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Foreword

Choosing where to live in retirement is a big, life-changing decision. Downsizing is a time of great change, and where you live can have a big impact on your quality of life.

Retirement villages can be a great option for many New Zealanders, but it's important to do your research and understand your options before making a decision.

Retirement villages in New Zealand vary widely in size, amenities, location, and price. Some villages are large, with many homes and a wide range of facilities, such as swimming pools, gyms, libraries, and restaurants. Others are smaller and offer a more intimate feel.

Pricing also varies widely depending on the home you choose to occupy, the suburb where the village is located, and the amenities it offers. This guide will provide you with a comprehensive understanding of how retirement villages work in New Zealand, as well as guide you through the key questions you should be asking village and sales staff when visiting.

Moving to a retirement village can be a big change, but it can also be a fantastic way to enjoy your retirement years.

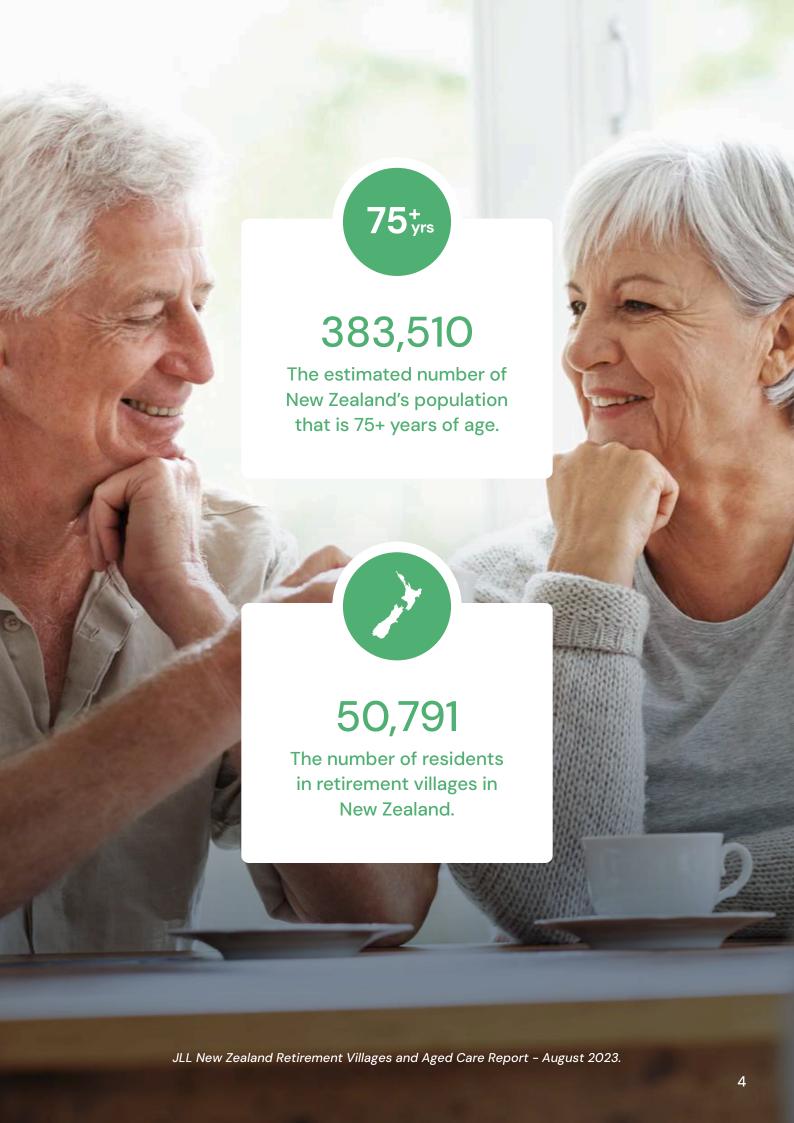
Best, Paula.



Paula Bishop

Founder and Managing

Director of Village Guide





Low-maintenance accommodation

Homes in retirement villages are purposebuilt for retirees, which means they are almost always low maintenance.

Whether you choose to live in a villa, townhouse or apartment, you'll be able to down your DIY tools and spend more time doing what you enjoy.

Community spirit

Most retirement villages have a warm and welcoming community. You will likely live alongside like-minded neighbours and make new friends. Many villages coordinate voluntary social activities to encourage neighbourly bonds, such as group outings, quiz nights, and hobby groups.

Healthcare

Around 65% of retirement villages have an on-site care home. You may be able to request medical assistance from care home staff if needed.

Common staff and contracted health practitioners include registered nurses, physiotherapists, and podiatrists.

Healthcare services at villages vary widely, so it's important to research this carefully.



65% of retirement villages have an **on-site care home**.

JLL New Zealand Retirement Villages and Aged Care Report - August 2023

Security

Most retirement villages have good on-site security, such as monitored cameras or on-site security guards. The level of security differs from village to village, so it's important to ask the sales manager for details.

Facilities

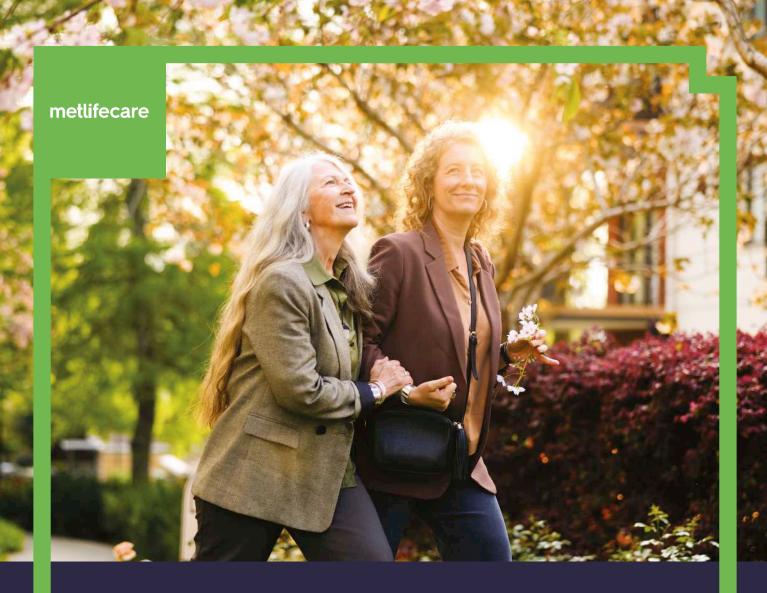
Nearly all retirement villages have a communal TV and communal dining area at a minimum, while others have swimming pools, gyms, and hair salons. Facilities vary from village to village, so it's important to 'shop around' to find a village that ticks all the right boxes for your lifestyle.

Emergency push-buttons

Most retirement villages have emergency call buttons in every home and common area or provide pendants for residents to wear. These push buttons/pendants are usually monitored 24/7 by trained responders, providing peace of mind that help is always close by.

Please note: All retirement villages are different. Most villages have the above features in common, but it's important to visit villages in-person to find out more about their unique benefits.





Find a village that feels like home

Everyone wants something different from retirement. That's why each of our villages is unique — just like you.

metlifecare.co.nz | 0800 909 303

What are retirees looking for in a retirement village?

We surveyed Village Guide's audience to find out what the most important factors were when selecting a retirement village. The percentages represent those who responded either 'Very Important' or 'Important.



82%

Close to local shops and amenities



97%

No exterior property maintenance



84%

A garden or outdoor area



75%

A range of **social activities** on offer



74%

A community centre



64%

Close to a public hospital



49%

A gym or fitness centre



64%

A **library** or **reading room**



39%

A hair salon or barber shop



74%

A restaurant or café on-site



91%

A 24/7 emergency call system



88%

A continuum of care offering



78%

Gated entry or secure access



20%

A **religious centre** or **chapel**



78%

Healthcare services on site

Results from 2023 Village Guide Survey of over 500 users actively searching for a retirement property. Percentages represent those who responded either 'Very Important' or 'Important on a 1 to 5 Likert scale approach, with 5 being "Very Important" and 1 being "Not at all important."



Property ownership

The ability to sell a property (usually your own home) to release equity to buy into a village.

Desire for companionship

A desire to live in a friendly, welcoming community with like-minded people, either with your spouse/partner or on your own.

Planning for the future

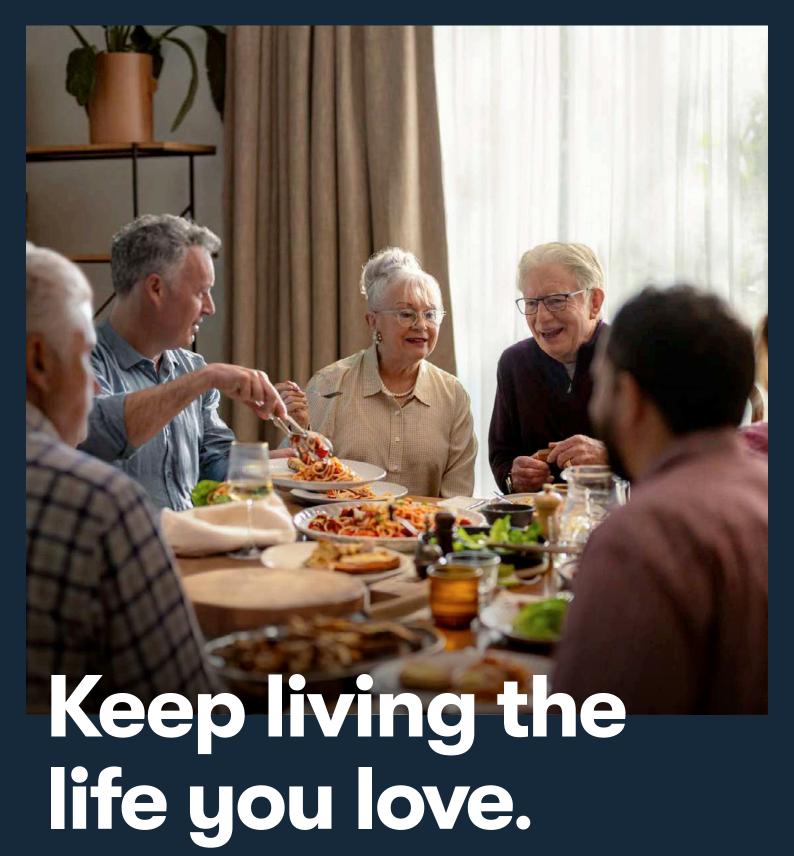
A wish to create a clear plan for your future (especially in terms of healthcare and support services).

