

Hoppertunity

Sandy Barwick *p.6*

The woman who conquered her everest.

Final Splash *p.12*

The grand finale for Pauanui canal chronicles.

Baked with Love *p.20*

Love captured in something as simple as a family recipe book.



Hoppers Head Office, Orewa, Auckland

HOPPERS.CO.NZ

Navigating 2024

So far, 2024 has been quite an **eventful year**, and as we settle into the winter months, many of us are **looking ahead** to 2025 with hope.

It's no secret that the current economic climate has been challenging for many Kiwis. In response, we've taken proactive steps to keep things moving forward. After consulting with key stakeholders, we recently adjusted the pricing of sections at our Waterways developments. We're thrilled to report that this has been met with positive feedback, resulting in several new sales and welcoming a few new happy residents who are realising their property dreams.

As we navigate the remainder of the year, our optimism remains high, and we are committed to delivering our projects with the same high standards we always strive for. One of our exciting ventures is the Hobbs Bay Estate development. Our construction team is making excellent progress, with the first stage set for completion in early 2025. A recent site visit left my team and I inspired by the stunning coastal views, natural beauty, and future plans for this unique development. We're eager to bring this community to life, honouring both family and historic roots to share it with the wider region.

We also recently launched the final stage at Pauanui Waterways, marking a significant milestone and the end of an era for our canal development at Pauanui. This project holds a special place in our hearts, particularly for my father Leigh and my brother Gray, who have deep emotional ties to this community. My brothers and I were just kids when Dad started the first stage in the early '90s. Today, we continue to maintain a family home here, and Gray and I often bring our own families to experience the waterways lifestyle we cherished growing up. This project has become a multi-generational treasure, not only for us but for many other families at Pauanui Waterways who share similar sentiments.

The world is always changing, often at a dizzying pace, and I frequently wonder where life will take us next. However, one thing remains true: the standards and legacy we continue to uphold at Hoppers, as we hope this tradition continues for many generations to come. In true Hopper fashion, we'll continue to forge ahead in 2024, marking the horizon, for we never know when the next Hoppertunity will arise.

Warm regards,



SHANA HOPPER-MCCULLY
Sales & Marketing Manager - Hopper Developments

Orewa Beach, Hibiscus Coast.

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The Woman Who Conquered Her Everest

Ultra-Marathon Runner,
Sandy Barwick

WORDS BY SHANA HOPPER-MCCULLY



Pictured right: Sandy Barwick celebrates becoming the first woman to complete the 1300-mile Sri Chinmoy race in New York, 1991.

Pictured left: Sandy Barwick awarded an MBE in the 1994 Queens Birthday Honours.

“
**I knew I had to do it.
It would be the pinnacle
of my career. It was my
Everest.**”

- SANDY BARWICK



Inspired by Sandy Barwick’s story, recently featured in NZ Herald titled “Where is she now? Sandy Barwick,” I felt compelled to connect with her. As a resident of our Anchorage Lifestyle Village, I knew Sandy as an ultra-marathon runner, but I had no idea of the extent of her achievements.

Sandy Barwick is a somewhat unsung hero in our seaside community at Marsden Cove. Sandy inspires many with her numerous records in ultra-marathon running. One of her most notable accomplishments is the Sri Chinmoy 1300-mile race in New York, whom Sandy was the first woman to complete this gruelling race, finishing in 17 days and 22 hours and breaking eight world records in the process.

What amazes me most about Sandy’s running career was not just her determination and mental strength, but the fact that she began running at the age of 35. “After my Mum passed away, the running ladies from Milford found me in a deep daze, sitting in a corner not doing much. They encouraged me to get out and come for a run, and it just went from there,” she recounts.

I asked Sandy where her drive comes from. “I was a very quiet person growing up, never put my hand up in class, and never applied myself. It was running that changed that for me. Once I learned to push myself, I realised I could achieve anything. It’s an art when you’re competing—the body and mind learn to grow together, and you need to respect that.”

Sandy’s fierce mental strength is legendary. When asked if being a woman and a mother helped her excel in her running career, she responded that her role as a mother was just as important as her running goals. She carefully

prepared meals for her family before traveling for races, ensuring her kids were taken care of. Often, she would run a marathon at 4am to be home in time for breakfast with her children before school. “I knew at that age, I had to be responsible, and I learned to believe in myself.”

