



# PAUANUI

WATERWAYS







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

Gray Hopper

*Pauanui Waterways Project Manager*





Pauanui Waterways is the iconic and very first residential canal endeavour by esteemed property developers Hopper Developments. Set within the breathtaking backdrop of the Tairua-Pauanui Harbour on the scenic Coromandel coastline, this thoughtfully designed community is the epitome of waterfront living in New Zealand.

Renowned for its contemporary waterfront residences and vibrant array of water activities, Pauanui has established itself as the premier getaway for New Zealand's more discerning coastal living, adventure-loving families. With over 250 waterfront lots complete, the Hammerhead Pauanui is the final piece of the puzzle at Pauanui Waterways. The Hammerhead includes 12 large premiere lots with shared private boat ramp and marina systems catering to large boats 17m in length and above.





Pauanui is a charming coastal township located on the beautiful Coromandel Peninsula, known as a holiday hot-spot since the 1970's, it's easy to see the allure, with Pauanui's white sand surf beach, the many playgrounds and sporting facilities, the calm Harbour perfect for water sports and convenient location, only 1.5 hour's drive from Auckland's CBD or a short 30-minute flight.



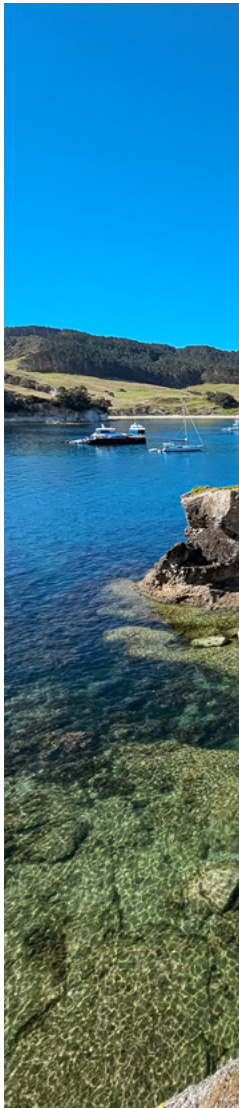


- 1 Hammerhead Development
- 2 Hammerhead Boat Ramp
- 3 Tairua River Trail
- 4 Public Jetty
- 5 Fuel Station
- 6 Airstrip
- 7 Pauanui Village Centre
- 8 Pauanui Beach





PAUANUI WATERWAYS











### Can you swim in the Waterways?

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

### Are there Body Corporate fees?

There is no Body Corporate but there is a Canal Management Company which administrates various functions within the waterways development. If you are a canal owner or have exclusive access to the canal, you are likely 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. Pauanui Canals Management Limited provide management functions such as canal maintenance, monitoring water quality and biodiversity, and canal surface water activities.





## How are the Canal fees established?

The Pauanui Waterways 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, and sections which include the use of private boat ramps.

## 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

Pauanui Waterways stands as the pioneering residential canal housing project by the renowned Hopper Developments. After the success of Pauanui Ocean Beach Resort created by brothers Ian and Tony Hopper, in the late 1960's, Ian and his son Leigh, recognised the potential for an adjacent canal development that would redefine coastal living in New Zealand.

Since its conception in 1993, Pauanui Waterways has flourished into a truly remarkable and desired destination. Complementing this unique coastal development are properties located on the Waterways, incorporating a diverse range of architectural housing and landscaping with private jetties and boat ramps, epitomizing the ultimate in waterfront living.







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**New Zealanders are a nation of boating and water enthusiasts, and arguably have more boats per capita than any other country. We were inspired by this sites natural physical attributes, and the location just happened to share a boundary with our existing development at Pauanui Ocean Beach Resort. There are several prerequisites and considerations that can make a site viable for a canal development and it was coincidental that this land ticked all the boxes. All the pieces of the puzzle just seemed to fit.**

Leigh Hopper

*Director of Hopper Developments*

### About the developer

With a legacy spanning over 70 years, Hoppers is a distinguished family-owned entity, flourishing under the watchful eye and of its seasoned team, including third generation family members. Unwavering in their commitment to deliver property options that foster vibrant communities and present unparalleled lifestyle choices.





# The Pinnacle of Waterfront Living



**PAUANUI WATERWAYS**

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