

# Hoppertunity



## Three Greens

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*Raft up at Barrier Rendezvous, Great Barrier Island.*

**HOPPERS.CO.NZ**



# Bring on 2025!

What a year 2024 has been—a whirlwind of highs, challenges, and memorable milestones!

The first half of the year saw the property market crawling at a sloth-like pace, but what a turnaround we've had in the latter half. It's exciting to see the tide shifting, with momentum picking up and the market showing strong signs of growth.

This issue marks our fourth edition of Hoppertunity, and this time we're diving into summer boating and sharing some of our friends' and family's top spots. With New Zealand's stunning upper east coast as our playground, we're truly spoilt for choice.

On a personal note, I'm especially excited for the year ahead. My husband and I have been building our dream family home at Marsden Cove and are set to move in this autumn—a milestone we've been eagerly anticipating. Until then, you'll likely find me soaking up the summer sun on the Waterways or enjoying the sea breeze at one of our favourite boating spots.

As we close out this eventful year, I want to wish you and your loved ones a safe and joyous holiday season. Here's to an amazing 2025!

Warm regards,



**SHANA HOPPER-MCCULLY**

*Sales & Marketing Manager - Hopper Developments*

Marsden Cove, Northland.



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# Coast-to-Coast Success

Celebrating a Visionary Leader: **Leigh Hopper's Lasting Legacy** in Waterfront Development.

Thirty years ago, Hopper Developments began their first waterfront project at Pauanui, introducing canal communities to New Zealand and positioning the Hopper family as trailblazers in coastal development.

The Hopper journey, which began 70 years ago, has grown into a third-generation business known for its integrity, innovation, and commitment to building communities that enhance lifestyles. "From the start, we've focused on more than just constructing homes," says Leigh Hopper, the second-generation leader of Hopper Developments. Leigh's visionary leadership has been instrumental in shaping the company's growth and ambition. "We aim to create places where people will want to live for generations," he adds.

Leigh, who recently received the New Zealand Order of Merit for his contributions to property development and philanthropy, emphasises that his family's approach is rooted in a sense of stewardship, not just business success. "It's about legacy," he says, reflecting on the landmark projects that have transformed New Zealand's coastal regions. These include iconic canal developments like those at Pauanui, Whitianga, and Marsden Cove, which have helped shape the landscape of waterfront living in the country.

Among his achievements, Whitianga Waterways stands as one of Leigh's proudest accomplishment. This project is not just a residential development but of comprehensive scale

design, with sports grounds, event spaces, waterfront retail, an expanded airfield, retirement living, and future marina facilities. The scope and impact of Whitianga Waterways are key reasons for Leigh's recognition in the New Zealand Order of Merit. His vision has helped transform Whitianga into a thriving town, leaving a lasting legacy that will benefit residents for generations.

The latest Hopper project, Hobbs Bay Estate on the Whangaparāoa Peninsula, continues this legacy of visionary development. Set on one of Auckland's last waterfront sites, Hobbs Bay promises to be a unique coastal community with breathtaking views of the Hauraki Gulf. This project honours both the Hopper family's deep roots in the region and the original landowners, the Hobbs and Burrell families.

"Returning to Whangaparāoa, where our family first settled in the 1920s, is deeply meaningful for us," says Leigh. "It's a privilege to apply our experience as New Zealand's leading coastal developers to a place so rich in history."

These developments are much more than property; they are enduring lifestyle destinations that reflect the Hopper vision for sustainable, landscape-inspired communities. Leigh Hopper's remarkable career is a testament to his unique foresight and dedication, making him a true visionary in New Zealand's property development sector.

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**We aim to create places where people will want to live for generations**

- LEIGH HOPPER

*Leigh Hopper awarded an MNZM by Governor-General Dame Cindy Kiro for the 2024 King's Birthday Honours.*



## Quickfire Q+A

GET TO KNOW

## Gray Hopper

*Project Manager, Hopper Developments.*

**What's your role at Hoppers? What do you enjoy most working for your family business?** Project Manager of Whitianga and Pauanui Waterways developments. I enjoy the nature of our developments, they're interesting and varied. Experiencing and watching these communities grow over time gives a lot of job satisfaction, as well as working with many different groups and people makes the job unique, and our dedicated and fun team whom help make our company culture so great.