Lifestyle preferences

The desire to enjoy a low-maintenance, social, active lifestyle with access to on-site facilities.

Security and peace of mind

A desire to live somewhere with onsite security, as well as pre-installed emergency push-buttons and on-site support.



Oceania Retirement Living.

Oceania designs villages where you can continue the life you've built. With central, connected locations, you can stay close to what matters, while enjoying a sense of community when you want it – and space when you need it.



Visit oceaniahealthcare.co.nz or phone us on 0800 333 688.

Understanding the different living options in retirement villages

Many retirement villages offer three different living options: independent living, assisted living, and accommodation within care homes.

Following is an overview of each living option to help you understand the difference and make an informed decision.





Independent living

As the term suggests, 'independent living' refers to any type of home within a retirement village where you can live completely independently.

Residents in independent living accommodation may request certain in-home support services if they wish, but these are optional extras, not part of the accommodation package.



Find out more about independent living and view homes for sale on the <u>Village Guide website</u> →

Benefits of independent living:

- Retain complete independence and privacy.
- Live life your way, opting for as much or as little socialisation as you wish.
- Choose from a variety of home sizes and layouts, including villas, townhouses, and apartments.
- Enjoy close proximity to on-site facilities.
- Homes are specifically designed for people in retirement — they are lowmaintenance and commonly fitted with emergency call buttons.



Assisted living

The term 'assisted living' refers to accommodation that includes inhome support for those who need help with activities such as meal preparation, housekeeping, and personal care.

Assisted living is a bridge between independent living and care home accommodation. Most assisted living homes are apartments, but some villages offer assisted living within other types of accommodation, such as villas or townhouses.



Find out more about assisted living and view homes for sale on the Village Guide website →

Benefits of assisted living:

- Receive support with day-today activities such as meal preparation, housekeeping, and personal care.
- Enjoy close proximity to village facilities (most assisted living homes are located centrally within a village).
- Stay living as independently as possible, including with a partner, while receiving support tailored to your individual needs.
- Your home is your own —
 keep your own furniture,
 add your favourite personal
 touches, and enjoy privacy
 when you need it.



Care homes

Care homes provide accommodation and care for individuals who have been assessed as unable to live independently and require assistance with daily activities and specific health or personal care needs.

Commonly known as rest homes, care is provided at four different levels – rest home, hospital, dementia and psychogeriatric. Most people (84 per cent) receive either rest home or hospital care.

Those who qualify for rest home care have fewer complex needs and don't require such intensive support. Those in hospital, dementia or psychogeriatric care have more complex needs and require a higher level of support.

Regulated by the Ministry of Health, care homes in New Zealand must adhere to specific standards and guidelines to ensure the provision of high-quality care. These facilities have trained staff members, including healthcare professionals such as registered nurses, caregivers, and support workers, who cater to the individual needs of residents.



Find out more about care homes and view availability on the <u>Village</u>
Guide website →



Entry costs

To buy into a village, you're typically required to pay a deposit and a capital sum for an occupation right agreement (ORA). The most common legal title under an ORA is a licence to occupy, which gives you a contractual right to live in a specific home within a village, but no legal ownership of the home itself or the land.

Find out more about retirement village fees on the <u>Village Guide</u> website →

Deferred management fee

Under a licence to occupy, it's common for the operator to retain between 20–30% of your initial capital sum; this is usually referred to as a deferred management fee.

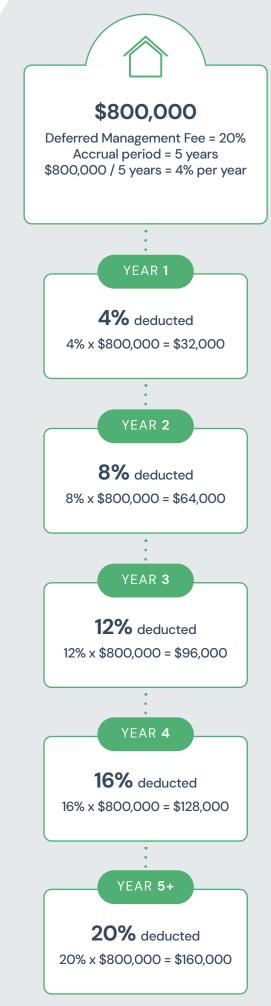
A good way to think of the deferred management fee is that it covers the long-term costs of residing at the village, such as maintenance of facilities and communal areas, and the re-licencing and refurbishment of your property after the licence ends.

The deferred management fee typically accrues between the first 2–5 years of residing at the village and is deducted on the re-sale of your licence. The fee is calculated as a percentage (typically between 20–30%) of the initial capital sum and it accrues to the operator over a period of time (usually 2–5 years).

Example

If you paid an initial capital sum of \$800,000 for a licence to occupy and the operator of the village had a deferred management fee of 20% accruing at 4% for each year over five years, then:

- After year one: your deferred management fee would be \$32,000. On repayment from the operator, \$32,000 would be deducted from the initial capital sum you paid for the unit.
- After year two: 8% of the deferred management fee will have accrued (8% of \$800,000 is \$64,000).
- After year three: 12% of the deferred management fee will have accrued (12% of \$800,000 is \$96,000).
- After year four: 16% of the deferred management fee will have accrued (16% of \$800,000 is \$128,000).
- After year five: 20% of the deferred management fee will have accrued (20% of \$800,000 is \$160,000).
- Maximum deferred management fee was 20%. Therefore after five years, you would have reached the maximum deferred management fee, so regardless of whether you left the village after five, 10 or 15 years the deferred management fee wouldn't exceed \$160,000.



What the fee covers varies between villages, so it's important to discuss the details of the fee and how it's calculated with the sales manager.

Note: Some operators will include costs associated with re-licencing your unit – such as legal, admin and marketing fees – within the deferred management fee. Other villages will have them as separate costs. It's important to consider this when comparing the deferred management fee percentage between villages.

Depending on the village, the deferred management fee may be known by another term such as:

- Membership fee
- Amenities fee
- Facilities fee
- Village contribution fee

Weekly or periodic fees

While you're living in a village, you'll be required to pay periodic (usually weekly) fees to cover day-to day operating costs such as rates, insurance, grounds maintenance, staff wages and village services. The fee amount (and what's included) varies from village to village, so be sure to ask the sales manager for details.

Fees may increase over time (with appropriate notice from the village), or they may remain the same during your entire occupancy (these are generally marketed as fixed fees).

What's included and excluded from village fees?

Every village is different. However, in most cases, you will be required to pay separately for things like contents insurance, phone & internet, household power, and any additional services you choose, such as housekeeping, meals or healthcare.

Some of these costs may be covered in the periodic fee if you live in a serviced apartment. Be sure to ask the village sales manager for a full breakdown of inclusions and exclusions based on your living arrangement i.e. independent living versus assisted living.

Leaving costs

Exit costs often depend on the circumstances in which you leave the village. For example, whether you leave the village altogether or transfer to a different home within the village (e.g. from a villa to a serviced apartment).

Some potential leaving costs to be aware of include:

- The deferred management fee. If you leave the village, the deferred management fee will be deducted from the capital sum you receive when the operator re-licenses your unit. If you transfer to another home in the village, it's important to ask the sales manager how your deferred management fee will be treated.
- Ongoing weekly or periodic fees.
 Your occupation right agreement will
 set out whether weekly fees cease
 when you provide vacant possession or
 continue until your unit is re-licensed.
 If the fees continue, the operator must
 reduce them by at least 50% by either:
 - The date you stop living in the unit (and remove all your possessions) or
 - Six months after the date your licence to occupy terminates.



Important financial questions to ask the sales manager

Here are some helpful questions to ask to gain clarity around fees and costs:

- What is the initial capital sum, which is often referred to as an entry payment, and what does it cover?
- What percentage of the initial capital sum is the deferred management fee, over how many years does it accrue, and what does it cover?
- How much are the periodic fees, how are they calculated, and what do they include/exclude?
- What is the village's policy around increasing or changing periodic fees?
- Will I be required to pay periodic fees if I'm in hospital or on holiday?

- What costs will I need to pay for myself? For example, power, phone, internet, contents insurance?
- What are the costs of transferring to a new home within the village? For example, will my weekly fee change and how will the accrual of my deferred management fee be treated?
- Will I be entitled to capital gains or a share of capital gains?
- Will I be liable for capital loss?
- Are there any additional costs I need to be aware of when I leave? For example, marketing, admin or legal fees?









Being you with Bupa is easy when you're living in a friendly community of like-minded people, supported by a caring and approachable team.

