

## **Waipiro Marina**

Applicant Experience

March 2025



# Local Experience

## Coastal, Terrestrial and Marine

- The developer has been involved with development and management in the eastern Bay of Islands for more than two decades
- Development experience includes the creation of one of New Zealand's premier coastal subdivisions. This property was subject to the regeneration of over 300 acres of coastal pastoral land and has set the standard for sustainable coastal development
- Marine projects in the eastern Bay of Islands and within Parekura Bay (next to Waipiro Bay) include multiple wharves and jetties developed in line with the Northland Regional Policy, Coastal Policy and other marine and wildlife policy requirements
- Vertical buildings on terrestrial land within the coastal zoning have also been completed to a high quality over this period. Working closely with Far North District Council, NRC, Doc and other relevant authorities
- Engagement with local hapu representing tangata whenua has been a critical part of this success and will continue to be on all future development works



# Coastal and Marine Development

## Whangarei

- The developer draws upon experience from owning, developing and operating a diverse range of recreational and industrial marine assets at Port Nikau in Whangarei over the past 20 years
- Port Nikau is over 100 hectares of reclaimed land that was formerly utilized for the Port Whangarei
- Working closely with the Northland Regional Council, Whangarei District and other national bodies, the experience gained over decades of marine projects and management is vital to ensuring the success of operating in the complex environment of the coastal marine area
- Port Nikau comprises recreational vessels, super yacht berthage and repairs, fishing and aquaculture industry and various shipyards





# Coastal and Marine Development

## Marsden Cove

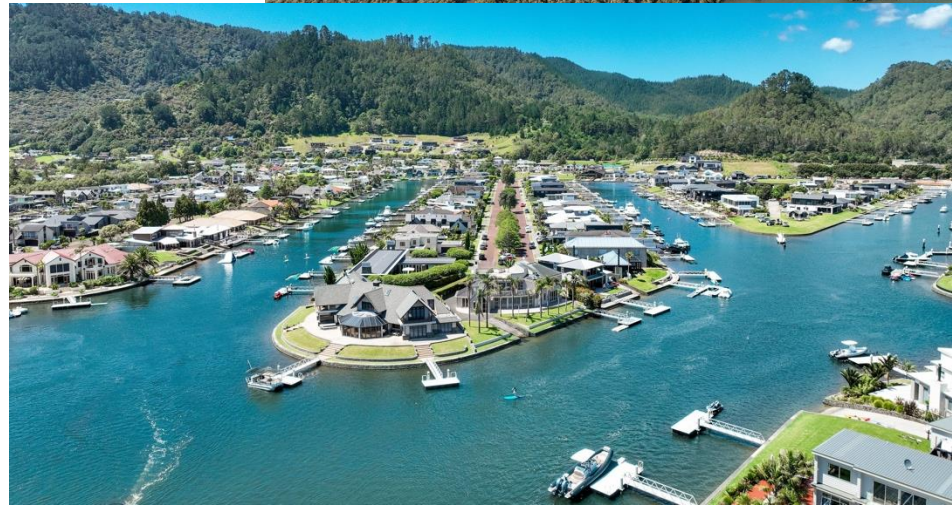
- Hopper Developments has transformed Marsden Cove into a premier marine destination, integrating residential, commercial, and recreational facilities.
- The development includes a 240-berth marina, New Zealand's largest privately owned lock and weir system, and a comprehensive waterfront retail hub.
- Designed for both private and public enjoyment, Marsden Cove features:
  - A public boat ramp to enhance community access to the water
  - The Marsden Cove Canals Management Company, ensuring high environmental and operational standards for the canal network.
  - Strong collaboration with key stakeholders, NRC, WDC, Marsden Maritime Holdings, and local iwi Ngāti Patuharakeke.
- Currently over halfway complete, Marsden Cove exemplifies Hoppers' ability to execute large-scale marine developments with vision, technical expertise, and a commitment to sustainable growth.



# Coastal and Marine Development

## Whitianga, Pauanui

- Hopper Developments has set the benchmark for integrated canal communities in New Zealand. Starting in the 1990s with The Pauanui Waterways project, and followed by Whitianga Waterways - Hopper's largest and most ambitious waterfront development to date.
- Pauanui Waterways is a 325-lot residential development, featuring waterfront and non-waterfront properties. Designed for unrestricted waterfront access to property owners while incorporating parks, playgrounds, boat launching facilities and man-made beaches for public enjoyment.
- Whitianga Waterways is a multi-generational master-planned community, combining residential, commercial, and marine services. It is projected to deliver over 1000 lots in total, freehold marina, waterfront retail, parks, boat ramps and more.
- Both developments demonstrate an ability to balance kiwi coastal living with public accessibility and sustainable coastal management, ensuring enduring benefits for generations to come.





# Marina Construction

## Sandspit Marina

- Hopper Construction played a pivotal role in delivering Sandspit Marina, showcasing their ability to execute complex marine infrastructure projects efficiently and sustainably. The project involved:
  - Construction of core marina infrastructure, including piling, excavation, assist in pontoon installation, and associated civil works.
  - Environmental impact mitigation which included offshore disposal of excavated materials and a no cut-to-fill approach to preserve the marine ecosystem.
  - Strategic collaboration with Auckland Council, managing and adhering to coastal permits, marine structure approvals, and dredging consents.
  - Completion of structural and civil works, including parking facilities and waterfront access.
- Delivered proficiently, Sandspit Marina reinforces Hoppers' engineering expertise, commitment to environmental responsibility, and ability to execute large-scale marine developments with precision.