**How do you like to spend your spare time?** I like to spend a lot of my spare time at our Waterways projects, as well as out on the water boating, diving and fishing, these have been lifetime hobbies of mine, especially game fishing. We are so lucky in NZ, we have some of the best boating right along the East Coast from as far north as the Three Kings Islands to the Mercury Islands - being some of my favourite destinations to visit.

**You and your family are locating to Whitianga, what does that mean to you?** Having grown up on the Hibiscus Coast and lived here most of my life, moving to Whitianga has been a long-time desire of mine, to live on the Waterways and in the Coromandel. It's a shift in a bigger lifestyle choice, and I'm excited for my kids to grow up in this beautiful coastal community. It reminds me a lot of my childhood growing up in a (at the time) small seaside town, Orewa.



“

**Living and working near the water feels less like work and more like truly living.**

- GRAY HOPPER







Coralie Bay, Great Mercury Island.



# Back to Paradise: Another Fiji Getaway

From Home to Fiji's Shores: A Journey of **Adventure**  
and **Laughter**.

WORDS BY LEIGH HOPPER



After the 2022 trip bore an unforgettable offshore adventure to Fiji's islands and with a little encouragement from family, my son Gray, son-in-law Dan, and their fishing buddies, who couldn't resist the call of game fishing after the last trip via Minerva Reef. So, on June 1st 2024, we set off from Marsden Cove as a flotilla of seven vessels, all bound for the sunny shores of Fiji.

The weather was as kind as the forecast promised, giving us smooth sailing on the four-day journey to Minerva Reef. There, the game fishing did not disappoint—plenty of catches, with most released and a few kept for sashimi feasts. However, a surprise visit from the Fiji Navy and a Customs Officer had us hastily moving on, citing rules that required a direct route to our destination. We set off for Denarau, while the Navy sailed to the Lau Group, where they ironically grounded their new A\$30 million vessel at Vulaga Reef—a mishap reminiscent of New Zealand's own NZ\$100 million Manawai loss in the Solomon Islands.

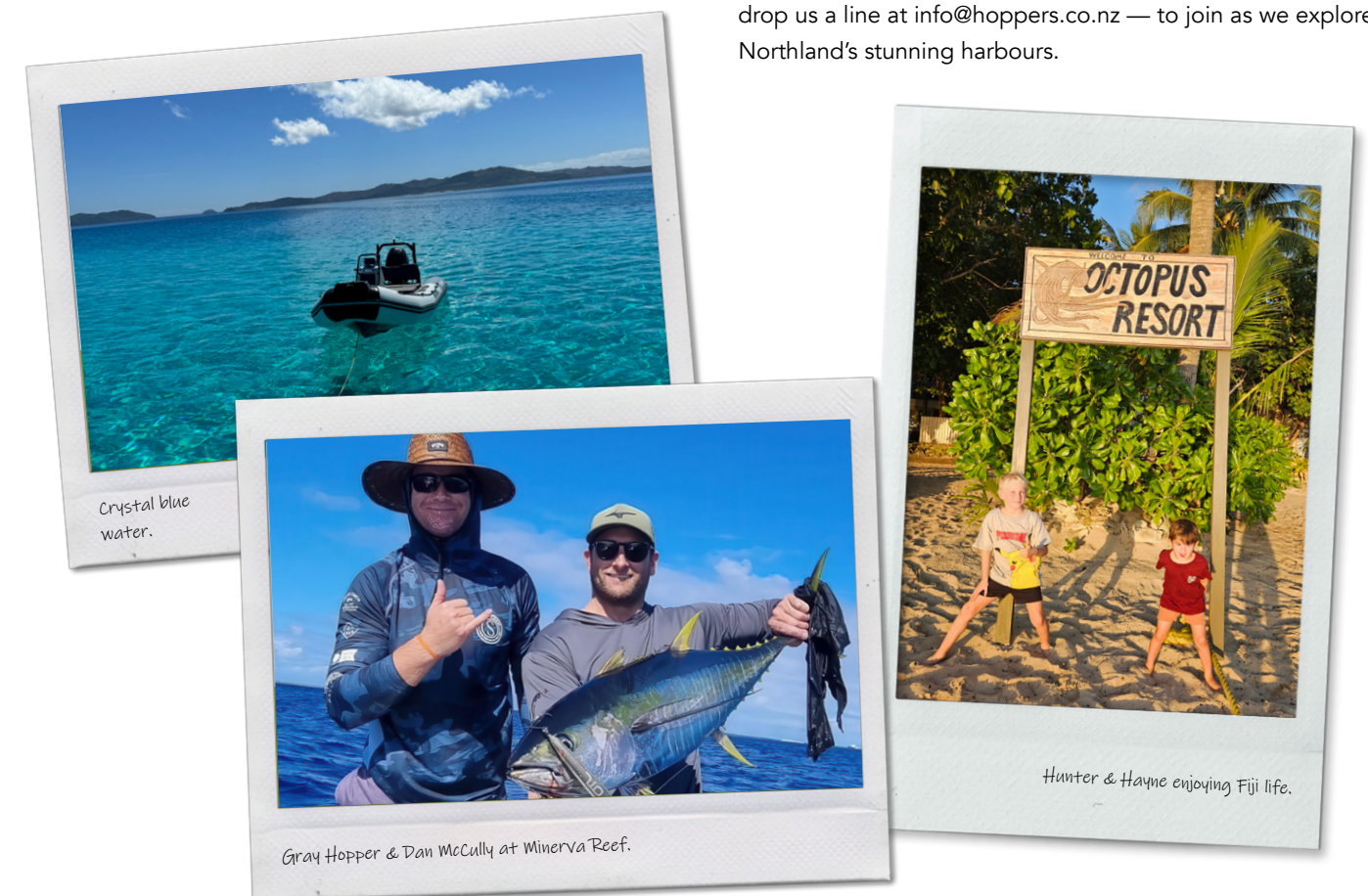
We arrived at Port Denarau on June 10th to meet my daughter Shana and my two grandsons. After a quick restock and refuel, it was time to explore the stunning Yasawa Islands.