We have 36 retirement villages and 39 care homes across New Zealand. With these retirement living and care options, Bupa offers you the life that's right for you, backed by the care you deserve.



bupa.co.nz





Understanding retirement village contracts and paperwork

When you apply to live in a retirement village, you will be given a large stack of papers. What do all the forms mean and where should you start?

Here is a brief introduction to retirement village contracts and paperwork to help you better understand the application process.

A retirement village has to provide prospective residents with four main documents before they sign up:

Disclosure statement

2
Occupation right agreement

3
The Code of Residents' Rights

4
Retirement Villages Code of Practice

Please note: Although we have sought the advice of retirement lawyers, we are not retirement law experts. This information is intended as a guide and all content is for informational purposes only. If you require specific assistance, please consult your lawyer.

1

The disclosure statement

It's a good idea to start with the disclosure statement, as this is the working document that explains how the village runs from day to day and what you can expect when living there.

In the disclosure statement, you'll find information about:

- The village's ownership and management structure.
- Statutory supervision arrangements.
- Charges/fees associated with living in the village.
- An estimate of what you would receive if you left the village after two, five or ten years.
- The village's community facilities and services, including what provision is made for maintenance at the village.

The disclosure statement should also outline any plans for the development of the village including the building of new homes (and the effect of this on existing residents), as well as any conditions and restrictions on the sale of homes, and the time it has taken to sell vacant homes over the past 12 months.

Understanding what's on the horizon for a retirement village is important. For example, if new homes are built, and these new homes are for sale when you move out of the village, this could impact how long it takes to sell your older re-furbished home. Essentially, your older home will be competing with the brand new homes.

Disclosure statements vary from village to village, so it's a good idea to get a lawyer to look over it to make sure everything appears to be in order.





2

The occupation right agreement

The occupation right agreement is the 'terms and conditions' agreement between a resident and a retirement village operator.

Under the Retirement Villages Act 2003, every intending resident must receive independent legal advice before signing an occupation right agreement.

The agreement sets out the terms and conditions on which you will be entitled to occupy and live in a home at the village. It includes provisions relating to termination, weekly (and other) charges, whether the charges can be increased, village rules, and even whether you can have a pet.

As with the disclosure statement, the terms outlined in the occupation right agreement can differ from village to village. Your lawyer should talk you through the paperwork, isolate anything that appears unreasonable or unusual, and ensure you fully understand the agreement.

Code of Residents' Rights

The Code of Residents' Rights set out the general terms of respect and care that the Retirement Villages Act provides for all residents.

Here are some examples of the rights:

- The right to services and other benefits as detailed in the occupation right agreement.
- The right to information about matters that could affect your residency.
- The right to be consulted about potential changes to services, benefits and charges.
- The right to complain and receive a timely response.
- The right to a speedy and efficient process for resolving disputes, and to use a support person when dealing with the operator or other residents of the village.
- The right to be treated with courtesy and not to be exploited.





4

Retirement Villages Code of Practice

The Retirement Villages Code of Practice sets out the minimum requirements that operators of a retirement village must carry out to meet their legal obligations in New Zealand.

It covers areas such as:

- Staff qualifications and training.
- Safety and security.
- Fire and emergency procedures.
- Frequency of residents' meetings and residents' participation in decision making.
- How the complaints process is conducted.
- What should happen upon termination of an ORA.



Find out more about retirement village contracts and paperwork on the <u>Village Guide website</u> →

Insurance requirements for retirement village operators

According to the Code of Practice, a village operator must maintain a comprehensive insurance policy to cover loss or damage caused by fire, accident or natural disaster.

The insurance policy must cover:

- Retirement village property.
- Capital improvements or additional fittings provided by residents.
- Residential units owned by residents.

Insurance must be for full replacement (if available). If full replacement insurance isn't available, indemnity insurance is permitted, and the operator must clearly communicate what cover is provided.

Additional insurances

An operator may choose to take out additional insurance policies, for example public liability or insurance to cover business interruption. All of a village operator's insurance policies should be listed in the village's disclosure statement.

Operators must also:

- Inform residents whether they pass on any policy excess amounts and if so, in what circumstances.
- Keep the insurance valuation of all property types up-to-date as often as is required by the insurance policy.
- Provide residents with a copy of the insurance certificate of currency on request.



Operators are NOT responsible for contents insurance or vehicle insurance

Residents are responsible for contents insurance should they wish to insure personal contents within their unit, as well as their own vehicle insurance.

Both contents insurance and vehicle insurance are optional and residents may take out policies with any provider.

What happens if there's a fire or natural disaster?

If the home you occupy within a retirement village is damaged through no fault of your own, such as in a fire or natural disaster, the operator must consult with you to determine whether it is practicable to repair or replace the home.

Most likely outcomes following a fire or natural disaster

After a fire or natural disaster where you are not at fault, the operator must consult with you as to whether it is practicable to repair or replace the unit. There are a number of outcomes that could be considered, such as:

- · Repairing or replacing the unit.
- Transferring to another unit within the same village.
- Transferring to another unit in a sister village (owned by the same operator, if applicable).
- Terminating the occupation right agreement and leaving the village.

Repairing or replacing the unit

If the operator decides to repair or replace the unit, repairs or construction should commence as soon as practicable.

Transfers

If repairing or replacing the unit is not a viable option, you may have the option to transfer to another unit within the same village or a sister village nearby.

Terminating the occupation right agreement

There are two scenarios for terminating the occupation right agreement.

- If a transfer is available but you do not accept it, then the occupation right agreement is deemed to have been terminated by you. The original terms outlined in the occupation right agreement will apply, including any fixed deduction.
- If a transfer is not available, your
 exit payment must be at least equal
 to the capital sum you paid for the
 home less any charges you owe to the
 operator e.g. any outstanding weekly
 fee payments. However the accrual
 of your fixed deduction (deferred
 management fee) will not
 be deducted.

Your occupation right agreement might provide for a higher repayment, in which case repayment must be in accordance with your occupation right agreement.



Charges after a fire or natural disaster

If a fire, natural disaster or other event which was not your fault means that your home is uninhabitable then the fixed deduction must stop accruing or amortising from the date of that event. The regular fees that you pay for village outgoings or personal services must also stop on that date. If the operator provides you with temporary accommodation then accrual of the fixed deduction can be restarted and you will be responsible for the cost of any outgoings or personal services related to that temporary accommodation.

If the operator is not providing you with temporary accommodation then the charges under your occupation right agreement will only resume when your home is ready for occupation by you.

Fire protection and emergency management

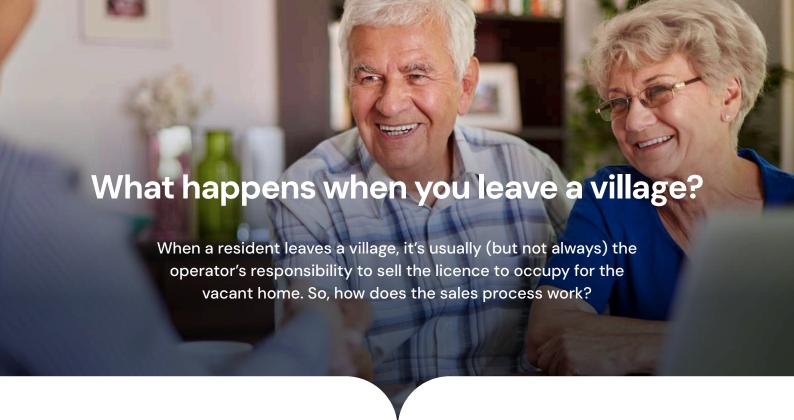
The Retirement Villages Code of Practice 2008 includes clear rules for operators in regards to fire protection and emergency management (clauses 19 to 23).

For example, all villages must have adequate insurance, a fire protection and emergency management policy (in writing), and evacuation and emergency response procedures.

You can ask the village operator for a copy of the fire protection and emergency management policy. The operator must provide an easily readable version to both current and intending residents on request.



Find out more about what happens in the event of a fire or natural disaster on the $\underline{\text{Village Guide website}}$



Some common questions people have about the sales process include:

- When will the former resident(s) receive their exit payment?
- Will you continue paying fees until the licence is sold?
- Do you have any control over how quickly the village operator sells the licence?

Every village has a slightly different sales process, which should be clearly outlined in the Occupation Right Agreement that a resident signs when they buy into a village. However, at a minimum, all villages must adhere to the guidelines for selling vacant units outlined in the Retirement Villages Code of Practice 2008 (clause 51).

Who is responsible for selling the home?

When a resident leaves a village, it's usually (but not always) the operator's responsibility to sell the licence to occupy

for the vacant home. Every village has a slightly different sales process, which should be clearly outlined in the occupation right agreement (it's important to read this carefully).

Exit payment

Once the licence to occupy is sold, the operator must pay the former resident all money owing to them under their occupation right agreement within five working days of receiving payment in full from the new resident.

Please note, this is subject to the new resident's cooling off period having expired. Also, if the former resident has died, probate will be required before payment can be made. Note that some operators agree to pay out earlier or pay interest after a certain period.

What happens if you leave and the unit doesn't sell right away?

Every village will follow a slightly different process for selling vacant homes. However, at a minimum, all villages must adhere to the guidelines for selling vacant homes outlined in the Retirement Villages Code of Practice 2008. Below is a summary of what happens after three, six and nine months if your home hasn't sold.

After three months

If a new occupation right agreement has not been entered into within three months, the operator must report in writing to the former resident, and provide detailed monthly updates from then on. The monthly reports must clearly outline the steps the operator is taking to market the unit.

