



THE ANCHORAGE

LIFESTYLE VILLAGE



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“It’s a privilege to be able to walk alongside the canal to our own private beach, it’s really quite special and something few people would have the opportunity to do.

Doreen

Anchorage Village Resident



Situated in the mouth of the Whangarei Harbour, located on the idyllic waterways at Marsden Cove sits an exquisite Hopper Living retirement sanctuary, The Anchorage Village.

Including expansive views of Mt. Manaia, this prime location is just steps away from the new Marsden Cove medical centre, and a short leisurely stroll to the bustling marina retail hub, complete with delightful eateries, a supermarket, and more. Designed with the spirited retiree in mind, our community redefines coastal retirement living, making it unmatched in all of Northland. Dive into a retirement experience like no other at the Anchorage.

Marsden Cove is conveniently located only 36 kilometres south of Whangarei. Situated within the Bream Bay area, Whangarei Districts most sought-after locale, and it’s no surprise why. With its breathtaking sandy beaches, scenic walking trails, golf courses, and charming seaside hamlets, the area promises a lifestyle that’s both fulfilling and serene.





The Anchorage Lifestyle Village is retirement bliss on the water's edge. Offering residents a haven of relaxation and serenity.

This exceptional retirement community invites you to embrace an unparalleled lifestyle, with exclusive resident access to private beach and boat ramp facilities, retirement becomes a daily celebration of serenity and adventure.

Our residents relish an array of village amenities that cater to both social and active lifestyles. What's more, the pristine waterfront location is not just a boater's paradise but also a daily visual treat—be captivated by the rhythm of water activities unfolding from dawn to dusk.

Construction of the central Clubhouse is set to begin in early 2024, and once complete residents can look forward to a versatile gathering space, perfect for social gatherings, accompanied with café, bar, entertainment and games room, pool and gym amenities, and dedicated sporting greens.



ANCHORAGE VILLAGE



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| 1 Marsden Point | 7 Anchorage Retirement Village |
| 2 Four Square | 8 Marsden Bay |
| 3 Cafe and Retail | 9 Whangarei Harbour Entrance |
| 4 Boat Haul-out | 10 Lock and Pedestrian Bridge |
| 5 Marsden Cove Marina | 11 Marsden Cove Sales Office |
| 6 Medical Centre | 12 One Tree Point Primary School |





Village Management

Operated by a Management Company under the ownership of Hopper Living. The Anchorage takes pride in its commitment to serving its residents and is responsible for employing a dedicated team to cater to the diverse needs of the community. As the village steadily grows and the resident population increases, the staff will be expanded to ensure that the evolving requirements of the residents are met with the utmost care and attention.

At The Anchorage, residents will reside in their homes under the terms of an Occupation Right Agreement, often referred to as an ORA. This agreement grants residents the legal right to occupy their specific dwelling and outlines the obligations and responsibilities that both the resident and the operator must adhere to. The ORA, along with other documents provided by the operator, operates within the framework of the Retirement Villages Act and is officially recorded with the Register of Retirement Villages.

This registration process is in place to ensure strict compliance with the provisions outlined in the Retirement Villages Act, providing a vital layer of security to every Village resident. It guarantees that the terms of their occupancy cannot be subject to arbitrary changes, offering peace of mind to all residents. The Anchorage is a registered retirement village.

What is an Occupation Right Agreement?

An Occupation Right Agreement (ORA) is the agreement right to occupy your villa or apartment in The Anchorage Village. An ORA is the most common form of tenure used by retirement villages in New Zealand.

The Anchorage is registered under the Retirement Villages Act 2003. The operation of retirement villages is governed by the Act and its regulations, the Code of Residents' Rights, and the Code of Practice, pave the rights for retirement village residents. When choosing to enter the Village, you will be required to sign the ORA in the presence of your solicitor, who will explain the agreement and your rights under the Act.

What costs are included in your weekly fee?

The weekly cost will cover:

- Property insurances (excluding your own contents, chattels and possessions)
- General utilities such as land, water and power rates
- Maintenance of the Village buildings, common areas, and grounds
- Use and maintenance of the facilities, including the Village van
- Alarm monitoring and security



Why choose a Hopper Living Village?

At Hopper Living, our commitment goes beyond business; it's about creating thriving communities where residents truly feel at home. Here are the key elements that distinguish us:

Family-Owned and Operated: Unlike many others in the industry, we are proudly family-owned and operated. This personal touch is infused into everything we do.

Share in Capital Gains: We offer the unique opportunity for residents to opt in and share capital gains, creating a true sense of partnership between us and those who call our Villages home.

Resident Empowerment: We actively encourage residents to have a say in their community by facilitating the formation of Resident Association Groups within each Village.

Bespoke Design: Our Villages are meticulously crafted with a focus on practicality, ease, and accessibility, keeping the needs and comfort of our residents at the forefront of our design and development process.

Personalised Management: The management of our Villages is tailored to provide exceptional service and care. Some of our shareholders are directly involved with our Villages, even on a personal level.

Lower Age of Entry: We generally offer a lower age of entry compared to our competitors, providing more flexibility and accessibility to a wider range of residents.

Pet-Friendly: All our Villages are welcoming to your furry companions, making it more comfortable for residents to enjoy their homes with their beloved pets.

*For further detail, please talk with one of our friendly Hopper Living team members.

ANCHORAGE VILLAGE

Retire Well. Retire Happy.



The Anchorage Village

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THEANCHORAGE.CO.NZ