June through August in Fiji is pure bliss, and this trip was no exception. We discovered incredible new snorkelling spots, swam with manta rays, and enjoyed the hospitality of local resorts. With rotating groups of friends and families joining the flotilla, there was no shortage of laughter and adventure.

There were only minor hiccups along the way, like the issues on Cool Change, intercooler problems, and apparently an unstable bread maker which Barry (skipper) "had to lay on the galley floor"! A matter of considerable speculation over the radio.

As August approached, and with cyclone season looming, it was time to head back. The journey home was a bit rough at first, so we opted for a direct five-day passage. A quick stop at an underwater sea mount (a mere 30 meters deep) allowed us to snag some fresh Wahoo. We cleared Customs at Marsden Cove, continued to journey home where my wife Linda and I enjoyed one last night at Great Mercury Island, and finally made it back to Whitianga Waterways, safe and sound.

Another fantastic adventure to cherish! The next one? Northland in February 2025. If you're up for joining the flotilla, drop us a line at [info@hoppers.co.nz](mailto:info@hoppers.co.nz) — to join as we explore Northland's stunning harbours.





# Adventure and Good Times: Barrier Rendezvous

Celebrating 15 Years of the Barrier Rendezvous tradition.

This year marked the 15th Annual Barrier Rendezvous, and it was one for the books! We had a fantastic turnout with 15 boats rafting up together, sailing in from Pauanui, Whitianga, Auckland, and Marsden Cove. The flotilla brought together friends and property owners, old and new.

As always, the days were packed with diving, fishing, socialising and a little bit of debauchery, true to tradition! But it wouldn't be the Rendezvous without the classic Sunday morning ritual—a sizzling bacon and eggs breakfast on the BBQs at Smokehouse Bay.

"About 15 years ago, we launched the Barrier Rendezvous—a fantastic event that combines my love for family, boating, and bringing together our passionate boating property owners. Some years, we've had up to 25 boats show up, turning the beach at Smokehouse into a lively hub of activity! It's become a must-attend tradition, a highlight on the calendar every year—missing only once since it all began." - Leigh Hopper

Here's to another year of unforgettable memories, and we're already looking forward to doing it all over again next year!

“  
It's been an incredible chance for  
our property owners to connect with  
like-minded individuals, spark new  
friendships, and have an absolute  
blast along the way!

- LEIGH HOPPER





# Bucket-List Boating

Top boating destinations you don't want to miss: **From hidden caves to island bays.**

## 1. THREE KINGS ISLANDS

*Far North, 34°09'14"S 172°8'24"E*

A hidden gem for those willing to travel – with extraordinary sea life that's worth the journey.

## 2. PARENGARENGA HARBOUR

*Far North, 34°31'S 172°57'E*

A Hopper family favourite! Stunning sand dunes and top-tier shallow fishing await.