After six months

If the unit is still vacant after six months, the operator must get an independent valuation of the unit (at their expense) to make sure the asking price is a suitable price. The former resident may also obtain an independent valuation (at their own cost) if they feel the first valuation is inaccurate and the operator must consider this when determining a suitable price.

After nine months

If an occupation right has not been sold for the unit after nine months, the former resident may choose to take a dispute notice to the Retirement Villages Disputes Panel, if grounds for a dispute have arisen.

3 MONTHS

Report in writing to the former resident.

Detailed monthly reports thereafter.

6 MONTHS

The operator must get an independent valuation of the unit.

9 MONTHS

Former resident may take a dispute notice to the Retirement Villages Disputes Panel.

Former residents may make a complaint about the sales process at any time.



Periodic or weekly fees

The resident's occupation right agreement will set out whether weekly fees cease when the resident provides vacant possession or if they continue through until the residential unit is sold.

If the latter applies, then the operator of the village must reduce any outgoing fees by at least 50% by the latter of either the date the resident stops living in the unit (and removes all their possessions) or six months after the date that the former resident's occupation licence terminates.

All fees for personal services must cease as soon as a resident stops living permanently in the unit.



Find out more about what happens when leaving a village on the <u>Village Guide website</u> →

Transitioning to higher level care: What you need to know

It's important to consider long-term care options when exploring retirement villages, particularly if continuum of care within the same location is important to you.

Many retirement villages offer continuum of care within an on-site care home. This means that residents may be able to transition into higher levels of care should the need arise in the future.

Types of care

In New Zealand, care is offered across four levels: rest home, hospital, dementia, and psychogeriatric.

An on-site care home may provide one or more of these levels of care. Typically, a care home offers rest home and potentially hospital level care. However, specialised units and nursing care are necessary for secure dementia and psychogeriatric care, which not all care homes have the facilities or staff to provide. As a result, residents in need of this higher level of care may need to transition outside of the village.



Care accommodation

Care accommodation is typically offered in a room located within a care home. Rooms vary in size and amenities depending on the specific care home and whether you occupy a standard or premium room. Some retirement villages provide care accommodation in care suites or apartments.



Standard rooms

These are usually single rooms and often have space for small items of personal furniture, such as an armchair.



Premium rooms

These are usually double rooms (or larger) with premium features such as an ensuite, private bathroom, or garden views.



Care Suites

These are much larger rooms that normally include a kitchenette, lounge area and ensuite. Care suites are commonly sold under an Occupation Right Agreement (ORA) which means you pay a capital sum to secure the room. Some care suites accommodate couples.



Serviced apartments

Residents who live in a serviced apartment may not be required to move if they require a higher level of care. This will depend on whether the retirement village can cater for higher levels of care within their existing apartment. It's important to understand exactly what this arrangement would look like. For example, a village may offer rest home level care in a serviced apartment, but require you to move into a room within a care home if you require hospital or dementia level care.



Other considerations

Respite care

An advantage of moving into a retirement village with an on-site care home is you will likely be able to receive respite care if recuperating from an illness or operation.

Respite care can help to speed up recovery as you'll receive plenty of rest and be cared for by healthcare professionals.

A note on dementia care

It's important to note there are different types of dementia level care that an on-site care home can cater for. For example, an on-site care home may be able to care for someone with early onset dementia, but someone with higher level dementia may require specialist, secure accommodation. When visiting a retirement village that does offer dementia level care, ensure you ask specifically about the level of dementia that they can accommodate.

Couples

If you're in a partnership, it's likely that you and your partner will have different care needs as time goes on. Retirement villages are a great option for couples with different needs as they often allow couples to stay together even when one person's care needs progress faster than the other. For example, the person who is able to live independently could remain in a villa, while the other might move into a serviced apartment or room within the care home.



Find out more about transitioning to higher level care on the <u>Village</u>
<u>Guide website</u> →



METLIFECARE

Whangārei Park Village

15 Puriri Park Road, Maunu

KAMO HOME AND VILLAGE CHARITABLE TRUST

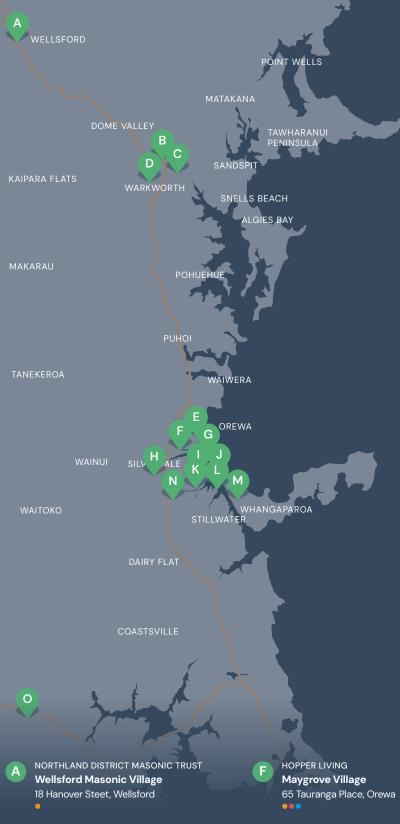
Kamo Home & Village

31 Ford Avenue, Kamo

ULTIMATE CARE GROUP

Ultimate Care Ranburn

7 Nova Scotia Drive, Waipu



Retirement villages in Rodney, Auckland

To learn more about each of the retirement villages listed below, please visit our <u>Rodney</u> pages online.

- Independent Living
- Assisted Living
- Care Home

- OCEANIA
 Totara Park Retirement Village
 9 Melwood Drive, Warkworth
- REAL LIVING GROUP
 Warkworth Oaks
 9 Queen Street, Warkworth
- SUMMERSET
 Summerset Falls
 31 Mansel Drive, Warkworth
- E RYMAN HEALTHCARE
 Evelyn Page Retirement Village
 30 Ambassador Glade, Orewa

- G THE GROVE OREWA
 The Grove Orewa
 15 Centreway Road, Orewa
- SUMMERSET
 Summerset Milldale
 50 Waiwai Drive, Milldale
- VIVID LIVING

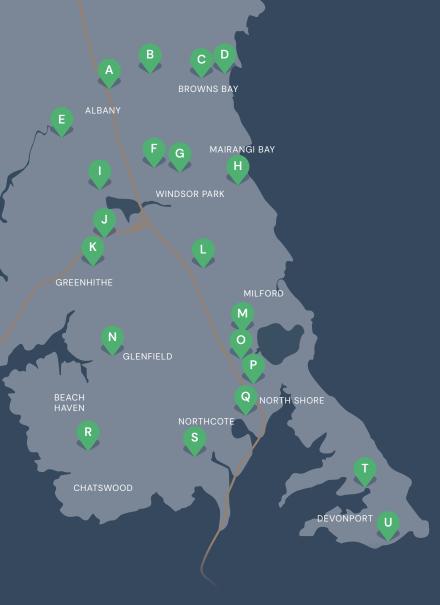
 Red Beach Vivid Living

 14 Tiromoana Drive, Red Beach
- METLIFECARE
 Hibiscus Coast Village Metlifecare
 101 Red Beach Road, Red Beach

- METLIFECARE

 Gulf Rise Metlifecare

 89 Symes Drive, Red Beach
- BUPA
 Bupa Northhaven Retirement Village
 142 Whangaparaoa Road, Red Beach
- ARVIDA GROUP
 Peninsula Club | Arvida
 441 Whangaparaoa Road, Stanmore Bay
- THE BOTANIC SILVERDALE
 The Botanic Silverdale
 44 Evergreen Drive, Silverdale
- HOPPER LIVING
 Country Club Huapai
 23 Vintry Drive, Huapai



Retirement villages in the North Shore, Auckland

To learn more about each of the retirement villages listed below, please visit our North Shore pages online.

- Independent Living
- Assisted Living
- Care Home

- PREMIER LIFESTYLE VILLAGES LTD
 Fairview Lifestyle Village
 21 Fairview Avenue, Fairview Heights
- ARVIDA GROUP

 Mayfair Auckland | Arvida

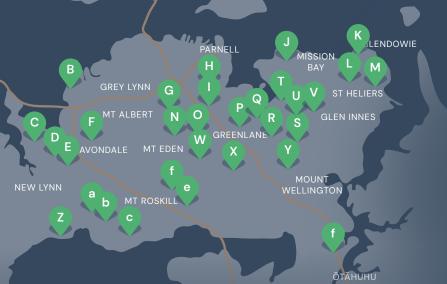
 14 Oteha Valley Road, Northcross
- C ARVIDA GROUP
 Aria Bay | Arvida
 3-7 Woodlands Crescent, Browns Bay
- D OCEANIA
 The Sands Village
 9 Bayview Road, Browns Bay
- PREMIER LIFESTYLE VILLAGES LTD
 Settlers Lifestyle Village
 550 Albany Highway, Albany
- BUPA
 Bupa Hugh Green Retirement Village
 105 Apollo Drive, Rosedale
- ARVIDA GROUP

 Knightsbridge | Arvida

 21 Graham Collins Drive, Rosedale

- NORFOLK APARTMENTS LTD
 Norfolk Apartments
 7 Ramsgate Terrace, Mairangi Bay
- ULTIMATE CARE GROUP
 Ultimate Care Rosedale
 255 Rosedale Road, Albany
- METLIFECARE
 Greenwich Gardens Metlifecare
 5 Greenwich Way, Unsworth Heights
- HIGHGROVE HOLDINGS
 Highgrove Retirement Village
 119 Albany Highway, Unsworth Heights
- ARVIDA GROUP
 Parklane Auckland | Arvida
 106 Becroft Drive, Forrest Hill
- OCEANIA
 Lady Allum Retirement Village
 20 Napoleon Avenue, Milford
- N METLIFECARE
 The Orchards Metlifecare
 123 Stanley Road, Glenfield

- METLIFECARE
 The Poynton Metlifecare
 142 Shakespeare Road, Takapuna
- PURIRI PARK RETIREMENT VILLAGE
 Puriri Park Retirement Village
 15 Puriri Street, Takapuna
- NORTHBRIDGE LIFECARE TRUST
 Northbridge
 45 Akoranga Drive, Northcote
- RYMAN HEALTHCARE
 Bert Sutcliffe Retirement Village
 2 Rangatira Road, Birkenhead
- ST AIDANS PRESBYTERIAN PROPERTY TRUST lona Close Retirement Village
 4 Woodside Avenue, Northcote
- RYMAN HEALTHCARE
 William Sanders Retirement Village
 7 Ngataringa Road, Devonport
- DEVONPORT RETIREMENT VILLAGE
 Devonport Retirement Village
 46 King Edward Parade, Devonport



Retirement villages in Auckland City

To learn more about each of the retirement villages listed below, please visit our <u>Auckland City</u> pages online.

