



MARSDEN COVE

WATERWAYS





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We strive for the best quality environment which can be enjoyed and admired for generations to come.

Gray Hopper

Marsden Cove Project Manager

Welcome aboard to Marsden Cove, the most captivating coastal neighbourhood in Northland.

Marsden Cove redefines the art of waterfront living, placing lifestyle at the forefront. Those who choose waterfront sections have the exclusive opportunity to own private jetties for secure vessel berthing, ensuring year-round enjoyment of boating activities. Even if you opt for a dry section, rest assured that these areas have been thoughtfully planned to grant homeowners quick and easy access to the waterways' public beaches and reserves.

The development of Marsden Cove has been meticulously designed to provide an exceptional waterfront setting. Upon completion, Marsden Cove will encompass approximately 700 sections, featuring both waterfront and non-waterfront properties, designed with public reserves and picturesque beach areas throughout, coming together to create an extraordinary lifestyle-focused community for residents to enjoy.

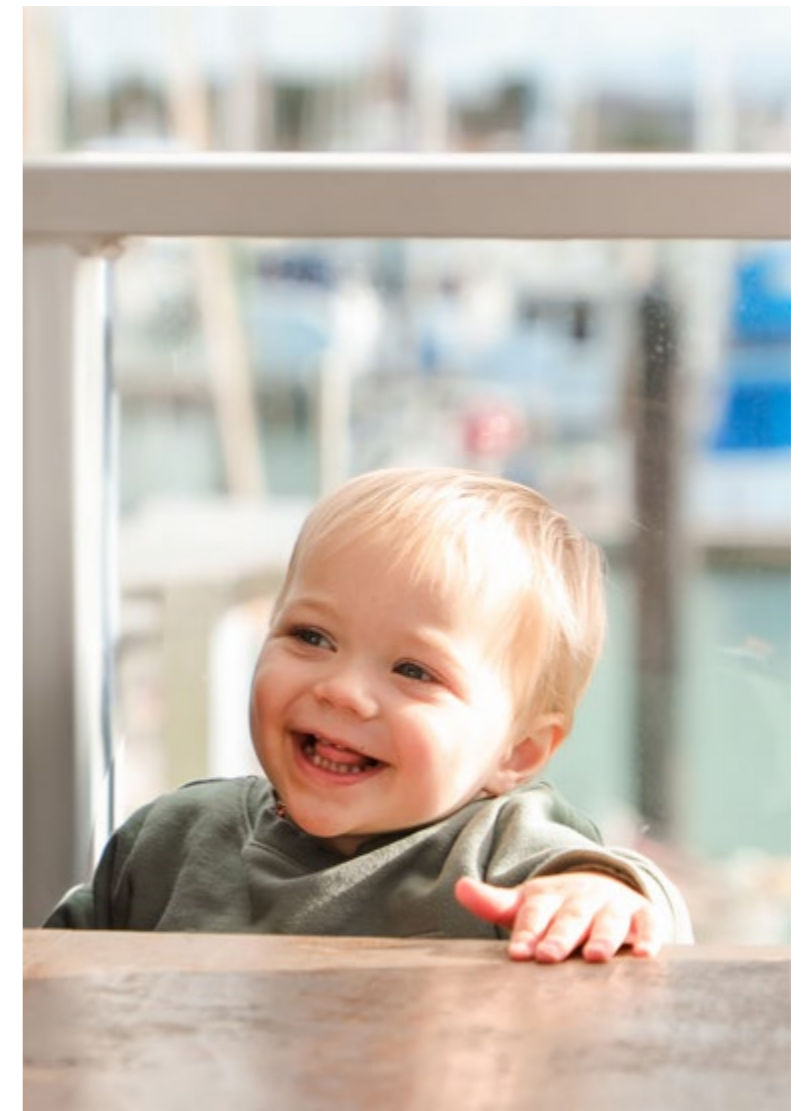


Marsden Cove is nestled within the breathtaking Whangarei Harbour and is conveniently situated just a 30-minute drive south of Whangarei or less than 2 hours' drive from Auckland's CBD.

Adding to the residential development is the Marine Village including the Marsden Cove Marina, marine services, waterfront retail, supermarket and eateries, medical centre, Anchorage Retirement Village, and much more. The recent growth to the area has many question - why vacation where you could reside. At Marsden Cove, where the fusion of land and sea comes effortlessly, setting the stage for an array of outdoor pursuits, from boating to surfing, biking and hiking, the opportunities for adventure are boundless.



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





Lock & Weir

Marsden Cove is home to New Zealand's largest sophisticated Lock & Weir system, designed to create a private and exclusive waterfront environment in the second and future stages of the canal development. Essentially, sections fronting the locked canal stages have the added benefit of an everlasting high tide, and private key access on the water to their waterfront properties.

Can you swim in the Waterways?

Yes. The water is regularly tested and is perfectly safe for swimming.

Are there Body Corporate fees?

There is no Body Corporate but there is a Canal Management Company which administrates the Waterways network within the development. If you are a canal owner or have exclusive access to the canal you are liable to pay an annual levy.

How does the Canals Management Company work?