Even now, Sandy maintains an active lifestyle, often seen walking around the community, having moved from Auckland in 2020, Sandy reflects, “[Moving here] is the best thing I ever did. I love it here; it’s like living in Fiji. It’s the prettiest place to me. It’s just beautiful, a paradise away from Auckland.”

Sandy has created a legacy in her running career, putting ultra-races on the map in New Zealand. Today, she enjoys giving back and being involved with community groups. “I love what I do. Exercise is still a big part of my day. The focus is still there, and I still follow the ultra-races.”

Speaking with Sandy is awe-inspiring. She proved she could achieve anything she set her mind to, a lesson we all could benefit from. Imagine what we could accomplish if we all had Sandy’s determination and focus. As a modern generation, we need that encouragement to break down barriers and reach our goals.

If there is one takeaway from Sandy’s story, it is that you are never too old, too young, too tired, or too busy to reach your true potential. Like Sandy, you can achieve a fulfilling life at any time, stage, or age.



Waterfront Residences at The Anchorage Village, Marsden Cove.

Quickfire Q+A

GET TO KNOW

Tim Brooks

Tim stepped down from CEO mid-last year, now looking towards retirement and reflects back on a 40+ year career at Hoppers.

40 years is a long time in one organisation, what made you stay the course?

I joined Hoppers in the early 1980's as Company Accountant, the position fitted nicely into preparing timely accounts on which management could make good decisions to take our business interests forward. The variety of industries and people Hoppers was involved in kept your interest; property development, lime quarrying, deer farming, orcharding.

As long time CFO, I was part of a very small management team, Leigh, Howard Jury and Evans Young (the four musketeers) who punched so much above our weight to achieve and build so much. Leigh obviously led, but you require the team to be fully aware of their strengths and weaknesses. Always making decisions of commission, not errors of omission.

I was CEO for 7 years, very fortunate to have a great team of professional senior executive managers, whom leave no stone unturned to progress Hoppers. Fortunate also during my stewardship the market treated us well and we were able to significantly build the company and expand our profile.

What are some of your most memorable times at Hoppers?

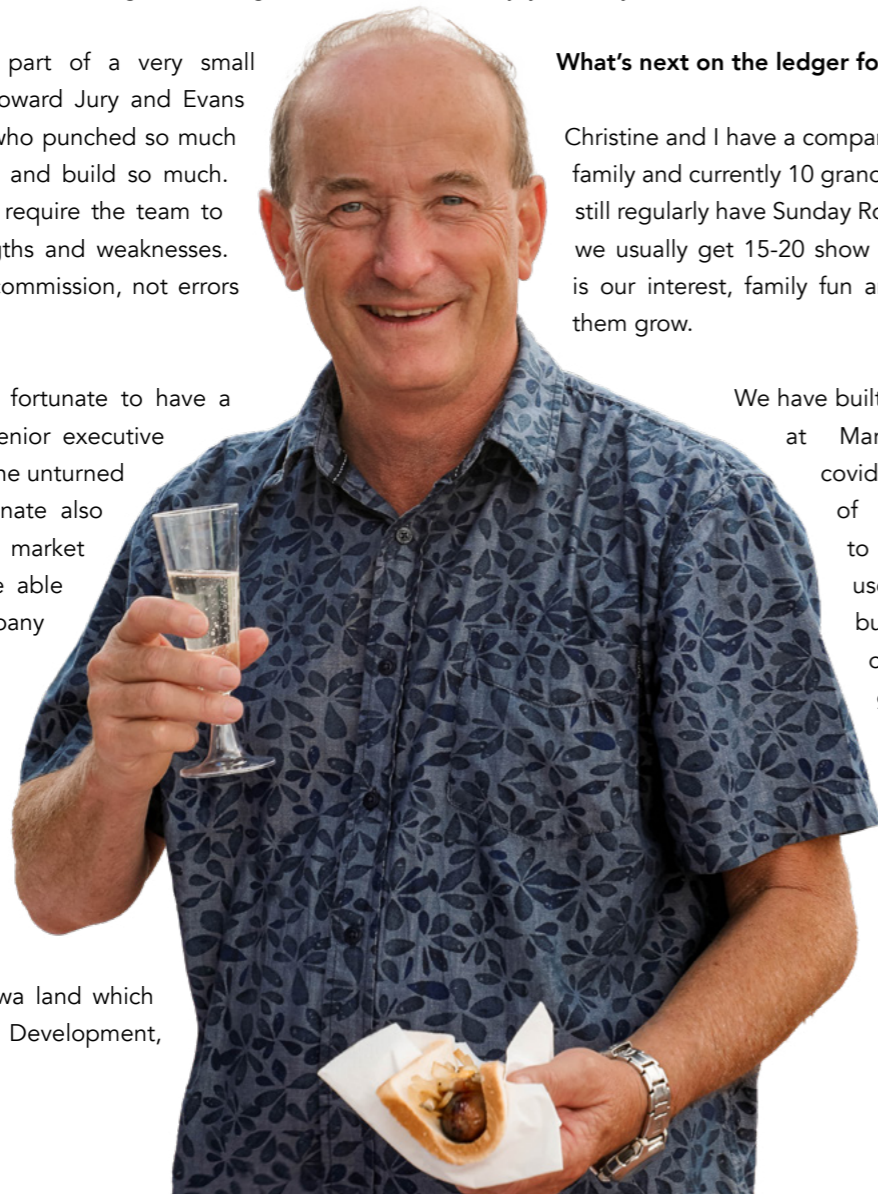
Looking back there's a lot to recount on but some include; watching Tony Hopper, Leigh and Howard, secure the Orewa land which would become our Maygrove Development,

