix. The idea is to bind everything properly, ensuring the sliced onion is coated in flavour.

Heat the oil in a pot or wide pan to 170 degrees Celsius.

Use a spoon to drop small dollops of the bhaji mix into the hot oil. Keep turning the bhaji pieces in the oil until they are golden and crispy.

Use a slotted spoon to remove from the pot/pan and drain well on kitchen paper.

To make the chutney place all ingredients into an electric mixer and blend to a smooth paste. Add more water if required and season to taste.

Serve hot with the mint and coriander chutney.



Market Outlook: Kiwis Focus on things that Matter

While Kiwis are impacted by economic volatility and rising prices, they remain focused on the things that matter – **which for many remains the home and lifestyle**, where families across the country will gather this Christmas.



CHRISTINE RIDLEY of Hopper Developments

Business confidence has risen sharply over the last month, with a general election result attributed to the firming in housing market conditions and more optimistic forward-looking expectations.

Despite this, borrowing costs have risen, and economic volatility has persisted as the world reels from current conflicts.

At home, domestic inflation pressures are poised to see interest rates remain elevated as global markets grapple with many of the same financial pressures.

Acutely aware of higher costs for everyday items, Kiwis nationwide have tightened their financial belts. Although, the impact is far from uniform.

Hopper Developments group sales manager Christine Ridley says New Zealanders are picking and choosing where they're spending money right now, and there's a renewed focus on homes and lifestyles.

"At a national level, residential property values recorded their first three-monthly rise in nearly a year-and-a-half, with lifestyle and waterfront

markets experiencing a tangible increase in enquiries as we edge closer to summer.

"More stable purchasing conditions are encouraging buyers who previously stayed on the market sidelines. However, the end-of-year deadline and the dread of being left behind are also strong motivating factors.

"We're seeing anecdotal evidence that buyers are aware of cost-of-living pressures, responding by spending more time at home, in a community location and residence that adds to their lifestyle.

"At the same time, a significant drop in residential building consents is expected to feed into a lag in construction activity, resulting in a shortage of quality new products coming online which could see values creep higher in the new year."

Backed by 70 years of experience creating lifestyle communities, Hopper Developments has strong working relationships with some of New Zealand's top building and construction firms, giving the business a unique platform to continue to grow through this next market cycle.

There has been consistent demand for lifestyle opportunities across the Hoppers business. This is particularly true given the large ageing population, many of whom are in strong equity positions and less sensitive to interest rate movements.

"We continue to see a strong appetite for modern, well-connected retirement living, reflected by the depth of registered interest in our latest project, The Moorings in the picturesque Whitianga Waterways canal development.

"Similarly, the move to more agile working environments and digital connectivity has shifted the dial on work-life balance, allowing families and workers to explore opportunities beyond traditional urban centres.

"Owing to this, we have seen a strong uptake of opportunities in Marsden Cove and Whitianga, both of which provide a spectacular lifestyle proposition for residents who value ocean access, security, quality and neighbourhood amenities."

Though government coalition talks were ongoing as we go to print, we expect the impact will remain skewed to the upside, with a National-Act-New Zealand First government focused on economic growth.

"This could lift sales activity for the remaining weeks until the summer holidays, as Kiwis make moves, eager to get settled into a new home for Christmas."

Marsden Cove, Northland



What's on the Hopper Horizon?

Northland

THE ANCHORAGE – Waterfront Residences

The Waterfront Residences show home is scheduled to open mid-December. This exciting new retirement product is a first in New Zealand, offering waterfront living at Marsden Cove, exclusive to The Anchorage Retirement Village.

For more information call Rebecca on 021 337 217 or visit www.theanchorage.co.nz

MARSDEN COVE

The Waterways destinations currently have a limited time, special offer on – purchase any waterfront section before March 17th 2024 and we will include a standard jetty worth \$65,000. T&C's apply.

For more information, talk to our friendly team on (09) 432 8379 or visit www.marsdencove.co.nz

Auckland

MAYGROVE VILLAGE - Orewa

Maygrove Village celebrated the opening of their new café, bar and entertainment area in September, which has transformed the area into a bright and modern new space, and has residents bragging to their friends and family.

To learn more about the changes at Maygrove, talk to Paul on 021 636 290 or visit www.maygrovevillage.co.nz

HOBBS BAY ESTATE

One of our newest projects is Hobbs Bay Estate, a unique 90-lot development, planned with larger lots, native reserve and greenescapes, a historic home repurposed to café, and expansive coastal views of the Hauraki. Resource Consent has been granted with works starting this summer.

To keep up to date, visit www.hobbsbayestate.co.nz

COUNTRY CLUB HUAPAI

Country Club Huapai is set to open its second apartment building this November, named Bacchus Building. The 2 and 3 bedroom apartments are exceptional design, with large living spaces, and some kitchens including scullery, are an entertainers delight.

We invite you to see them for yourself at Auckland's most exclusive Country Club – phone Chris on 021 982 583 or visit www.countryclubhuapai.co.nz

Coromandel

MARLIN WATERS - Whitianga Waterways

Life is simple, just add water – for a unique retirement opportunity visit Marlin Waters, make the most of the private boat ramp, beach and floating clubhouse.

The last waterfront villas are selling now, visit www.marlinwaters.co.nz or make an appointment to view our show villa today on (07) 866 0164.

DOCKSIDE - Whitianga Waterways

The new Whitianga Waterways Sales Office is set to open early December at the new waterfront Dockside retail facility located at 3 Reweti Drive, Whitianga.

Pop on in and check out our brand new waterfront premises, or visit www.whitiangawaterways.co.nz for more information.

DOCKSIDE - Cafe

The new Cafe neighbouring our office is planned to open Mid-December. This is an exciting new addition to the area, with an sizable deck overlooking the waterways and beach/reserve area. You choose - come by car, foot or boat!

HUNTING AND FISHING

Whitianga Waterways welcomes the Hunting and Fishing retailer to our shores. A one stop shop for all your hunting, fishing and outdoors needs! Located opposite our new Sales Office premises on Reweti Drive, get in store today and see what they have on offer.

WHITIANGA WATERWAYS - Sections

The Waterways destinations currently have a special offer – purchase any waterfront section before March 17th 2024 and we will include a standard jetty worth \$65,000. T's & C's apply.

For more information talk to the team on (07) 866 0164 or visit www.whitiangawaterways.co.nz

THE MOORINGS RETIREMENT VILLAGE

The Moorings is Hopper Livings latest addition, the fourth retirement village of the group, and the team are excited to expand our retirement offerings into the Coromandel region. The Moorings will be a unique retirement setting, located on the waterways and will offer a supreme lifestyle to those keen on maximising their retirement plans.

To keep up to date with the progress visit www.mooringswhitianga.co.nz

THE HAMMERHEAD - Pauanui Waterways

The final stage of Pauanui Waterways is in the balance and initial groundworks have begun. We are currently taking expressions of interest and you do not want to miss out on the last canal front sections..

To keep up to date, visit www.hammerheadpauanui.co.nz







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