## 3. MOTURUA ISLAND

*Bay of Islands, 35°12'37"S 174°05'22"E*

Perfect for family boating, this island offers endless bays and anchorages in the heart of the Bay of Islands.

## 4. GREAT BARRIER ISLAND

*Hauraki, 36°12'S 175°25'E*

Great Barrier Island has it all and is the destination for our annual Barrier Rendezvous at Smokehouse Bay every November.

## 5. GREAT MERCURY ISLAND

*Coromandel, 36.6274° S 175.8025° E*

Leigh Hopper's all-time favourite – he swears it's some of the best boating in the world!

## 6. ORUA SEA CAVE & BLOW HOLE

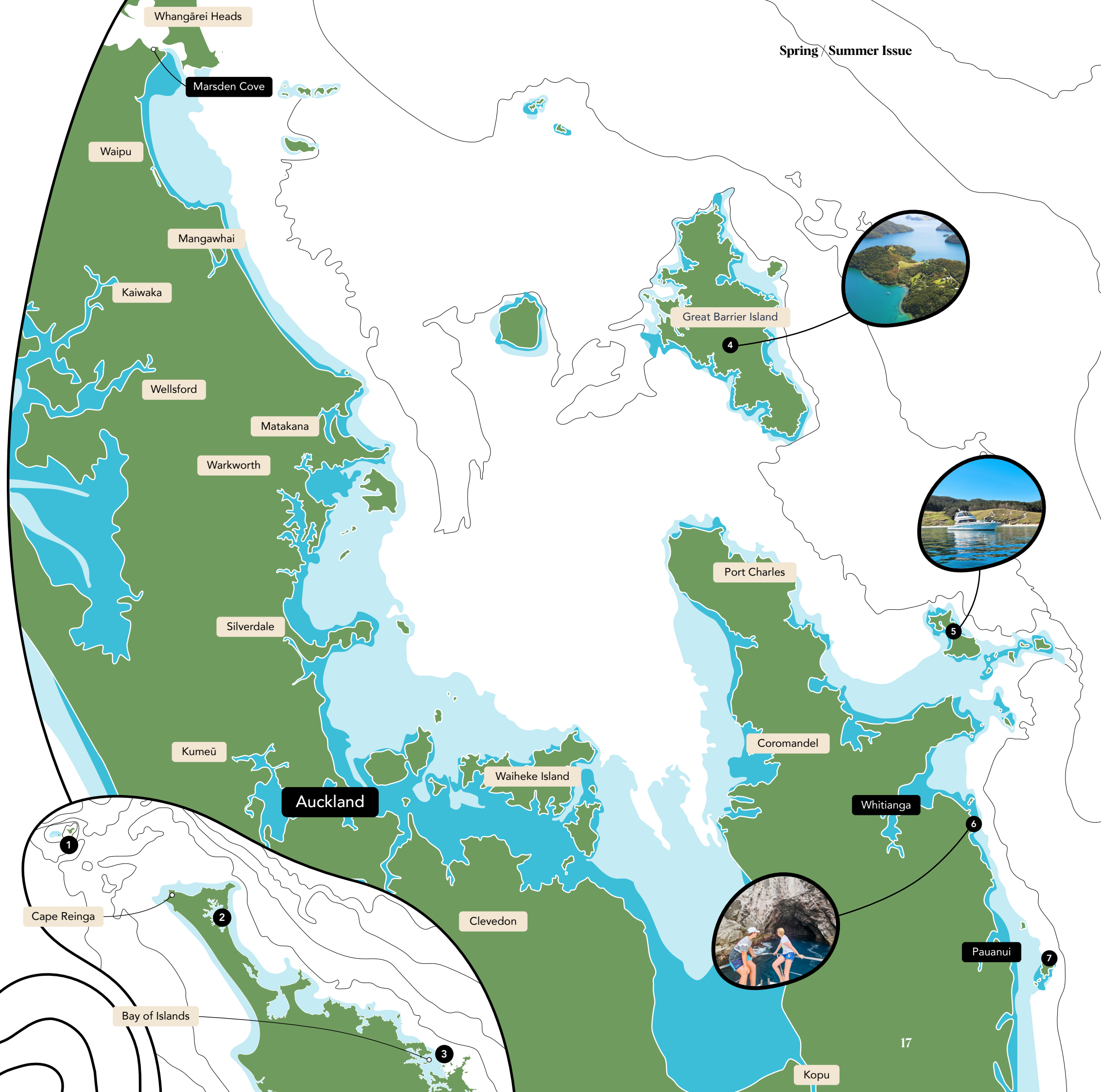
*Coromandel, 4RPH+V5, Hahei 3591*

An amazing hidden spot loved by the Hoppers team. It's a must-see!

