

# Hoppertunity



## A Village in Bloom

The Moorings village in Whitianga sees excitement building every day, p.6.

## Reel Power

Kelly Chambers redefines game fishing, making history with every catch, p.12.

## Queen of the Village

Powerhouse Avila Allsop, 89, dominates sports and quizzes, p.16.

*Basker Cafe, Whitianga Waterways.*

[HOPPERS.CO.NZ](http://HOPPERS.CO.NZ)

# From the Editor

If 2024 was a cautious climb, then 2025 is shaping up to be the steady stride we were all hoping for.

After a challenging past few years, we're seeing positive signs of recovery ripple through the property market. While the pace remains measured, confidence is building—buoyed by easing interest rates and a sense that the worst of the uncertainty may be behind us. For both buyers and investors, the dial is shifting from hesitation to opportunity.

At Hoppers, we've kept our eyes on the horizon, and it's been anything but idle. Across our communities, progress has quietly and confidently continued. From the upcoming opening of The Anchor, the new community facility at The Anchorage, to the groundbreaking of the third apartment building at Country Club Huapai—there's no shortage of momentum.

In Whitianga, the buzz is building around our visionary new Marine Precinct—a major step forward in New Zealand's marina landscape, while Marsden Cove section sales in Stage 6A are steaming ahead with titles just around the corner. Over at Hobbs Bay Estate, it's been a joy to see the development flourish—delivering a breathtaking coastal lifestyle. These are more than just projects; they're living, breathing communities taking shape.

So while the market may not be running just yet, it's certainly walking tall. We're optimistic that the back half of 2025 will bring with it a renewed sense of energy and possibility.

Here's to good things bubbling away in the background—and to brighter days ahead.

Warm regards,



**SHANA HOPPER-MCCULLY**  
Sales & Marketing Manager - Hopper Developments



Basker Cafe, Whitianga Waterways.  
Feature photography by **TAWNY FLOYD**

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# The Moorings: A Village in Bloom

The Moorings, our premier retirement village development in Whitianga, is making exceptional strides — and local interest is booming.



Stage Two

Stage One

Medical Centre

With resource consent granted for up to 242 dwellings and a care facility, The Moorings is designed to grow in stages in line with demand. Each phase is carefully planned to create a connected, vibrant community while allowing for flexibility in the final number of homes.

Stage 1, comprising 18 stylish villas, is nearing completion, with the majority now under contract. It's a joy to see the street coming to life with established homes, forming a visually impressive and welcoming entrance to the village. We recently celebrated the arrival of our fifth resident in early May, marking another exciting chapter in our journey.

Interest in the village has surged as infrastructure continues to progress. The central roadway, now established, leads through the heart of the development and opens up to the canal at the northern end—a key feature of The Moorings' stunning location on the Whitianga Waterways, which adjoins land owned by Whitianga Waterways Limited.

Our residents come from all over, from as far north as Mangawhai, the Hibiscus Coast, as well as right across the Coromandel Peninsula. Many have conditional contracts in place, awaiting the sale of their existing homes.

Following a soft launch in April, Stage 2 is already seeing incredible momentum. Helen Wreaks, Sales & Marketing Manager for Hopper Living, shares: *"The response on launch day was overwhelming, with 15 agreements signed—an unprecedented outcome. It was truly heartwarming to see the excitement as future residents walked the site, choosing the location of their new homes."*

Stage 2 will feature 31 two and three-bedroom garden villas, including a limited number of stunning waterfront villas. This stage will also introduce the temporary Clubhouse, positioned on the waterfront, near the boat ramp, and is set to become the social hub of the village, the Clubhouse will be a place for coffee catch-ups, games, and even include a workshop space for those who love to tinker. This stage is currently awaiting consent, with construction anticipated to begin later this year. Toni Hatton, Village Manager, continues to field steady enquiry.

The Moorings is more than just a retirement village—it's a lifestyle destination in the making. We look forward to welcoming more residents and sharing future milestones as our vision continues to come to life in Whitianga.



Residents: Dave & Lynn Michell.