just showed how much due diligence was required. Being at both the turning of the sod party and the opening of our Pauanui Waterways Development. Who could forget Marsden Cove and being at Stace Hoppers "Buyers Choice Auction", was nothing less than amazing, selling \$30 million dollars of stock in one day, and some memorable social functions, parties, boating trips, seafood festivals, festivals of speed, climbed a few mountains, run half marathons, and I've enjoyed every minute.

What's next on the ledger for Tim?

Christine and I have a comparatively large family and currently 10 grandchildren, we still regularly have Sunday Roast to which we usually get 15-20 show up. So that is our interest, family fun and watching them grow.

We have built a residence at Marsden over covid, still a bit of landscaping to finish. I am useless at it, but love being outdoors and getting my hands dirty.



For Tim's last hurrah, we hosted a murder mystery evening at our award-winning Hopper building, where our head office is located in Orewa. The venue, designed specifically for events like this, provided the perfect setting.

Our staff and friends dressed in 1920s-themed attire, thoroughly enjoying the event as five actors guided us through an intricate murder mystery. Working in teams, we investigated to uncover the culprit, making it a memorable celebration.

Pauanui's Final Splash

Grand finale for Pauanui Canal Chronicles.

As the final 12 waterfront allotments hit the market for sale in New Zealand's premier canal community, visionary residential developer and maritime devotee Leigh Hopper reflects on nearly 35 years of work to realise the full potential of Hopper Development's Pauanui Waterways.

A look across the Tairua-Pauanui Harbour on the scenic Coromandel Coastline this summer assured Leigh Hopper that he had not just reached his father's original ambitions for the sleepy sandspit but now surpassed them with the near completion of the adjoining Pauanui Waterways.

For nearly 35 years, Leigh and his family have worked methodically through environmental, legislative, economic, and social change, transforming once unproductive farmland into New Zealand's very first and now iconic residential waterfront community.

Leigh has been dreaming of canal developments since the late 1980s, when, inspired by activity in Australia, he sought the perfect land parcel to launch this new standard in waterfront living.

"Kiwis are a nation of boaties, so we knew that there was inherently a demand for homes with simple access to moorings and a perennial holiday feel."

He grew up around bulldozers and construction, so understood the scale of the physical undertaking and acknowledged the site's unique capabilities to sustain such an ambitious project.

"Few geographical locations can accommodate such a comprehensive development, which requires an off-river water system and just the right balance of sand and soil integrity, seawater diversion, topography, ocean accessibility and natural beauty."

It was essential to Leigh that the Pauanui Waterways emerge as a premier destination and add value to the broader Coromandel District.