- Independent Living
- Assisted Living
- Care Home

- A LIFECARE RESIDENCES
 Waiheke Retirement Village
 37 Natzka Road, Ostend
- B THE SELWYN FOUNDATION
 Selwyn Village Point Chevalier
 43 Target Street, Point Chevalier
- AVONDALE GARDEN RETIREMENT VILLAGE
 Avondale Garden Lifestyle Village
 68 Fonteyn Street, Avondale
- NEW ZEALAND AGED CARE SERVICES
 Rosehill Gardens
 23 Elm Street, Avondale
- GAOWOO GEDDES TERRACE LTD
 Cosmopolitan Retirement Village
 17 Geddes Terrace, Avondale
- AIREDALE PROPERTY
 Everil Orr Living
 63 Allendale Road, Mount Albert
- G OCEANIA
 Eden Retirement Village
 22 View Road, Mount Eden
- GENERUS LIVING GROUP LIMITED

 The Foundation Parnell

 541 Parnell Road, Parnell
- OCEANIA

 Remuera Rise Village

 30 James Cook Crescent, Remuera
- EASTCLIFFE ORAKEI MANAGEMENT SERVICES LP
 Eastcliffe
 217 Kupe Street, Orakei
- COEANIA

 The Helier Apartment Living

 28 Waimarie Street, St Heliers

- RYMAN HEALTHCARE

 Grace Joel Retirement Village

 184 St Heliers Bay Road, Saint Heliers
- ST ANDREWS VILLAGE TRUST INCORPORATED
 St Andrew's Village
 207 Riddell Road, Glendowie
- N ARVIDA GROUP
 Mt Eden Gardens | Arvida
 467 Mt Eden Road, Mount Eden
- REAL LIVING GROUP
 Epsom Village
 67 Ranfurly Road, Epsom
- P METLIFECARE
 7 Saint Vincent Metlifecare
 7 St Vincent Avenue, Remuera
- Rawhiti Estate

 14 Rangitoto Avenue, Remuera
- REAL LIVING GROUP
 Remuera Gardens
 57 Richard Farrell Avenue, Remuera
- REAL LIVING GROUP
 The Avenue Apartments
 57 Richard Farrell Avenue, Remuera
- RYMAN HEALTHCARE
 Edmund Hillary Retirement Village
 221 Abbotts Way, Remuera
- OCEANIA

 Meadowbank Retirement Village
 154 Meadowbank Road, Meadowbank
- Bupa Remuera Retirement Village
 10 Gerard Way, Saint Johns

- SUMMERSET
 Summerset St Johns
 180 St Johns Road, Saint Johns
- ARVIDA GROUP
 Aria Park | Arvida
 1-3 Claude Road, Epsom
- RYMAN HEALTHCARE
 Logan Campbell Retirement Village
 187 Campbell Road, Greenlane
- SUMMERSET
 Summerset at Heritage Park
 8 Harrison Road, Mount Wellington
- METLIFECARE
 Powley Metlifecare
 135 Connell Street, Blockhouse Bay
- BUPA
 Bupa Sunset Retirement Village
 117-123 Boundary Road, Blockhouse Bay
- RYMAN HEALTHCARE

 Murray Halberg Retirement Village

 11 Commodore Drive, Mount Roskill
- METLIFECARE
 Hillsborough Heights Metlifecare
 1381 Dominion Road Extension, Mount Roskill
- GENERUS LIVING GROUP LIMITED
 Ranfurly Village
 539 Mt Albert Road, Three Kings
- e METLIFECARE
 Parkside Village
 42 Herds Road, Hillsborough
- OAK GROVE RETIREMENT VILLAGE
 Oakgrove Village Retirement Community
 92-96 Princes Street, Otahuhu



Retirement villages in Waitākere, Auckland

To learn more about each of the retirement villages listed below, please visit our <u>Waitākere</u> pages online.

- Independent Living
- Assisted Living
- Care Home

- SUMMERSET
 Summerset at Monterey Park
 1 Squadron Drive, Hobsonville
- B OCEANIA
 Waterford Retirement Village
 84 Buckley Avenue, Hobsonville
- RYMAN HEALTHCARE

 Keith Park Retirement Village

 3 Scott Road, Hobsonville
- METLIFECARE
 Orion Point Metlifecare
 62 Tahingamanu Road, Hobsonville

- RYMAN HEALTHCARE

 Miriam Corban Retirement Village
 211 Lincoln Road, Henderson
- TASMAN CARE LIMITED
 Tasman Serviced Apartments
 4 Wadier Place, Henderson
- METLIFECARE
 Waitākere Gardens Metlifecare
 15 Sel Peacock Drive, Henderson
- H DUTCH VILLAGE TRUST
 Ons Dorp Retirement Village
 36 McLeod Road, Henderson

- GREENVIEW PARK VILLAGE
 Greenview Park Village
 267 Glengarry Road, Glen Eden
- BUPA
 Bupa Glenburn Retirement Village
 79 Margan Avenue, New Lynn
- METLIFECARE

 Crestwood Village Metlifecare

 38 Golf Road, New Lynn
- METLIFECARE
 Pinesong Metlifecare
 66 Avonleigh Road, Green Bay

Retirement villages in Manukau, Auckland

To learn more about each of the retirement villages listed below, please visit our Manukau City pages online.

- Independent Living
- Assisted Living
- Care Home

- A METLIFECARE
 Pōhutukawa Landing
 3 Seventh View Avenue, Beachlands
- REAL LIVING GROUP
 Pakuranga Park Village
 Fortunes Road, Pakuranga
- HBH SENIOR LIVING
 HBH Senior Living
 139 Union Road, Howick
- METLIFECARE
 Highlands Village Metlifecare
 49 Aberfeldy Avenue, Highland Park
- E METLIFECARE
 Edgewater Village Metlifecare
 14 Edgewater Drive, Pakuranga
- METLIFECARE
 Fairway Gardens
 197 Botany Road, Golflands

RYMAN HEALTHCARE
Bruce McLaren Retirement Village
795 Chapel Road, Dannemora

ŌTĀHUHU

MANUAKAU CITY CENTRE GOODWOOD HEIGHTS

М

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METLIFECARE

Dannemora Gardens - Metlifecare

30 Matarangi Road, Botany Downs

OCEANIA
St Johns Retirement Village
7a Konini Avenue, Papatoetoe

SUMMERSET
Summerset by the Park
7 Flat Bush School Road, Flat Bush

SEVENTH DAY ADVENTIST CHURCH
Bethesda Village
743 Great South Road, Wiri

OCEANIA
Elmwood Retirement Village
131 Hill Road, Manurewa

BUPA
Bupa Erin Park Retirement Village
62 Russell Road, Manurewa

VINTAGE HARVEST HOLDINGS
Acacia Cove Village

131 Wattle Farm Road, Wattle Downs

BUPA
Bupa Wattle Downs Retirement Village
120 Wattle Downs Road, Wattle Downs

METLIFECARE

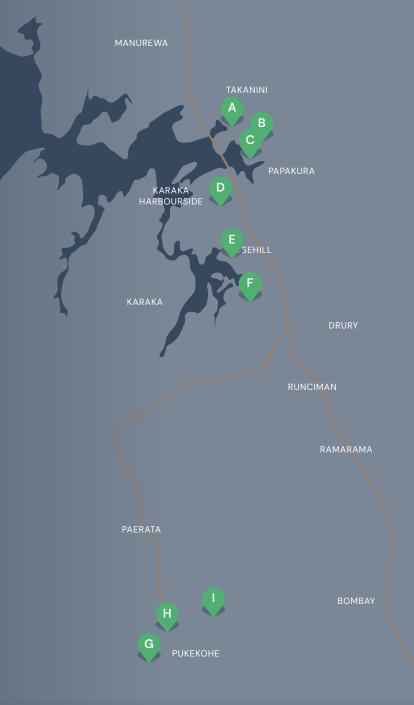
Otau Ridge - Metlifecare

1 Ōkauanga Road, Clevedon

Retirement villages in South Auckland

To learn more about each of the retirement villages listed below, please visit our Papakura and Franklin pages online.