“

**There's such a buzz about The Moorings. People are genuinely excited about what's unfolding. With the supermarket just a short walk away, a medical centre right next door, and close proximity to the township, the location couldn't be better—it's quickly becoming the talk of the town.**



Toni Hatton | 021 349 101  
manager@mooringsvillage.co.nz

MOORINGSVILLAGE.CO.NZ

## Quickfire Q+A

GET TO KNOW

# Toni Hatton

*Village Manager, The Moorings Village.*



**How long have you worked for Hoppers?** My journey began 16 years ago at Maygrove Village, Orewa, where I spent 10 years in roles from Cleaner to Administrator. Those early years taught me the value of compassion and care in a village setting. Hopper Living's strong family values and hands-on leadership have always stood out. Their inclusive, supportive culture encourages growth—something I've experienced firsthand. Thirteen years ago, I first heard about a new village planned for Whitianga. I never imagined I'd one day be part of it. With Hopper's support, I transitioned from part-time Receptionist to Sales Manager, then Assistant Village Manager. Aged care and retirement living are demanding—but truly rewarding.

**What has been one of your most memorable career moments?** I've certainly had many memorable moments, lots of big belly laughs and a few tears too. Although my time working in the hospital was one of the most physically and emotionally demanding roles, I had some of my best career moments there. I worked with an amazing team and the hands-on care and attention we gave our residents would have been no different to that of our own loved ones. This work has direct impact. It was an absolute privilege to hold a dignified space for those transitioning through end-of-life care and being part of that support network for the families.

**You moved to Whitianga last year, how do you like it so far?** I love living in Coromandel. It has this amazing calm energy about it. The native bush, nikau, tree ferns and spectacular coastline make me pinch myself – In a world going crazy, I can't believe how lucky I am to be here. The adjustment to small town living in Whitianga has been great. The people here are so friendly. My compulsion to go to the mall to spend money has diminished somewhat. The dopamine boosts are now in the form of exploring incredibly beautiful places, swimming in the ocean and camping weekends that don't require 5 hours travel. I feel very connected and settled.

**Tell us something we don't know about you.** Chinese martial arts was a big part of my earlier life. I was searching for a type of exercise that I actually liked and stumbled upon a kung fu class. I was hooked! The flowing circular forms combined with the internal aspect of Chinese holistic health held my interest and challenged me for many years. Learning weaponry was a total buzz. The physical demand on the body required everyday training which I couldn't maintain with a young family and work. I switched to Chen Tai Chi which I practiced for over 20yrs, and ended up teaching a modified version to older adults at the community centre, as part of the Falls Prevention Program through ACC. The Chinese arts gave me an incredible insight into holistic human anatomy. We are amazing beings capable of wondrous things!

“

**I love living in Coromandel. It has this amazing calm energy about it.**

- TONI HATTON



*Wharekaho (Simpsons Beach), Whitianga.*



Hammerhead, Pauanui Waterways.

# Reel Power: A Line of Her Own

Off the calm waters near Pauanui, where early light glints across the tide, and fishing lines cut clean arcs through the air, **Kelly Chambers** is quietly making history. With grit, precision, and a 48ft Viking called Ruckus, this **record-breaking angler** is redefining game fishing on her own terms – **one awe-inspiring catch at a time.**



The 2023/2024 season was one for the record books. Crowned 'Angler of the Year' and winner of the 'Old Man and the Sea Cup – Most Meritorious' award at the New Zealand Sportfishing Awards, Kelly's achievements are technical marvels and sheer endurance feats.

Her most extraordinary catch to date is a 300kg Broadbill swordfish caught on a 24kg line. It smashed the New Zealand record and set a new International Game Fishing Association (IGFA) World Record for a female angler. It was an eight-hour battle of wills through squalls and sunset, requiring absolute focus and the support of her steadfast crew.

"I've always believed in pushing boundaries," Kelly says.

But for Kelly, the losses make the wins all sweeter. Like the time she landed a 168kg swordfish on just seven kilograms of line, while six months pregnant. That catch didn't just obliterate the women's record; it beat the men's, too.

These moments are made possible by more than talent and tenacity; they're underpinned by a lifestyle designed to support bold pursuits.

Eight years ago, Kelly and her husband started building their mainland mooring, a home within the iconic Hopper-developed Pauanui Waterways, after trialling every inlet, bay, and bend in the network.

"It's the best decision we ever made," she says. "Being able to tie up Ruckus right outside the house makes a huge difference – especially when chasing weather windows and unloading the boat in the wee hours."

It's not just about convenience. The waterways community is vibrant, supportive, and filled with like-minded people who live for the outdoors.