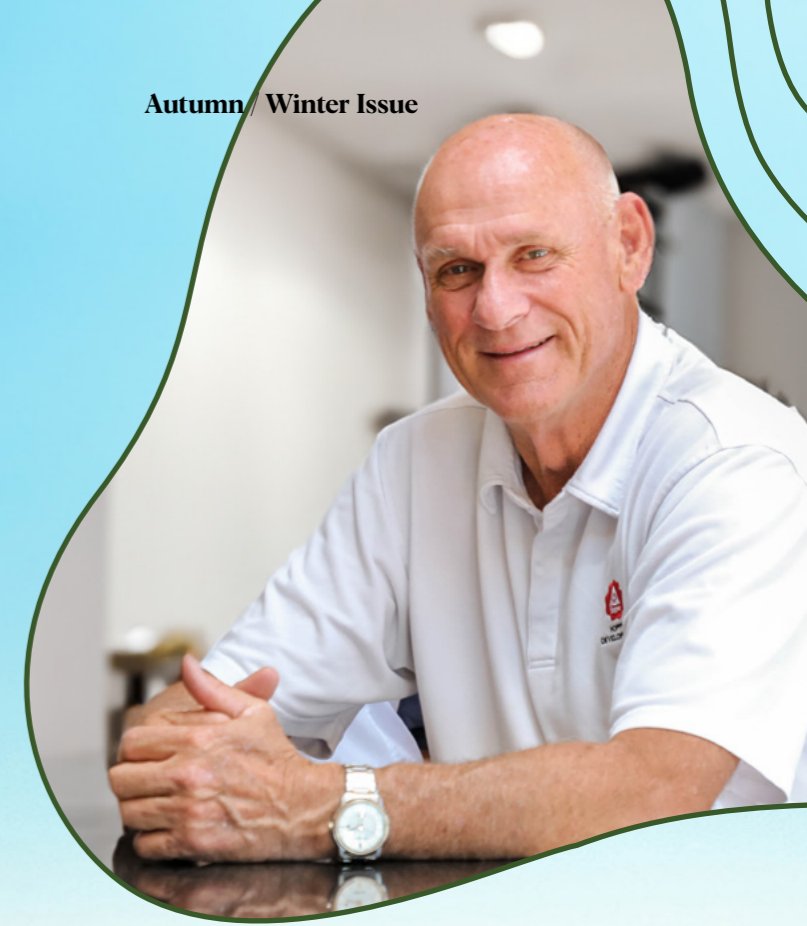
"We've taken every measure to maintain a quality environment within the canals, create a high level of amenity and ensure the public retains the right of access so they too can enjoy the beautiful landscaped properties within." *(continued on p. 14)*

Left: Leigh and Ian Hopper at Pauanui Waterways, early 2000's. Right: Fly over of Tairua-Pauanui Harbour by Whites Aviation, 1984.



“
I get great satisfaction from watching generations enjoy this environment together. I see that these places and homes are the glue that brings them together, as it has our own family.

- LEIGH HOPPER





Pictured: (left to right) Shana Hopper-McCully, Leigh Hopper, Gray Hopper & Andy Grey.

The development attracts a high proportion of holiday makers, with home bases predominantly across the Upper North Island, owing to Pauanui's ease of access and its location approximately one and a half hours from Auckland and around two hours from Hamilton and Tauranga.

"While Hammerhead is the final release of waterfront sections, we are committed to the ongoing management and maintenance of the Pauanui Waterways, and we are enormously proud of this flagship development," Leigh says.

"At our heart, we're a family business, and this has been a family project, with three generations of the Hopper family involved in various phases of its creation."

"The canals remain one of my favourite places to lark, and I get great satisfaction from watching generations enjoy this environment together. I see that these places and homes are the glue that brings them together, as it has our own family."

As Leigh and his team prepare for their final splash at the Pauanui Waterways, the 12 prime shoreline sites bear the apt moniker 'Hammerhead'. Positioned along the gracefully

curved canal front, these sites evoke the distinction and elegance of their namesake apex predator, offering a fitting finale to this extraordinary development.

Facing north with a vantage that spans the entire lifestyle enclave with private moorings, the sites showcase the essence of the acclaimed coastal community, providing the real last opportunities to secure a legacy property for families and future generations whilst creating a design and building to exacting specifications in New Zealand's premier waterside paradise.