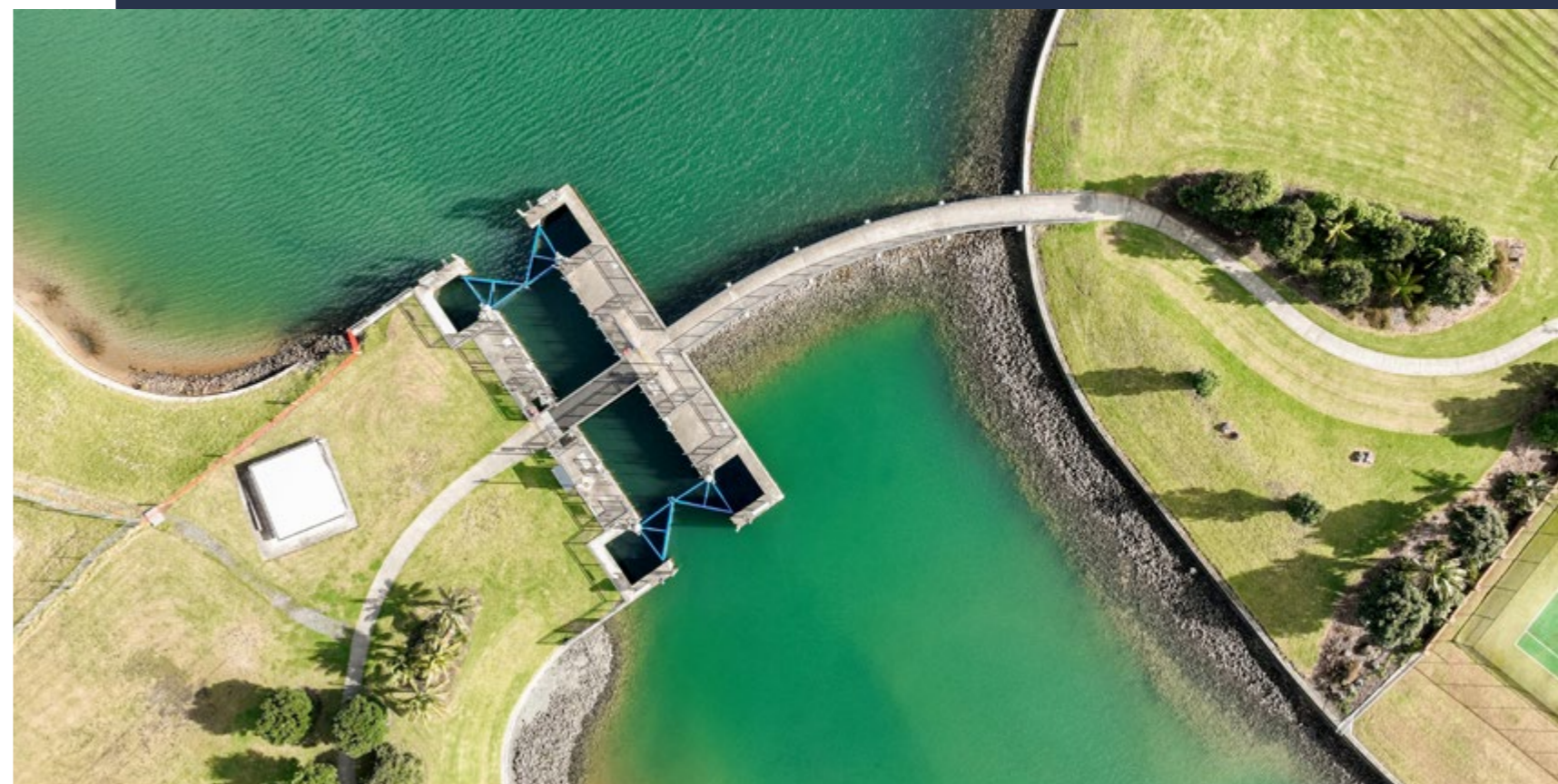
The cost of maintaining and managing the Waterways falls with the property owner/beneficiaries of the canal network. A management deed has been drawn between the Regional District Council, Marsden Cove, and Marsden Cove Canal Management Company Ltd to provide management functions such as canal repairs, maintenance, monitoring and maintenance of water quality, health and safety matters, and canal surface water activities.

How are the Canal fees established?

The Marsden Cove Canals Management Company is a charitable entity and therefore does not make a profit. It takes the budgeted expenditure for the year ahead and divides the costs across all canal users. The levy amount depends on varying factors calculated on the information of your particular property. This includes waterfront property owners, sections which include the use of private boat ramps, and Marina berth holders.

Are there any building covenants?

Building covenants do apply and have been put in place to ensure the quality of building is maintained at a high standard throughout the development. This helps provide certainty for those who invest in our community. Property owners and their architects must become familiar with the details before submitting house plans. You can request a copy of the covenants from any of our sales staff.





How it all started

Following the prosperous creation of Pauanui Waterways, Hopper Developments embarked on a new venture by acquiring the land at One Tree Point in 2004, laying the foundation for the exciting Marsden Cove Waterways project. The first lot of sections was unveiled in November 2005, marked by a thrilling on-site auction that saw the sale of over 50 sections on the very same day.

Fast forward to late 2023, there have been roughly 150 canal front sections and 200 non-canal sections created to date, with future plans to create an additional 120 canal and 200 non-canal sections. Upon completion, the extensive canal waterways will span an approximate 4.5 kilometers in total.



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There is nothing that gives us more satisfaction and has more meaning than delivering a product that enhances a community and enriches lifestyles.

Shana Hopper-McCully
Sales & Marketing Manager

About the developer

Marsden Cove is a Hopper Developments project, and their third canal development, after the popular Pauanui Waterways and Whitianga Waterways located in the Coromandel. Hoppers is a private family owned and operated company with over 70 years' experience in property development, and together with a dedicated team of passionate professionals are driven to deliver quality property options, emphasising lifestyle, and creating communities.

**Creating exceptional
lifestyle communities
that stand the
test of time.**



MARSDEN COVE

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MARSDENCOVE.CO.NZ