## 7. SLIPPER ISLAND

*Coromandel, 37°03'S 175°56 E*

A popular day trip for Pauanui Waterways property owners, Slipper Island's bays are a summer magnet for holidaymakers.





# Christmas Gingerbread Cookies

## with White Chocolate Icing

RECIPE SHANA HOPPER-MCCULLY

### INGREDIENTS

#### Cookies:

125g butter  
1/3 cup (75g) firmly packed brown sugar  
1/2 cup (175g) golden syrup  
3 cups (450g) plain flour  
4 tsp ground ginger  
4 tsp ground cinnamon  
1 tsp ground clove  
2 tsp bicarbonate of soda  
1 egg, beaten lightly  
1 tsp vanilla extract

#### Icing:

250g white chocolate melts  
3/4 - 1 cup icing sugar  
Food colouring  
(any colour of your choice)  
M&M's / Sprinkles  
Hot water

### COOKIES METHOD

1. Preheat oven to 160°C fan-bake. Lay baking paper on trays.
2. Heat butter, sugar and golden syrup in small microwave-safe bowl, uncovered on high in microwave for about 1 minute or until butter has melted. Let mixture cool for 5 minutes.
3. Sift combined flour, spices and soda into large bowl; add butter mixture, egg and extract, stir with wooden spoon until combined.
4. Divide dough in half, knead each portion of dough on floured surface. Using rolling pin, roll dough out into 5mm thickness. Using gingerbread cookie cutters, cut out shapes and place on oven trays.
5. Bake gingerbread cookies for about 10-12 minutes or until golden brown. Cool on trays.
6. Make icing and decorate cookies.

### WHITE CHOCOLATE METHOD

1. Fill a pot with shallow water and bring to boil over stove. Place a heatproof dish inside the pot, over the hot water.
2. Inside the heatproof dish, place white chocolate in to melt. Stir regularly until fully melted.
3. Once melted, take the pot off the heat and slowly stir in a tablespoon of icing sugar, one at a time, until the mixture becomes thick to icing consistency. (a) If the mixture becomes too thick and dry, add a small teaspoon of hot water while mixing and continue this until you achieve the right thick consistency for icing.
4. Once you have your icing consistency right, separate your icing into even amounts and add your chosen food colouring and mix. Repeat 3(a) if your mixture becomes dry.
5. Place your icing into piping bags, if you do not have piping bags, you can use plastic sandwich bags and cut the corner ends to pipe the icing.
6. Decorate your cookies with the icing and M&M's. Wait a few minutes to let the icing set before you eat. Enjoy!



*A Christmas Tradition: For the past few years, baking and decorating Christmas cookies has become a cherished tradition for Shana, Hollie, and their families.*





Buffalo Beach, Whitianga, Coromandel



# Three Greens Bloom at Maygrove Village.

Maygrove's **Green trio** a legacy of family and friends.



Marlene, Deb and Maureen enjoy time together at their new home in Maygrove Village.

As children from the tiny Channel Island of Guernsey, Wilson, Clifford and Leslie Green were forced to evacuate their homes during World War II amid the German occupation. The separation would last more than five years but forged an irreplicable bond that extended to their family lives in New Zealand.

In 1955, Wilson and Clifford traded one island for another, leaving Guernsey, no larger than Lake Rotorua, for New Zealand's North Island. Before his departure, Clifford had met Marlene – a local Guernsey girl – who joined him abroad. This was followed by the third Green brother – Leslie.

Their shared journey set the stage for each to find love and establish roots in their new homeland. Clifford married Marlene in 1959, while Wilson met and married Taumarunui native Deb later that same year.

The last to join the family Green was Maureen, a sporty girl from Whangarei, who met her husband Leslie through badminton, where they both excelled as regional representatives. This shared passion led to marriage, and each couple purchased land in one of Sunnynook's first residential subdivisions.

Here, on plots of land that were little more than fields, the three families built their homes side-by-side, raising their children as close-knit and adventurous, spending weekends camping, exploring, and by the ocean – a constant in their lives.

