



# THE MOORINGS

LIFESTYLE VILLAGE





INTRODUCING

**Hopper Living is proud to present  
The Moorings Lifestyle Village,  
offering resort-style retirement  
living that is thoughtfully planned  
with your needs in mind.**



# THE MOORINGS



## **The Moorings Lifestyle Village is an exciting new addition to the Whitianga Waterways long-term comprehensive plan, and is a retirement offering unlike anything else found along the Coromandel Peninsula.**

### LOCATION

The Moorings Lifestyle Village is located on the impressive Whitianga Waterways Canal Development, in the heart of the iconic Coromandel township of Whitianga.

The coastal location is second to none, set amongst some of the most beautiful beaches and coastline that New Zealand has to offer. Most importantly, Whitianga is a community where residents can connect, create and capture the very essence of living a coastal kiwi lifestyle.

As Hopper Developments largest project, Whitianga Waterways was comprehensively planned to satisfy the needs of the growing township, with expanding commercial, retail, residential, marine, and medical services, there's no need to leave. Come experience it for yourself and find that Coro Gold at Whitianga Waterways.

### AMENITIES

As the Moorings develops, the Village amenities will also grow, and eventually will have available a number of hotel-style resort facilities such as a pool and gym, cafe & bar, library and common areas, sporting facilities and more.\*

What's most unique about The Moorings, is the waterfront aspect, with the Village surrounded by Waterways. The waterfront location will allow residents access to the canal network through private beach, boat ramp facilities, and at a later stage, the option for berthing a boat via marina system.\*

\*All information stated is future planned for later development, in some cases, the offerings are possible to change depending on demand and other economic factors.



- |                          |                          |
|--------------------------|--------------------------|
| <b>1</b> WATERWAYS ENTRY | <b>6</b> BUFFALO BEACH   |
| <b>2</b> SH25            | <b>7</b> RETAIL AREA     |
| <b>3</b> AIR STRIP       | <b>8</b> WHITIANGA CBD   |
| <b>4</b> DOCKSIDE        | <b>9</b> WHITIANGA WHARF |
| <b>5</b> THE MOORINGS    | <b>10</b> COOKS BEACH    |

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## GARDEN VILLAS

The first stage of The Moorings Village offers two Garden Villa options, including The Sinnet, a 2-bedroom and 2 bathroom floorplan, and The Bowline, a 3 bedroom and 2 bathroom design.

### Open-Plan Living and Modern Kitchen

The open-plan living area is an oasis of space and serenity, with a vaulted ceiling, inviting the natural light within. Delight guests with a modern kitchen equipped with new Fisher & Paykel appliances.

### Generous Master Bedroom with Private Ensuite

Retreat to your sanctuary – the large master bedroom. It's your personal haven, complete with a private ensuite. This is your place to unwind, rejuvenate, and find solace.

### Guest Bedroom and Separate Bathroom

Hosting guests has never been easier, with the guest bedroom and separate bathroom providing comfort and convenience.

### Multiple Patio Areas for Outdoor Bliss

Enjoy the outdoors to the fullest with multiple patio areas at your disposal. This includes a louvretec system, creating the perfect ambiance for entertaining during those balmy months.









## Frequently Asked Questions

### CONSTRUCTION & BUILDING INFO

**When will the shared facilities be completed?** We are currently working on an 8-10 year building program, we cannot give an exact time frame on when the Village facilities will be completed as it depends on the rate of sell-down, and timing of civil works and building construction. The Care Facility will be built within the later stages of the development.

**Will units be fitted with 'call' alarm buttons for assistance if required?** Every unit has an Emergency Response Button installed. Initially, during office hours, any calls will be attended to by staff. Outside of these hours, the calls are directed to an independent response firm. Eventually, as the village develops with more staff on hand 24/7, all calls will be dealt with by Village staff.

**Do we have to use the same utilities (power, telephone, internet) companies the Village uses?** The Village runs its own power scheme, typically this works out cheaper as there are limited 'Line' charges which need to be passed on. It also includes a comprehensive phone and internet system.

**Who will look after the grounds?** The grounds are managed by a landscaper employed by the Village.

### ADMIN & VILLAGE INFORMATION

**What is the weekly fee, and will this change in the future?** The weekly fee is calculated on the operating costs of the Village. The Village prepares an annual operating budget that will determine this. The weekly fee is indexed to increases in superannuation to give certainty to future costs.

**Weekly costs will cover:** Building insurances (excluding your own contents, chattels and possessions), land and water rates, water charges, general power for village facilities, maintenance, and other associated running costs.

**Can we bring our pets?** Yes, pets are allowed, however prior approval must be sought from the Village Manager.

**What is the legal process for signing an Application?** Our Application or Option to Purchase forms are signed with you and our trained sales staff which is then processed through an independent company, Covenant Trustee Services.



## Why choose a Hopper Living Retirement 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.*





## Contact Us

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*\*This document does not replace the Disclosure Statement. All parties must make their own inquiries as to the matters in this document and are advised to seek legal advice in this regard.*