"Not everyone is into fishing," Kelly laughs, "but everyone is into something. Whether that's paddleboarding at sunrise or biking the waterfront trails – we all love the lifestyle."

Between raising her young son, holding down a full-time job, and emerging as an ambassador for women in the sport, Kelly's plate is full—and that's just how she likes it.

When the local season ends, Kelly and her husband turn their sights abroad, chasing Blue Marlin through the Pacific, and the waterways offer a seamless casting off point and quiet return.

And of course, their King Charles Cavalier, Rosie, is usually along for the ride, a furry talisman for the record-setting crew.

For Kelly, game fishing is more than a sport: it's a legacy. Inspired by trailblazing women, including Deborah Dunaway and Robyn Hall, who were utterly glamorous while breaking boundaries at sea, she's proud to see more women stepping up to the challenge, including her young nieces.

"It's about showing them what's possible," she says. "That you can be strong, passionate, elegant, and live a full, active life."

Like the waters she calls home, Kelly is calm on the surface, but staying ahead of this angler takes more than luck—just ask the fish.

“

**Fishing on a light line isn't just technical, it's mental. You have to be prepared to lose more than you land.**

- KELLY CHAMBERS



Villas at Country Club Huapai, Auckland.

# Raising the Bar at 89

At little over four feet ten, **Avila Allsop** might not strike you as a powerhouse – but underestimate her at your peril. The 89-year-old Country Club Huapai resident is a **gold-medal-winning powerlifter, record-holding indoor rower**, and enthusiastic quiz night competitor with a calendar so full even her diary needs a lie-down.



Born in Gisborne, with Spanish ties, and raised between Te Kuiti and Hawke's Bay, Avila is a woman shaped by movement, purpose, and a mindset as resolute as the 70 kilograms she recently lifted to claim gold at the Downer New Zealand Masters Games.

"I just thought, why not?" she says of trying powerlifting at 86. "You've got to give things a go. My mother always said: 'Try everything once, unless it's illegal or immoral.' I still live by that."

That ethos has defined her golden years, guiding her through new sporting pursuits and life's transitions.

Avila and her husband Bill raised their daughters, Fiona and Ingrid, in Remuera before relocating to a lifestyle block in Muriwai, fulfilling Bill's dream of country living. She fondly recalls days spent gardening and enjoying the land. But when Bill passed away just three years later, Avila carried on alone.

"I loved that property, but it became too much to care for," she reflects. "I knew it was time for a change."

The most recent came in 2020, when she became the first resident of the Nobile Building at Country Club Huapai, a resort-style lifestyle community by Hopper Developments. "I was here before the staff," she laughs. Naturally, this tenure has earned the moniker 'Queen of the Village'.

Since then, Avila has truly reigned.

She says the lifestyle at Country Club Huapai is a "no-brainer" for anyone wanting to maintain independence while staying active, social, and supported. With her daughters living nearby and a stream of visitors, she's thriving in an environment that champions connection and engagement.

Between twice-weekly personal training sessions, indoor bowls, cycling, craft club, spinning, writing, and learning the ukulele, Avila's schedule is as upbeat as her attitude. She credits the Country Club's first-class facilities and the camaraderie of good friends for keeping her energised and engaged.

That community spirit was on full display recently, when disaster struck an hour before the club's World of Wearable Arts show: a model had pulled out. Avila, who had crafted a showstopping wedding dress from insulation and upcycled cardboard embroidery, wasn't about to leave it at the altar. She dashed through the community rooms to find a stand-in.

Good thing she did, the ensemble went on to win top honours.

This resourcefulness and spark have earned her another title in recent months: Village Ambassador. She wears this role with pride and a glint of mischief.

Recent accolades have brought her local celebrity status, with more media requests than she has time for. She even made a cheeky appearance on national comedy show 7 Days, donning a paper bag while comedians tried to guess the mystery guest's identity.

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**You've got to give things a go. My mother always said: 'Try everything once, unless it's illegal or immoral.' I still live by that.**

- AVILA ALLSOP



On Sundays, you'll find Avila at church. On Tuesdays, at quiz night, where she's a lively competitor. Every day in between is full, active, and vibrant.

For Avila, it all comes back to mindset, with support from family, friends and her home at the Country Club. She quotes Proverbs 23:7: "For as he thinketh in his heart, so is he."