- Independent Living
- Assisted Living
- Care Home



- A METLIFECARE
 Longford Park Village Metlifecare
 1 Longford Park, Takanini
- NEW ZEALAND AGED CARE SERVICES

 Tui Lifecare

 2 6 Trentham Road, Papakura
- METLIFECARE
 Papakura Oaks
 21 Youngs Road, Papakura
- SUMMERSET
 Summerset at Karaka
 49 Pararekau Road, Karaka
- VIVID LIVING

 Karaka Vivid Living

 241 Park Estate Road, Karaka

- KARAKA PINES VILLAGES
 Karaka Lifestyle Estate
 329 Bremner Road, Karaka
- G HERITAGE LIFECARE
 Palms Village
 100-104 Harris Street, Pukekohe
- ST PATRICK'S VILLAGE LIMITED
 St Patrick's Village
 133 Seddon Street, Pukekohe
- RYMAN HEALTHCARE
 Possum Bourne Retirement Village
 5 Lisle Farm Drive, Pukekohe

Retirement villages in Hamilton

To learn more about each of the retirement villages listed below, please visit our Hamilton pages online.

- Independent Living
- Assisted Living
- Care Home
- APARANGI Aparangi Village 14 Waerenga Road, Te Kauwhata
- PERRINPARK RETIREMENT VILLAGE Perrinpark Retirement Village 711 Te Kowhai Road, Rotokauri
- KARAKA PINES VILLAGES Karaka Pines Rototuna 75 Hare Puke Drive, Rototuna
- SUMMERSET **Summerset Rototuna** 39 Kimbrae Drive, Rototuna
- RYMAN HEALTHCARE Linda Jones Retirement Village 1775 River Road, Flagstaff
- ALANDALE LIFECARE LIMITED Alandale Lifestyle Village 1199 River Road, Flagstaff
- NETHERVILLE RETIREMENT VILLAGE Netherville Retirement Village 4 Admiral Crescent, Flagstaff
- VILLAGE GARDENS RETIREMENT VILLAGE Village Gardens Retirement Village 16 Rototuna Road, Flagstaff
- **Bupa St Andrews Retirement Village** 26 Delamare Road, Saint Andrews
- METLIFECARE Forest Lake Gardens - Metlifecare 2 Minogue Drive, Te Rapa
- RUPA **Bupa Foxbridge** 60 Minogue Drive, Te Rapa

Awatere Retirement Village 1350 Victoria Street, Beerescourt

OHINEWAL

TE KAUWHATA

- RYMAN HEALTHCARE Hilda Ross Retirement Village 30 Ruakura Road, Hamilton East
- METLIFECARE Wilson Carlile Village 562 Grey Street, Hamilton East
- ARVIDA GROUP Cascades | Arvida 55 Pembroke Street, Hamilton Lake
- ROSELAND PARK RESIDENTS COMPANY LTD **Roseland Park**

18 Fox Street, Hamilton East D WHITIOP N HAMILTON EAST O SUMMERSET FRANKTON Summerset down the Lane, Hamilton HILLCREST 206 Dixon Road, Fitzroy Q SANDERSON GROUP **Tamahere Country Club** TAMAHERE 46 Tamahere Drive, Tamahere

R



Retirement villages Matamata & South Waikato

To learn more about each of the retirement villages listed below, please visit our Matamata & South Waikato pages online.

- Independent Living
- Assisted Living
- Care Home

- A LOCKERBIE VILLAGE LIMITED
 Lockerbie Village
 21 Village Boulvard, Morrinsville
- TASMAN VILLAGE SOCIETY
 Tasman Village
 2 Seales Road, Morrinsville
- SANDERSON GROUP

 Matamata Country Club

 102 Peria Road, Matamata
- RADIUS CARE

 Matamata Country Lodge

 18/20 Elizabeth Street, Matamata
- FREEDOM LIFESTYLE VILLAGES

 Matamata Longlands

 80 Burwood Road, Matamata
- RANGIURA TRUST BOARD
 Rangiura Retirement Village
 17 Matai Crescent, Putaruru



Retirement villages in Hauraki, Thames & Coromandel

To learn more about each of the retirement villages listed below, please visit our <u>Hauraki</u>, <u>Thames & Coromandel</u> pages online.

- Independent Living
- Assisted Living
- Care Home

- A COROMANDEL LIFESTYLE VILLAGE
 Coromandel Lifestyle Village
 1737 Rings Road, Coromandel
- B OCEANIA
 Whitianga Retirement Village
 24 Buffalo Beach Road, Whitianga
- HOPPER LIVING
 Moorings Village
 91 Joan Gaskell Drive, Whitianga
- WHITIANGA MASONIC VILLAGE
 Whitianga Masonic Village
 Seascape Avenue, Whitianga
- BUPA
 Bupa Tararu Retirement Village
 109 Wilson Street, Thames
- BUPA
 Bupa Waiokaraka Retirement Village
 Campbell Street, Thames



44 Waimarie Avenue, Paeroa

OCEANIA

Ohinemuri Village

WAIHI HOSPITAL

24 Keepa Avenue, Paeroa

Waihi LifeCare Village

Toomey Street, Waihi

KENNEDY BAY

MANAIA

OPITO BAY KAIMARAMA HOT WATER TAIRUA **OPPOTUERE** WHANGAMATĀ WHIRITOA WAIHI BEACH

Retirement villages in Taupō

To learn more about each of the retirement villages listed below, please visit our <u>Taupō</u> pages online.

TWO MILE BAY

RAINBOW POINT

- Independent Living
- Assisted Living
- Care Home

- OCEANIA
 St Johns Wood Retirement Village
 133 139 Tamamutu Street, Taupo
- OCEANIA
 Wharerangi Retirement Village
 6 Fletcher Street, Town Centre
- BUPA
 Bupa Liston Heights Retirement Village
 19 Liston Avenue, Hilltop
- LAKECREST LIFESTYLE VILLAGE

 LakeCrest Lifestyle Village

 Corner of Tauhara Ridge Drive and Kokomea Drive, Wharewaka
- SUMMERSET
 Summerset by the Lake, Taupo
 2 Wharewaka Road, Wharewaka



Retirement villages in Tauranga, Papamoa & Mount Maunganui

To learn more about each of the retirement villages listed below, please visit our <u>Tauranga</u>, <u>Papamoa & Mount Maunganui</u> pages online.

- **а b**
- Independent Living
- Assisted Living
- Care Home

- A MATUA VILLAGE
 Matua Village
 124 Levers Road, Matua
- B ARVIDA GROUP
 Bethlehem Shores | Arvida
 141 Bethlehem Road, Bethlehem
- C ARVIDA GROUP
 Bethlehem Country Club | Arvida
 111 Carmichael Road, Bethlehem
- RYMAN HEALTHCARE

 Bob Owens Retirement Village
 112 Carmichael Road, Bethlehem
- WOODLANDS BOUTIQUE VILLAGE LIMITED
 Woodlands Boutique Retirement Village
 30 Carmichael Road, Bethlehem
- KARAKA PINES VILLAGES
 Kempton Park Retirement Village
 40 Te Paeroa Road, Bethlehem
- G CLASSIC DEVELOPMENTS

 The Vines at Bethlehem

 143 Moffat Road, Bethlehem
- H OCEANIA
 The Bayview Retirement Village
 159 Waihi Road, Judea
- Bupa Cedar Manor Retirement Village
 30 Sixth Avenue, Avenues
- BUPA
 Bupa Accadia Retirement Village
 101 Edgecumbe Road, Tauranga South

- METLIFECARE
 The Avenues Metlifecare
 Corner Tenth Ave & Devonport Rd, Avenues
- ULTIMATE CARE GROUP
 Ultimate Care Oakland Lodge Village
 125 Fourteenth Avenue, Tauranga South
- HERITAGE LIFECARE
 Hodgson Village
 51 Botanical Road, Tauranga South
- BUPA
 Bupa Greerton Gardens Retirement Village
 45 Greerton Road, Gate Pa
- BUPA
 Bupa Greerton Oaks Retirement Village
 108 Greerton Road, Gate Pa
- P COTSWOLD COURT
 Cotswold Court
 8 Cheyne Road, Pyes Pa
- ALTHORP VILLAGE
 Althorp Village
 9 Grantston Drive, Pyes Pa
- R ARVIDA GROUP
 Copper Crest | Arvida
 52 Condor Drive, Pyes Pa
- CARMEL COUNTRY ESTATE
 Carmel Country Estate
 11 Hollister Lane, Ohauiti
- METLIFECARE

 Greenwood Park Metlifecare

 10 Welcome Bay Road, Hairini

- METLIFECARE
 Somervale Metlifecare
 33 Gloucester Rd, Arataki, Mount Maunganui
- METLIFECARE
 Bayswater Village Metlifecare
 60 Maranui Street, Mount Maunganui
- ARVIDA GROUP

 Ocean Shores | Arvida

 80 Maranui Street, Mount Maunganui
- GENERUS LIVING GROUP LIMITED
 Pacific Lakes Village
 242 Grenada Street, Papamoa
- GENERUS LIVING GROUP LIMITED
 Pacific Coast Village
 210 Maranui Street, Papamoa
- PAREWAITAI ESTATES
 Parewaitai Village
 718 Grenada Street, Papamoa Beach
- METLIFECARE
 Papamoa Beach Village Metlifecare
 2 Te Okuroa Drive, Papamoa Beach
- SUMMERSET
 Summerset by the Dunes
 35 Manawa Road, Papamoa Beach
- FREEDOM LIFESTYLE VILLAGES
 Papamoa Sands
 61 Golden Sands Drive, Papamoa

Retirement villages in Whakatane, Opotiki & Kawerau

To learn more about each of the retirement villages listed below, please visit our Whakatane, Opotiki & Kawerau pages online.