Hammerhead at Pauanui Waterways is an exclusive waterfront precinct comprising the final 12 sections sized between 691m² and 1104m² remaining within the esteemed Pauanui Waterways canal community. Renowned for its contemporary residences and variety of lifestyle opportunities, Pauanui continues to set the standard in upscale coastal living, offering an unparalleled opportunity to secure your slice of Coromandel Coast paradise.

To find out more about the Hammerhead, visit: PAUANUIWATERWAYS.CO.NZ



Pauanui Waterways, Coromandel.

Roaming Rodney

Whether you're a local or a visitor, our picks promise a **memorable Rodney adventure**.

RECOMMENDATIONS BY HOPPERS EMPLOYEES

1. CHEEK AND CHONG

348 Hibiscus Coast Highway, Orewa

A beloved choice among our staff. Colourful Asian Fusion cuisine with stunning beach views and an energetic vibe for a great meal.

2. TE ARA TAHUNA ESTUARY

214E Hibiscus Coast Highway, Orewa

Discover the Ōrewa estuary on a family-friendly walk or bike ride, exploring parks, bush trails, and historical sites along the water's edge.

3. TIRI TIRI MATANGI ISLAND

Hauraki Gulf, Auckland

Cruise over and explore a fan favourite of the Hopper team. See penguins, seals and rare native birds within a beautiful island setting.

4. SHAKESPEAR REGIONAL PARK

1501 Whangaparaoa Road, Army Bay

A great spot to relax on the beach with a good book or stroll through farmland and native bush to enjoy panoramic views of the Hauraki Gulf and its islands.

5. SNOWPLANET

91 Small Road, Silverdale

Looking for a fun family friendly activity? Visit Snowplanet, New Zealand's only indoor snow park, complete with a restaurant with snow views to relax and recharge.

6. THE RIVERHEAD

33 York Terrace, Riverhead

The oldest riverside tavern in New Zealand offers not only delicious meals but also an unparalleled ambiance, view, experience, and ample space to enjoy.

7. HUAPAI GOLF CLUB

1261 Coatesville Riverhead Highway, Riverhead

Nestled in the heart of wine country, Huapai offers a championship course spanning around 6000 meters. With immaculate fairways, mature trees, and enchanting water vistas, it's a golfer's paradise.

8. BORIC FOOD MARKET

1404 Coatesville Riverhead Highway, Kumeu

Nurtured for three generations in the heart of West Auckland, Boric Orchards has been a local favourite for fresh fruit and vegetables for decades.

9. JUST JESS BOUJEE BAKERY

16 Matua Road, Huapai

If you're craving something sweet, this is the place to be! A beautiful boutique bakery offering a whole range of delicious treats and an extensive list of caffeinated beverages.

10. THE HUNTING LODGE

2305/307 Waikoukou Valley Road, Waimauku

Renowned for housing New Zealand's original Sauvignon Blanc vines, this venue boasts award-winning boutique wines and locally crafted brews along side gourmet yet casual sharing style food.

16

1

Orewa 1

2

Silverdale

5

Whangaparāoa

4

3

Helensville



Coatesville

1



Albany



10



6

18

9

Huapai

1

Takapuna

Rangitoto Island

Kumeu

7

8



16

16

Auckland

Henderson

20

17

1



Family Legacy Preserved in Recipes

It's the backdrop to **our most cherished** occasions, with an inherent ability to connect people through time. From **birthdays to brunches** and afternoon tea, Hopper Living General Manager Ruth Scandrett chronicles her journey in compiling a baker's cookbook and shares its role in **preserving her family legacy** for future generations.



Ruth Scandrett, mother-in-law Joan, and daughter Xanthe.

As her youngest (pictured) prepared to finish university and head away for a trans-Tasman job opportunity, it suddenly dawned on Ruth Scandrett that these were some of the last days her baby girl would truly ever be 'at home'.

"The lifestyle was old-fashioned, but we were rich in life skills. Birthdays were at-home celebrations with homemade cakes and sweets. Some of our happiest memories were spent at the kitchen table, kneading, mixing, icing."

Her two eldest had already flown the coup, and although they returned regularly for happy family occasions, which always included some of Mum's delicious home baking, she felt moved to preserve her most treasured family recipes, ensuring the warmth of her kitchen would stay with her kids always.