Avila's athletic journey began in 2019, when she competed in the Masters Games in indoor rowing. She now holds the New Zealand record in the 300-metre row for her age group. In 2023, she added powerlifting to her repertoire. She's since amassed five golds, six silvers, and two bronze medals across both sports.

Not bad for someone who claims she's "not a natural sportsperson".

"I'm not doing this to win. I'm doing it for fitness and to challenge myself. And it's fun," she says. "The strength training has improved my mobility and confidence."

Avila shows no signs of slowing down with her 90th birthday fast approaching in August. She's already looking ahead to the 2026 New Zealand Masters Games in Dunedin.

Her advice to anyone considering a move to Country Club Huapai is to do it. "You start living differently here," she says. "Contentedly. Wholly."

If you're inclined, like Avila, you might just find yourself with gold medals, national records and a wearable arts crown well into your 80s.

Viva la vida! Long may the Queen of the Village reign.

“

**I have the opportunity to learn, enjoy, and be challenged. You don't retire at Country Club, you rewire.**

- AVILA ALLSOP



Country Club Huapai, Auckland.

# Shirley Murray's Yorkshire Pudding

by Daisy Calder of Basker Cafe

Perched on the water's edge at Whitianga Waterways, Basker Café is a must-visit destination for anyone seeking great food, relaxed coastal vibes, and a warm local welcome. Whether you're lingering over a craft beer on the sun-drenched deck, soaking in the canal views, or fuelling up with a barista-made coffee while the kids enjoy the nearby playground, Basker offers something for everyone.

As pictured on the front page, this thoughtfully designed eatery is the result of a close collaboration between our building team and passionate local owners Daisy and AJ. Together, they've created a space that's as beautiful as it is inviting, with a food and beverage offering that continues to impress.

In the cooler months, don't miss their famous Wednesday Roast Nights — a cosy community favourite that regularly books out, and for good reason. Our team had the pleasure of sampling the mouthwatering dishes, and we can confidently say: it's a Whitianga essential.

Visit Basker today and discover why it's quickly becoming a local icon. To stay in the loop, head to [basker.co.nz](http://basker.co.nz).



## INGREDIENTS

- 6 eggs
- 200g plain flour
- 200g milk
- Pinch of salt
- Canola oil or beef dripping

## METHOD

1. In a mixing bowl, whisk together the eggs and milk until well combined.
2. Sift in the flour and salt, then whisk until the batter is smooth and lump-free.
3. Cover and refrigerate for at least 2 hours. This resting time helps the puddings rise beautifully.
4. When ready to cook, give the chilled batter a quick whisk to bring it back together.
5. Preheat the oven to 210°C (fan bake).
6. Add about 1 tablespoon of oil or dripping to each cup of a muffin tin. Place the tin in the oven until the oil is very hot and just starting to smoke.
7. Quickly but carefully pour the batter into the hot oil, filling each cup about halfway.
8. Return the tin to the oven immediately and bake for 15 minutes, or until the puddings are puffed up, golden brown, and crispy on top.
9. Serve hot with your favourite roast, and don't forget the gravy.



Wednesday Roast Night at Basker Cafe.

# A New Era of Marine Living: Charting an Exciting Course

Exclusive **new marina projects** from Hopper Developments are redefining waterfront living for a new generation.

At Hoppers, the ocean has always been part of the story — a thread woven through every community we create. In 2025, that legacy is entering a bold new chapter with a series of visionary marina projects designed to set a new standard for marine offerings in New Zealand.

Our journey begins at Whitianga Waterways, where the newly launched Marine Precinct marks a major milestone. Set against the spectacular backdrop of the Coromandel coastline, the Marine Precinct offers something truly unique: a freehold marina ownership model — the first of its kind in New Zealand. Stage One, now consented, delivers 28 private berths alongside a 170m<sup>2</sup> freehold lot, offering boat owners not just a place to berth, but a true piece of the waterfront to call their own. It's an extraordinary opportunity that reflects Hoppers' long-held belief that the best in coastal living allows Kiwis to connect land and sea seamlessly, securing long-term value and lifestyle certainty.