- Independent Living
- Assisted Living
- Care Home



- MOUNTAIN VIEW RETIREMENT VILLAGE
 Mountain View Retirement Village
 192 202 River Road, Kawerau
- B GOLDEN POND LIFECARE LIMITED
 Golden Pond Lifecare
 47 Bracken Street, Whakatane
- BUPA
 Bupa Mary Shapley Retirement Village
 4 Spence Lane, Whakatanae
- PERIA HOUSE LIMITED
 Peria Village
 43 Richard Street, Opotiki

Retirement villages in Katikati, Omokoroa & Te Puke

To learn more about each of the retirement villages listed below, please visit our Katikati Omokoroa & Te Puke pages online.

- Independent Living
- Assisted Living
- Care Home

PAEROA WAIHI

B
TE AROHA KATIKATI

C
WHAKAMĀRAMA TAURANGA

MAKETU

D

WHANGAMATĀ

A KARAKA PINES VILLAGES
Karaka Pines Waihi Beach

B SUMMERSET
Summerset by the Sea Katikati
181 Park Road, Katikati

8 Browns Drive, Waihi Beach

- OMOKOROA COUNTRY ESTATE
 Omokoroa Country Estate
 Corner Omokoroa Road and Anderley Avenue, Omokoroa
- HERITAGE LIFECARE

 Carter Village

 69 Moehau Street, Te Puke
- BUPA
 Bupa Te Puke Retirement Village
 1 No. 1 Road, Te Puke

Retirement villages in Rotorua

To learn more about each of the retirement villages listed below, please visit our <u>Rotorua</u> pages online.

- Independent Living
- Assisted Living
- Care Home

FAIRY SPRINGS

WESTERN
HEIGHTS

B

C

GLENHOLME
F

LYNMORE

- A NEW ZEALAND AGED CARE SERVICES
 St Barnabas Close Lifestyle Village
 24 Hall Road, Ngongotahā
- FREEDOM LIFESTYLE VILLAGES
 Rotorua Lakes
 121 Pukehangi Road, Pukehangi
- BUPA
 Bupa The Gardens Retirement Village
 15 Hodgkins Street, Pukehangi
- HERITAGE LIFECARE
 Cantabria Village
 369 Old Taupo Road, Springfield
- FERGUSSON HOUSE
 Fergusson Home
 Cnr Carlton & Ranolf Streets, Victoria

- F ARVIDA GROUP
 Glenbrae | Arvida
 22 Hilda Street, Fenton Park
- G CLASSIC DEVELOPMENTS
 Lynmore Rise
 40 Owhatiura Drive, Lynmore
- H BUPA
 Bupa Redwood Retirement Village
 429 Te Ngae Road, Ōwhata
- KARAKA PINES VILLAGES

 Karaka Pines Regency Park

 3A Brent Road, Ōwhata



Retirement villages in Gisborne & **Hawkes Bay**

To learn more about each of the retirement villages listed below, please visit our Gisborne

- & <u>Hawkes Bay</u> pages online.
 - Independent Living
 - Assisted Living
 - Care Home





- RYMAN HEALTHCARE Kiri Te Kanawa Retirement Village 12 Gwyneth Place, Lytton West
- BEETHAM VILLAGE PARTNERSHIP Beetham Lifestyle Village Margaret Place, Lytton West
- HERITAGE LIFECARE Te Wiremu Village 621 Aberdeen Road, Te Hapara
- RIVERDEEN RETIREMENT VILLAGES Riverdeen Park 241 Stanley Road, Awapuni
- NEW ZEALAND AGED CARE SERVICES **Dunblane Lifecare and Village** 178 Rutene Road, Kaiti

- RYMAN HEALTHCARE Princess Alexandra Retirement Village 145 Battery Road, Ahuriri
- HERITAGE LIFECARE G St Lukes Close Village 24 Te Mata Road, Havelock North
- SUMMERSET Summerset in the Bay, Napier 79 Merlot Drive, Greenmeadows
- NAPIER DISTRICT MASONIC TRUST **Kensington Masonic Villas** 70 Kensington Drive, Taradale
- NAPIER DISTRICT MASONIC TRUST J **Mission View Village** 190 Avondale Road, Greenmeadows
- NAPIER DISTRICT MASONIC TRUST Knightsbridge Masonic 17 Balmoral Street, Taradale
- **Bupa Willowbank Retirement Village** 25 Ulyatt Road, Meeanee
- SUMMERSET **Summerset Palms** 136 Eriksen Road, Te Awa
- NAPIER DISTRICT MASONIC TRUST Taradale Masonic Village 15 Devonshire Place, Taradale
- OCEANIA Atawhai Retirement Village 421 Gloucester Street, Taradale



- ASCOT PARK RETIREMENT VILLAGE **Ascot Park Retirement Village** 79 King Street, Taradale
- NEW ZEALAND AGED CARE SERVICES MiLife Riversdale Lifestyle Village 233 Guppy Road, Taradale
- OCEANIA **Gracelands Retirement Village** 730 Pakowhai Road, Frimley
- SUMMERSET Summerset in the Orchard 1228 Ada Street, Parkvale
- RYMAN HEALTHCARE James Wattie Retirement Village 122 Te Aute Road, Havelock North
- ARVIDA GROUP Mary Doyle | Arvida 3 Karanema Drive, Havelock North
- **NEW ZEALAND AGED CARE SERVICES** St Luke's Village 196 Vigor Brown Street, Napier South
- HERITAGE LIFECARE Waiapu Village 10 Danvers Street, Havelock North
- SUMMERSET Summerset in the Vines 249 Te Mata Road, Havelock North

Retirement villages in Taranaki

To learn more about each of the retirement villages listed below, please visit our <u>Taranaki</u> pages online.

- Independent Living
- Assisted Living
- Care Home



A MASONIC VILLAGES LIMITED
Waitara Masonic Village
12 Park Lane, Waitara

MILIFE
MiLife Bell Vista
131 Mangati Road, Bell Block

MAIDA VALE RETIREMENT VILLAGE
Maida Vale Retirement Village
20 Pohutukawa Place, Bell Block

SUMMERSET
Summerset at Pohutukawa Place
70 Pohutukawa Place, Bell Block

MILIFE
MiLife On Wills
49 Wills Road, Bell Block

MASONIC VILLAGES LIMITED
Hawera Masonic Village
240 South Road, Spotswood

MASONIC VILLAGES LIMITED

Manadon Masonic Village

21A Manadon Street, Spotswood

H RYMAN HEALTHCARE

Jean Sandel Retirement Village
71 Barrett Road, Whalers Gate

TAINUI HOME TRUST BOARD
Tainui Village
96 Clawton Street, Westown

MASONIC VILLAGES LIMITED
Clawton Masonic Village
25 Clawton Street, Westown

MASONIC VILLAGES LIMITED
Welbourn Masonic Village
16 Oriental Street, Welbourn

HERITAGE LIFECARE
Telford Village
15 Telford Street, Merrilands

ARVIDA GROUP

Molly Ryan | Arvida

269 Mangorei Road, Merrilands

N SUMMERSET
Summerset Mountain View, New Plymouth
35 Fernbrook Drive, Hurworth

HERITAGE LIFECARE
Elizabeth R Village
30/33 Elizabeth Grove, Stratford

MASONIC VILLAGES LIMITED
Eltham Masonic Village
Cnr London and York Street, Eltham

Q HERITAGE LIFECARE
Annie Brydon Village
71 Glover Road, Hawer

MIDHLIRST

PEMBROKE

O STRATFORD

CARDIFE

NGAERE

Р

TE ROT

NORMANBY





Retirement villages in Manawatu & Whanganui

To learn more about each of the retirement villages listed below, please visit our Manawatu & Whanganui pages online.

- Independent Living
- Assisted Living
- Care Home

- A HERITAGE LIFECARE
 Broadview Village
 108 Mosston Road, Castlecliff
- B ENLIVEN PRESBYTERIAN SUPPORT CENTRAL Kowhainui Retirement Village Edith Collier Dr & Kowhainui Dr, Otamatea
- RYMAN HEALTHCARE

 Jane Winstone Retirement Village

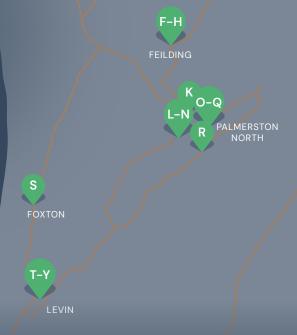
 49 Oakland Avenue, Saint Johns Hill
- ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Abingdon Retirement Village
 22 Oakland Avenue, Saint Johns Hill
- SUMMERSET
 Summerset in the River City
 40 Burton Avenue, Whanganui East
- ENLIVEN PRESBYTERIAN SUPPORT CENTRAL

 Coombrae Retirement Village

 34 North Street, Feilding
- WOODLANDS RESORT LIMITED.
 Woodlands Resort
 17a Sherwill Street East, Feilding
- H PROMISIA
 Ranfurly Manor
 6 Monmouth Street, Feilding
- NZACS LIMITED

 Rahiri Retirement Village

 348 High Street, Dannevirke



- PROMISIA

 Eileen Mary

 44 Trafalgar Street, Dannevirke
- RYMAN HEALTHCARE

 Julia Wallace Retirement Village
 28 Dogwood Way, Milson
- ARVIDA GROUP
 Olive Tree | Arvida
 11-13 Dalwood Grove, Highbury
- MASONIC VILLAGES LIMITED