As the years rolled on, life gradually drew each family further north. Wilson and Deb relocated to Browns Bay before settling at Point Wells, while Maureen and Leslie also

made their home in Browns Bay. Following Leslie's passing, Maureen moved to a Hopper-built home in Orewa. Marlene and Clifford also found their place in the community, where they ran the cherished Orewa Menswear store for nearly 40 years.

The Green brothers' bond, forged in the crucible of war and deepened by their shared migration, found a parallel in the close-knit relationships between their wives. From raising their children to sadly bidding farewell to their husbands, each woman has led a vibrant and remarkable life, now continuing together at Maygrove Village.

They say Maygrove Village has given them more than just a place to live; it's a nurturing community where they can continue to support each other. The village offers a variety of activities to keep them engaged - bowls, pétanque, quiz nights, and tai chi – along with the peace of mind that comes from knowing they are safe, secure, and well cared for.

The staff make even the simplest moments, like enjoying a coffee in the café, feel very special, and they remark on the warm, cheerful atmosphere that fills the village.

As Marlene, Deb, and Maureen reminisce, giggling over memories, they're grateful for their shared experiences. Their story is one of lasting friendship, family ties, and mutual support. Maygrove Retirement Village is the newest chapter in their journey, where they can live life to the fullest, side-by-side, just as they always have.





# Retiring Waterfront

Discover the ultimate **coastal retirement**.

Hopper Developments offers an unparalleled retirement lifestyle with two exclusive waterfront options that seamlessly blend comfort, style, and the timeless allure of coastal living. These homes provide the perfect backdrop for retirees eager to embrace a relaxed, nature-inspired lifestyle by the water.



**The Anchorage Waterfront Residences** in Northland offers New Zealand's first on-the-water retirement concept, delivering a unique blend of luxury and tranquillity on the picturesque Marsden Cove Waterways. Bright, airy living spaces with vaulted ceilings and expansive windows invite natural light and frame the serene water views, creating a seamless blend of indoor comfort and outdoor beauty. Each residence features a modern kitchen with sleek stone benchtops and top-of-the-line appliances, designed for effortless entertaining.

The bedroom wing includes two guest rooms and a master suite with an elegant ensuite and walk-through robe, offering views that elevate the morning experience. Each home is thoughtfully designed with a separate laundry, a double garage with EV charging capabilities, and optional private jetty for residents passionate about exploring the stunning Northland coastline.

Retire in style and embrace your dream of waterfront living with Hoppers, where each day feels like a holiday, and the hardest decision is choosing whether to settle in Northland or Coromandel.



**Marlin Waters at Whitianga Waterways** invites you to enjoy a peaceful retreat on the Waterways and only moments from local key amenities. The freehold unit title villas offers a unique opportunity to escape the city and savour the charm of coastal living on the Coromandel Coast, whether for a weekend getaway or permanent home.

Designed with modern living in mind, Marlin Waters villas features generous living and dining areas with expansive doors opening to the waterfront. The kitchen is an entertainer's dream with a butlers pantry and designed to encompass today's modern living entertaining. Three generous bedrooms, the master bedroom also opens to decks on the waterfront, walk in robe and an ensuite that will wow you.

Enjoy waterfront living, with sun-soaked decks and exceptional interior finishes, it's 'quiet luxury' - embracing design and location that remains for years.





# What's on the Hopper Horizon?

## Northland

### THE ANCHORAGE, Northland

The Anchorage Clubhouse, currently under construction, will soon become the heart of the village, offering a café/restaurant, bar, staff offices, library, entertainment areas, and more. Once the first stage is completed, development of the Wellness Centre will begin, featuring a pool, spa, gym, and sports greens.

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

### MARSDEN COVE, Northland

Marsden Cove has recently launched a new release of non-waterfront sections, priced attractively **from \$390,000**. Some of these sections boast prime features, with sizes extending up to 1,000m<sup>2</sup> and are just a short walk from the upcoming Waterways Beach.

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

## Auckland

### MAYGROVE VILLAGE, Orewa

Life at Maygrove Village can be as independent or social as you choose. Established in 2001, this is Hoppers flagship village, welcoming residents aged 55+, making it ideal for those who are still working but wish to enjoy the benefits of living in a retirement village, such as a low-maintenance lifestyle, security and a close-knit community.