Not far away, at Gulf Harbour, the story continues with the exciting plans for Hobbs Bay Marina. Adjacent to our premium Hobbs Bay Estate development, a proposed marina include plans for a 300+ berth marina, boat ramp, marine retail and an enhanced beach at Hobbs Bay. Designed to enhance and complete the lifestyle offering at Gulf Harbour. Early concepts for Hobbs Bay Marina envision a world-class facility, offering modern marina amenities and a welcoming waterfront promenade, tailored

for both serious boaties and leisure seekers. With direct access to the Hauraki Gulf, Hobbs Bay Marina will provide residents and visitors with effortless launching, mooring, and social spaces, creating a vibrant coastal hub right on the doorstep of one of Auckland's most stunning coastal communities.

Further north, a partnership with Azuma Property is setting the stage for another exceptional project: the proposed Waipiro Bay Marina. Situated within the breathtaking Bay of Islands, Waipiro Bay Marina envisions 200+ berths, a public boat ramp with boat trailer parking, fuel dock, and a retail/commercial hub to support growth to local businesses, tourism, and recreational activities, giving easy access to one of the most revered cruising grounds in the South-Pacific.

Together, these three projects form a powerful vision for the future: one where Hoppers continues to lead the way in creating lifestyle-focused, marine-integrated communities. Whether it's the freedom of owning a private berth at Whitianga, the elegance of waterfront living at Hobbs Bay, or the timeless Northland charm of Waipiro Bay, each project shares a common thread — a passion for the coast, and a dedication to doing things differently.

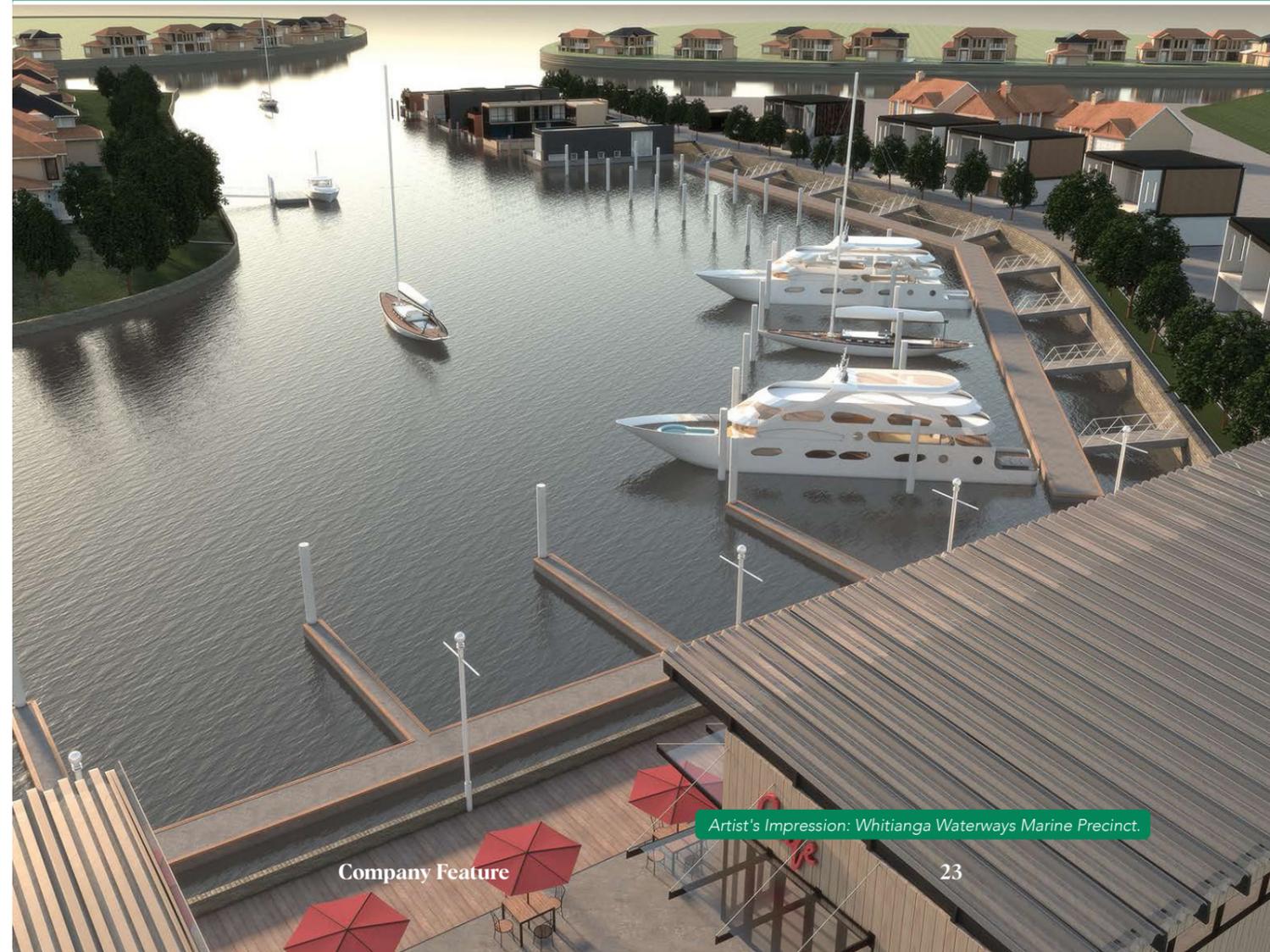
As we look ahead, a new era of marine living is on the horizon — and Hoppers are proud to be navigating the course.