Working in the retirement industry has given Ruth a unique perspective on the importance of passing down family traditions. "Many people get stuck not transferring their memories," she says, noting a key desire to protect some of her family's beloved hand-written recipes.

Baking has always been a favourite activity in the Scandrett household, serving as a constant throughout Ruth's life. As a girl in the 60s, she remembers testing recipes in the kitchen with her grandmother - tarts using the last of the citrus harvest, spongy Lamingtons, and beautiful buttery Louise Cakes. Cherished traditions that continued with her mother, mother-in-law, and three children Meredith, Trent, and Xanthe.

The process of creating the pastry cookbook was meticulous, and over three or four months, she became the most popular member at the Hopper offices, bringing in treats for her colleagues to sample as she perfected the aesthetic component for the book's photography.

"Back then, everyone baked," she says. "We learned our skills from our mothers and they their mothers, and so, many of my family's favourite recipes have a historical genesis that we have tweaked over time."

The result is a carefully curated collection of Scandrett family treasures, including Feijoa muffins, the kids' favourite M&M biscuits (that's 'Dem&Dems' to a young Trent), and Grandma's banana bread.

Living on a coastal farm on the Mahurangi Peninsula, Ruth revelled in fine-tuning these recipes with her children.

While today, there is such an array of ingredients, internet recipes and foodie trends to try, Ruth sticks to the feel-good favourites.

“

Cooks today have such variety at their fingertips. My children are always experimenting with raw ingredients and ethnic flavours, but this book is about feel-good home cooking and the food I love to make for my family.

- RUTH SCANDRETT

Joan's Banana Cake

with Chocolate Buttercream Icing

RECIPE RUTH SCANDRETT

PHOTOGRAPHY TAWNY FLOYD

INGREDIENTS

Cake:

125g (4oz) Butter
 3/4 cup Sugar
 1 tsp Vanilla
 1 Egg
 2 Ripe Bananas
 1 1/2 cup Flour
 2 tsp Baking Powder
 1/4 tsp Baking Soda
 1/4 cup Milk

Icing:

115g Butter (soften)
 2 cups Icing Sugar
 1/2 tsp Vanilla
 1-2 Tbs Milk
 1 Tbs Cocoa

SERVES FOUR

This banana cake is a cherished family recipe, baked with care and affection. Each bite is a delightful balance of sweetness and warmth, evoking fond memories of family gatherings. Whether enjoyed with a cup of tea or as a special treat, it's a timeless creation that brings comfort and joy to every occasion.

METHOD

Begin by creaming the butter and sugar until light and fluffy, then mix in the vanilla extract. Beat the egg and add it to the butter mixture, followed by the mashed bananas.

In a separate bowl, sift together the flour and baking powder. Dissolve the baking soda in hot milk. Gradually add the sifted flour mixture and hot milk mixture to the banana mixture, alternating between the two and mixing thoroughly after each addition.

Pour the batter into a greased and floured baking tin and bake at 180°C (350°F) for 40-50 minutes, or until a toothpick inserted into the center comes out clean. Leave the cake to cool in the tin for 10-15 minutes before removing it to cool completely on a wire rack.

For the icing, sift the icing sugar and cocoa. Cream the butter and half of the icing sugar, cocoa, vanilla and the milk. Beat until smooth and then gradually beat in the remaining icing sugar to give a good spreading consistency. Spread the icing evenly over the cooled cake.



Responding to Challenges with Agility.

As inflation, interest rates, and inertia continue to subdue residential real estate activity, businesses have **reached a crunch point** in the cash-flow cycle, necessitating open conversations about pricing and the **current state of the market.**



ANDY GREY, CEO of Hopper Developments

While Kiwis are confronting the tough economic climate, ourselves being no exception, there is a sense of comradery that we are all experiencing it together, and while reflecting on this in our strategy for 2024, we pursue solutions to evoke momentum for our stakeholders.

With seven decades of experience, having weathered through the Global Financial Crisis, natural disasters, and political transitions, at Hopper Developments, we have learned to look through short-term volatility and keep our eyes firmly fixed on the future. We believe future planning requires a holistic approach to the destinations we are building, including considerations of many market factors, such as price sensitivities of today's housing sector.

