



Hopper Developments Sustainability

CASE STUDY: MARSDEN COVE MARINA

At Hopper Developments, our commitment to sustainability is reflected in every project we undertake. Our focus on innovative and principled design enables us to deliver lifestyle environments that are not only aesthetically pleasing but ecologically beneficial. This case study explores our sustainable development methodology in practice at Marsden Cove, highlighting efforts to enhance natural ecosystems, improve local biodiversity and ensure long-term resilience against environmental challenges. Previously located on unproductive farmland in a naturally low-lying area, the site at Marsden Cove was prone to farm runoff and agricultural pollution. By transforming this land into an extensive multi-stage lifestyle canal development, we have significantly enhanced local ecology in several ways.

- **Conversion:** Areas that were once unproductive farmland have now been transformed into thriving wetland that diverts excess water and provides significant relief for the surrounding area during heavy rainfall.
- **Filtration:** The nutrient-rich drainage from the surrounding rural areas now filters through the wetland, reducing pollution and promoting cleaner water locally. This is reflected by water monitoring tests, which often have found water quality within the canals to be of a higher quality than that of the Whangarei Harbour.
- **Biodiversity Revival:** Prior to the Marsden Cove development, locals did not swim at the Rauiri/Blacksmith Stream, and the local shellfish populations were dwindling. Ecological enhancements have seen swimmers return, and monitoring shows shellfish regenerating. Residents of the Waterways have also noted a diverse range of aquatic creatures thriving within the canal, such as visiting seals and orca, resident king fish, snapper, scallops, crayfish, and much more. There is also an abundance of birdlife, such as Royal spoonbill, Australasian Bittern, Godwits and others.

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