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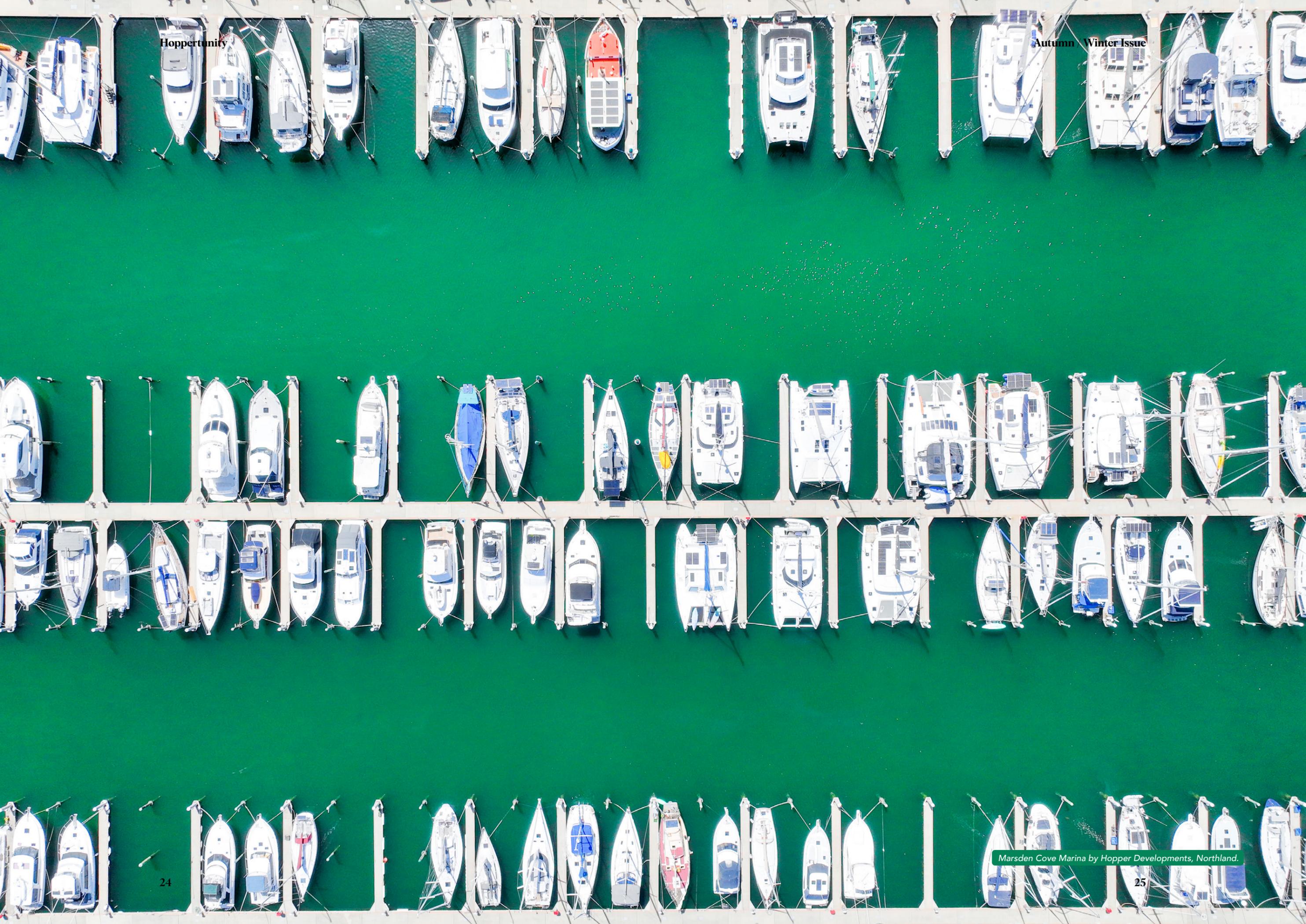
There are very few suitable locations left for new marinas in New Zealand. Boating is integral to the Kiwi way of life, and we believe developers like us have a responsibility to support that — to create communities where access to the water isn't a dream, but a way of life. The ocean's a big playground, and it's just on the other side of the boat ramp.