With a reasonable level of allotments and established residences in our canal developments, and retirement communities, we have taken the proactive step of reviewing our pricing. This decision stems from the recognition of an increasingly challenging economic landscape. Moreover, it underscores our commitment to responsiveness and forward planning amidst evolving market dynamics.

Home builders and local construction firms are at the forefront of this shifting landscape, and we continue to work closely alongside some endearing companies to proactively ensure we can continue to grow our communities and invest in key regions together.

There is little doubt the New Zealand economy is hunkering down for a period of consolidation. Still, with the right approach, this provides an opportunity to reassess, recalibrate and put best-laid plans in place for future growth, so when the time comes, we are prepared to move forward with the markets demand.

Residential building consent issuance has dropped nearly 30 percent year-on-year. At the same time, population pressures continue to exacerbate an already widening supply-demand deficit. We know that Kiwis continue to need homes; the question is, at what price?

Looking ahead, the policy change set to shake up the industry looks interesting, and we will await further information about Building Act reform and changes to the Resource Management Act.

Our team remains focused on the task at hand - delivering enduring, resilient, and desirable destinations in the most efficient and timely way. We understand that today's buyers demand value-add - a lifestyle, a community, and an investment in their future.

With this in mind, we stay committed to providing the highest level of lifestyle amenity in each of our projects, from marina facilities to recreational areas, community centres, wellness and sports facilities, and retail and waterfront dining.

This attention to detail is a discerning point of difference and continues to anchor our philosophy of visionary planning, customer centricity, and quality outcomes. In building strong and connected communities, we prioritise active engagement with residents, stakeholders, and local organisations to foster a sense of belonging and social cohesion that ultimately upholds the integrity of our communities – no matter the market cycle.

For more information about our developments and pricing visit: [HOPPERS.CO.NZ](https://hoppers.co.nz)

Andy with his family at Whitianga, Coromandel.



What's on the Hopper Horizon?

Northland

THE ANCHORAGE - Waterfront Residences

Come see for yourself what serene coastal living is all about at Marsden Cove, and experience the Waterfront Residences, exclusive to The Anchorage Lifestyle Village. *For more information visit theanchorage.co.nz*

MARSDEN COVE

Recently released sections include a 1261m² lot, a rare find at Marsden Cove, with proximity to a waterways beach and reserve. Sections start from \$440,000. *For more information, talk to our friendly team on (09) 432 8379 or visit marsdencove.co.nz*

Auckland

MAYGROVE VILLAGE - Orewa

Maygrove Village's new Landing Café is constantly abuzz and open to the public, come experience the delightful menu for yourself. *To learn about the limited availabilities at Maygrove, talk to Paul on 021 636 290 or visit maygrovovillage.co.nz*

HOBBS BAY ESTATE - Whangaparaoa

Construction is well underway of the first stage of sections at Hobbs Bay Estate. This rare coastal development will include 88 large lots ranging from 800-2000m², officially launching later this year. *Register your interest and keep up to date at hobbsbayestate.co.nz*

COUNTRY CLUB HUAPAI

Country Club Huapai has new 3-bedroom Villas available now. We invite you to see them for yourself at Auckland's most exclusive Country Club. *Phone Chris on 021 982 583 or visit countryclubhuapai.co.nz*

Hobbs Bay, Whangaparaoa, May 2024.



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*

WHITIANGA WATERWAYS - Sections

New Waterways pricing was recently released, resulting in 5 new sales for the month of May. Now is the perfect time to secure your slice of coastal paradise. *For more information talk to the team on (07) 866 0164 or visit whitiangawaterways.co.nz*

DOCKSIDE - Whitianga Waterways

With Dockside officially opening late last year, the summer was a notable success for all retailers.

THE MOORINGS LIFESTYLE VILLAGE

The Moorings Village has been a roaring success. Since opening in February this year, the first stage of villas is over 90% sold, with impending residents elated to start their new lives in their dream coastal haven. *To keep up to date with the progress visit mooringsvillage.co.nz*

HUNTING & FISHING

For all your hunting and fishing needs don't forget to visit the lovely team at Hunting & Fishing Whitianga, located on Reweti Drive, Whitianga Waterways.

THE HAMMERHEAD - Pauanui Waterways

The final stage of Pauanui Waterways was released over Anzac Weekend in good-old Hopper tradition. Visitors enjoyed coffees and ice creams soaking up the stunning views from these sections. The last 12 sites are the finale of Pauanui Waterways and currently for sale.