For details, contact Paul - 021 636 290  
[maygrovillage.co.nz](http://maygrovillage.co.nz)

### COUNTRY CLUB HUAPAI

The Country Club has recently celebrated its 5th Birthday, with its thriving community of 150 residents. Hot on the market are the recently released Stage 4 Villas, with a fabulous selection of 2 and 3 bedroom architecturally designed homes. It's all action on site with the final apartment building now under construction, making 2025 an exciting time.

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

### HOBBS BAY ESTATE, Whangaparaoa

Hobbs Bay Estate has already pre-sold over half of its sections in Stage 1. Stay tuned for more updates as we reveal additional details to the public in early 2025.

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

## Coromandel

### MARLIN WATERS, Whitianga Waterways

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

The last waterfront villas are selling now, visit  
[marlinwaters.co.nz](http://marlinwaters.co.nz)

### WHITIANGA WATERWAYS

Whitianga is buzzing with renewed energy as the property market gains momentum. Canal-front properties are now available, starting at \$900,000, and they won't last long.

For details, contact (07) 866 0164  
[whitiangawaterways.co.nz](http://whitiangawaterways.co.nz)

### THE MOORINGS, Whitianga Waterways

The launch of the Moorings was a resounding success, with almost all villas in the initial stage pre-sold. The next stage will be released in early 2025.

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

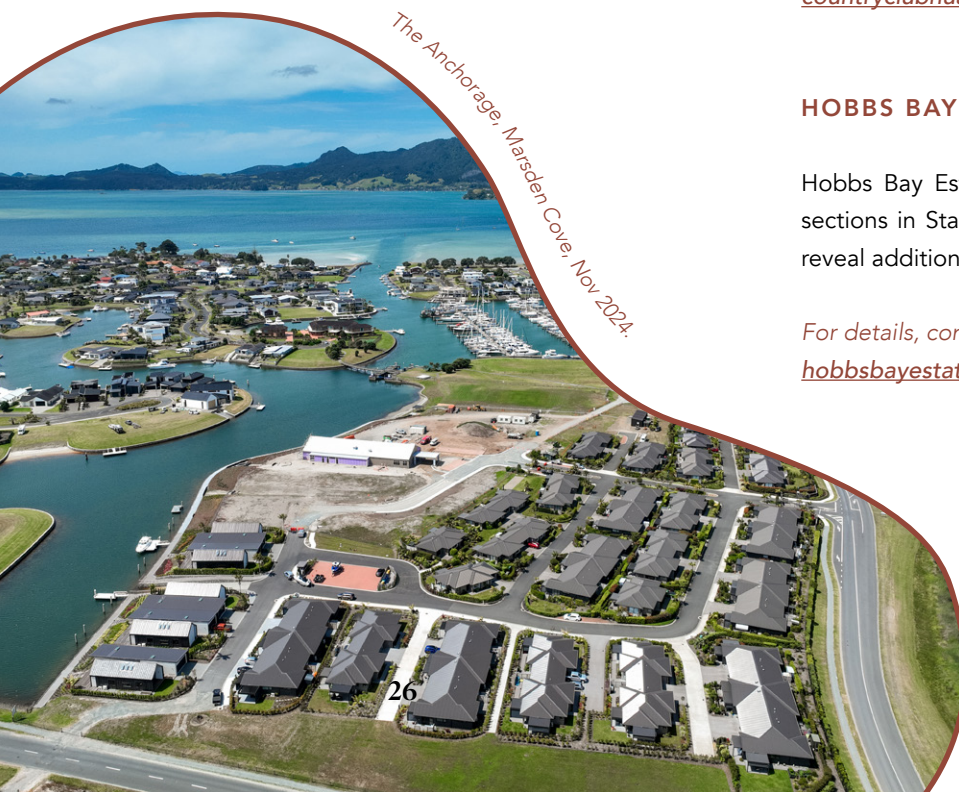
### THE HAMMERHEAD - Pauanui Waterways

The Hammerhead development is now complete, with Titles expected by early 2025. Only 11 premium sites remain, offering a unique chance to build your dream canal home. Prices start from \$1.8 million. Don't miss out!

For details, visit [pauanuiwaterways.co.nz](http://pauanuiwaterways.co.nz)



The Moorings, Whitianga, Sept 2024.



The Anchorage, Marsden Cove, Nov 2024.



Hammerhead, Pauanui Waterways, Nov 2024.





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