- GRAY HOPPER

Project Manager, Whitianga Waterways



Artist's Impression: Whitianga Waterways Marine Precinct.



# What's on the Hopper Horizon?

## Northland

### THE ANCHORAGE, Northland

The Anchorage's state-of-the-art community facility, The Anchor, is nearly complete and set to open this winter. The adjacent Wellness Centre is next to begin construction, rounding out a vibrant hub for residents.

For more, contact Linda - 021 337 217  
[theanchorage.co.nz](http://theanchorage.co.nz)

### MARSDEN COVE, Northland

Stage 6A section sales are tracking well, with titles due soon and the first builds not far behind.

For current availability, contact Phoebe - 021 438 477  
[marsdencove.co.nz](http://marsdencove.co.nz)

## Auckland

### MAYGROVE VILLAGE, Orewa

After five fantastic years as Sales Manager, we extend a big thank you to Paul Hockly for his dedication and hard work. We're thrilled to welcome Scott Kettle into the role and look forward to the next chapter.

For details, contact the friendly team at Maygrove Village  
(09) 427 0090 | [maygrovillage.co.nz](http://maygrovillage.co.nz)

### COUNTRY CLUB HUAPAI

Exciting growth continues at Huapai, where construction has begun on the third luxury apartment building dubbed the Merlot Building. More details will be revealed later in the year.

For details, contact Chris - 021 982 583  
[countryclubhuapai.co.nz](http://countryclubhuapai.co.nz)

### HOBBS BAY ESTATE, Whangaparaoa

Stage 2 was unveiled at the March Open Day, with civil works nearing completion. This picturesque development is gearing up to welcome our Partner Builders home builds to commence towards the end of the year.

For details, contact Christine - 021 495 598  
[hobbsbayestate.co.nz](http://hobbsbayestate.co.nz)



Hobbs Bay Estate, Whangaparaoa, May 2025.

## Coromandel

### MARLIN WATERS, Whitianga Waterways

Marlin Waters is a freehold option for +55's located directly on the water and offering modern coastal style 3 bedroom, 2 bathroom villas. We invite you to pop in and visit it yourself, you'll be pleasantly surprised.

Enquire today at Whitianga Waterways - (07) 866 0164  
[marlinwaters.co.nz](http://marlinwaters.co.nz)

### THE MOORINGS, Whitianga Waterways

Stage 2 villas launched earlier this year with strong interest and a growing list of future residents. We'd love to show you around our beautiful show villa off Joan Gaskell Drive.

For details, contact Toni - 021 349 101  
[mooringsvillage.co.nz](http://mooringsvillage.co.nz)

### WHITIANGA WATERWAYS

With sections available from \$490,000 and prime waterfront sites priced from \$900,000, now is the perfect time to secure your coastal haven.

Drop by our Sales Office at 3 Reweti Drive  
(07) 866 0164 | [whitiangawaterways.co.nz](http://whitiangawaterways.co.nz)

### THE HAMMERHEAD - Pauanui Waterways

Recently sold two premium canal sections at the Hammerhead, and only a limited number of sites remain in the exclusive Hammerhead release—this is your final opportunity to own a slice of Pauanui paradise.

For details, visit [pauanuiwaterways.co.nz](http://pauanuiwaterways.co.nz)  
or contact Harcourts Pauanui - (07) 280 0678



Marsden Cove, May 2025.



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