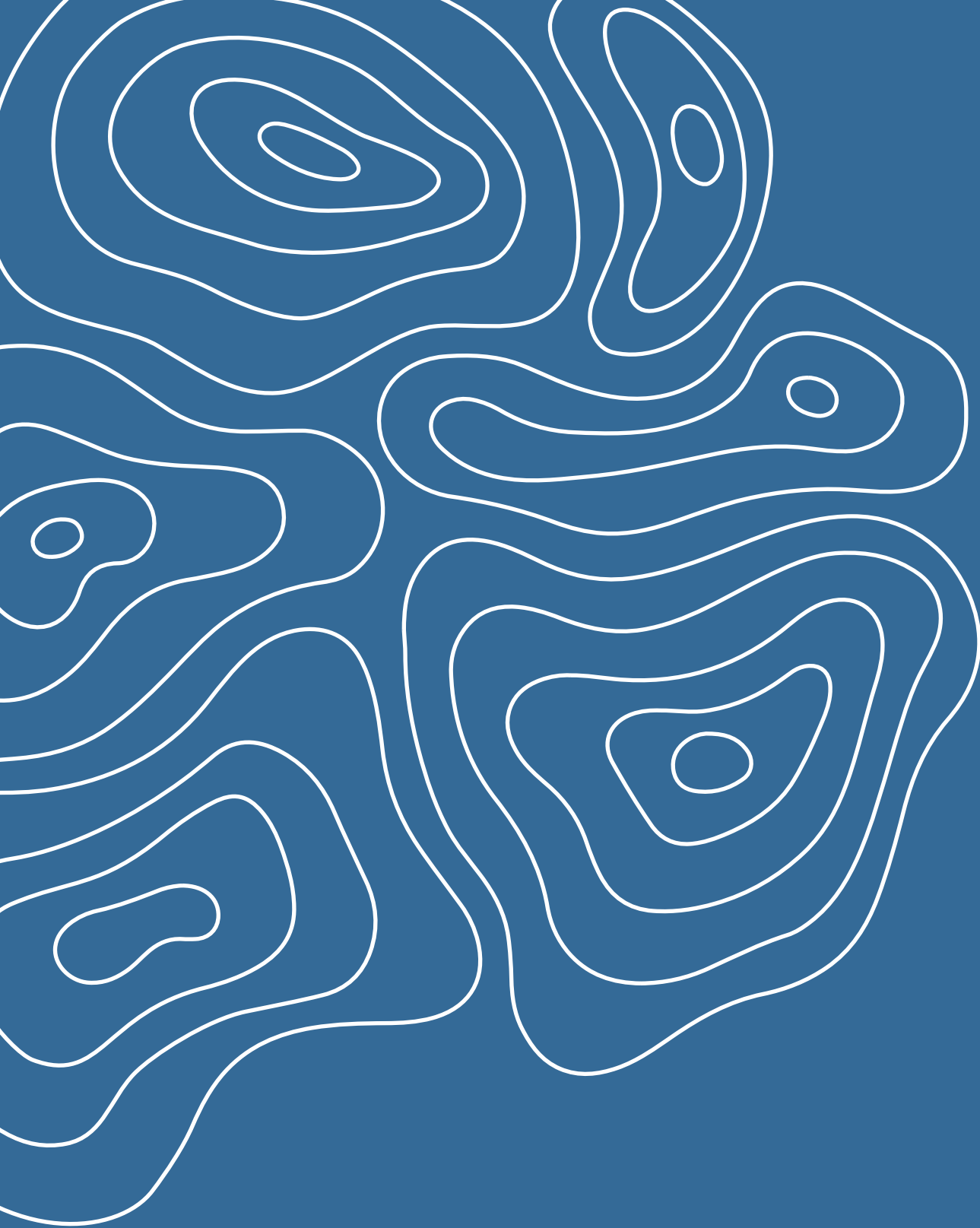
BASKER CAFÉ

Treat your taste buds or wet your whistle at Basker Café, and if it suits you, choose to arrive by boat, car, bike or plane! *For more visit basker.co.nz*

For more visit pauanuiwaterways.co.nz

The Moorings, Whitianga





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