 Manawatu Masonic Court

 13 Clausen Street, Takaro
- N METLIFECARE
 Palmerston North Village Metlifecare
 Corner Carroll & Fitchett Streets, City Center
- ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Brightwater Retirement Village
 69 Brightwater Terrace, Terrace End
- BUPA
 Bupa Riverstone Retirement Village
 243 Napier Road, Kelvin Grove
- MILIFE
 MiLife Kelvin Grove
 53 Brooklyn Heights Drrive, Kelvin Grove

- SUMMERSET
 Summerset on Summerhill
 180 Ruapehu Drive, Fitzherbert
- MASONIC VILLAGES LIMITED
 Te Awahou Masonic Village
 79 Main Street, Foxton
- ULTIMATE CARE GROUP
 Ultimate Care Madison
 144 Queen Street West, Levin
- ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Reevedon Retirement Village
 37 Salisbury Street, Levin
- MILIFE
 MiLife Rosewood Park
 78 Queenwood Road, Levin
- W ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Levin War Veterans Village
 36 Prouse Street, Levin
- SUMMERSET
 Summerset by the Ranges
 104 Liverpool Street, Levin
- MASONIC VILLAGES LIMITED
 Horowhenua Masonic Village
 685 Queen Street East, Levin



- AEGIS PROJECTS

 Whitby Lakes Retirement Village

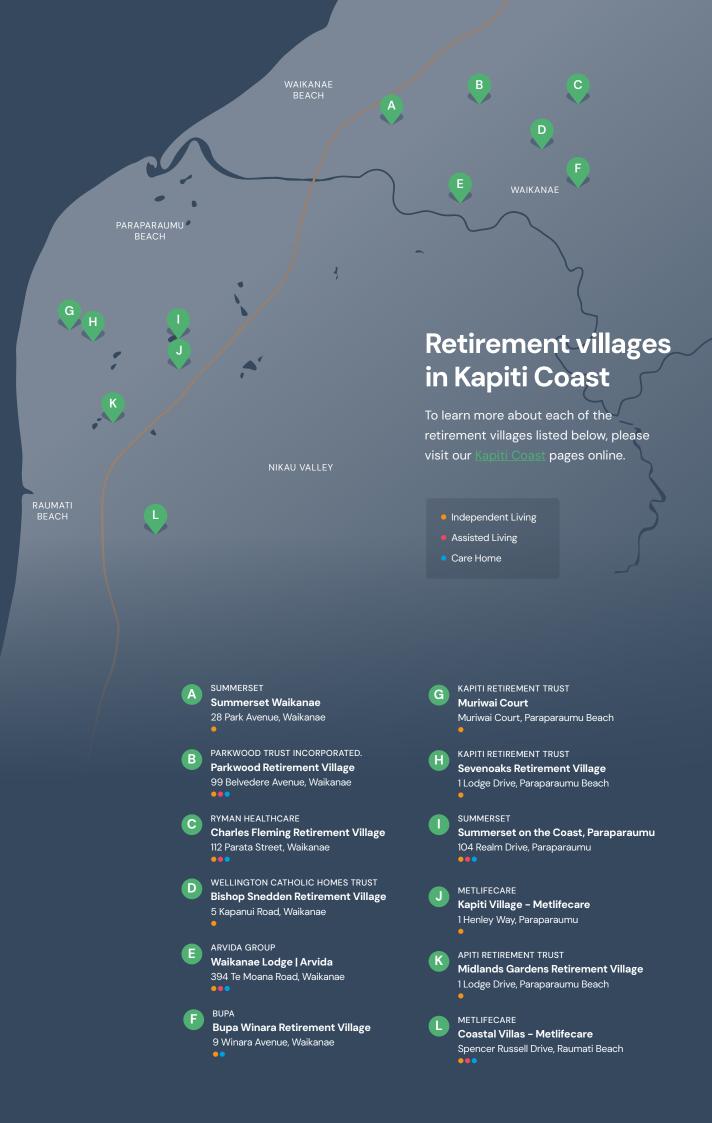
 1 Newhaven Way, Whitby
- SUMMERSET
 Summerset at Aotea, Wellington
 15 Aotea Drive, Aotea
- SUMMERSET
 Summerset on the Landing
 1–3 Bluff Road, Kenepuru
- SUMMERSET
 Summerset at the Course, Trentham
 20 Racecourse Road, Trentham
- BUPA
 Bupa Fergusson Retirement Village
 8 Ward Street, Trentham
- F OCEANIA
 Elderslea Village
 29 Redwood Street, Elderslea
- G OCEANIA

 Hutt Gables Retirement Village

 1094 Fergusson Drive, Clouston Park

- H TAITA HOME TRUST BOARD
 Aroha Care Centre
 6 Cooper Street, Taita
- RYMAN HEALTHCARE
 Shona McFarlane Retirement Village
 66 Mabey Road, Avalon
- SUMMERSET
 Summerset Boulcott
 1a Boulcott Street, Boulcott
- ROPATA LODGE LIMITED
 Ropata Village
 57 Ropata Crescent, Boulcoot
- WESLEYHAVEN VILLAGE LTD.
 Wesley Rātā Village
 249 Rata Street, Naenae
- MASONIC VILLAGES LIMITED
 Woburn Apartments
 61 Wai-iti Crescent, Woburn
- N RYMAN HEALTHCARE
 Bob Scott Retirement Village
 25 Graham Street, Petone

- enliven presbyterian support central Woburn Retirement Apartments
 29E Wai-iti Crescent, Woburnt
- P RYMAN HEALTHCARE
 Malvina Major Retirement Village
 134 Burma Road, Johnsonville
- BUPA
 Bupa Crofton Downs Retirement Village
 122 Churchill Drive, Crofton Downs
- R ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Huntleigh Retirement Apartments
 219 Karori Road, Karori
- ARVIDA GROUP
 Village at the Park | Arvida
 130 Rintoul Street, Berhampore
- RYMAN HEALTHCARE
 Rita Angus Retirement Village
 66 Coutts Street, Kilbirnie

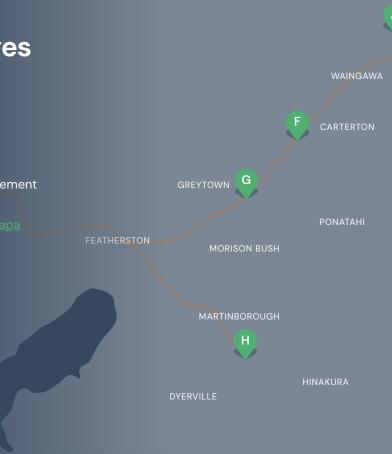


Retirement villages in Masterton, Carterton & South Wairarapa

To learn more about each of the retirement villages listed below, please visit our Masterton, Carterton & South Wairarapa

pages online.

- Independent Living
- Assisted Living
- Care Home



MOUNT HOLDSWORTH

TE WHITI

- A MASONIC VILLAGES LIMITED
 Wairarapa Masonic Village
 35 Edith Street West, Masterton
- ARVIDA GROUP

 Lansdowne Park | Arvida

 100 Titoki Street, Lansdowne
- BEGROUP
 Wairarapa Village
 140 Chapel Street, Masterton
- ULTIMATE CARE GROUP
 Ultimate Care Lansdowne Court
 1 Oxford Street, Lansdowne
- E ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
 Kandahar Village by Enliven
 16 Totara Street, Masterton

- F HERITAGE LIFECARE
 Roseneath Village
 227 High Street South, Carterton
- THE ORCHARDS
 Greytowns Orchards Lifestyle Retirement
 67 Reading Street, Greytown
- THE MASONIC VILLAGES TRUST
 Wharekaka Retirement Village
 20 Oxford Street, Martinborough



Retirement villages in Nelson & Marlborough

To learn more about each of the retirement villages listed below, please visit our Nelson, Tasman & Marlborough pages online.

- Independent Living
- Assisted Living
- Care Home

Q R S T U

- A OCEANIA
 Woodlands Retirement Village
 6 Edgewood Crescent, Motueka
- ARVIDA GROUP
 Waimea Plains | Arvida
 455 Lower Queen Street, Richmond
- ARVIDA GROUP

 Oakwoods | Arvida

 357 Lower Queen Street, Richmond
- EXPERION CARE NZ LIMITED

 Wensley House

 49 Wensley Road, Richmond
- OLIVE ESTATE LIFESTYLE VILLAGE LIMITED
 Olive Estate Lifestyle Village
 2c Lakehouse Crescent, Richmond
- F HERITAGE LIFECARE
 Stillwater Village
 60 Templemore Drive, Richmond
- SUMMERSET
 Summerset Richmond Ranges
 1 Hill Street North, Richmond

- SUMMERSET
 Summerset in the Sun, Nelson
 16 Sargeson Street, Stoke
- RYMAN HEALTHCARE
 Ernest Rutherford Retirement Village
 49 Covent Drive, Stoke
- ULTIMATE CARE GROUP
 Ultimate Care Kensington Court
 18 McMahon Street, Stoke
- OCEANIA
 Stoke Retirement Village
 188 Songer Street, Stoke
- QESTRAL
 Coastal View Lifestyle Village
 50 Clarence Drive, Bishopdale
- ROUNDHAY RETIREMENT VILLAGE
 Roundhay Retirement Village
 105 Kawai Street, Nelson South
- OCEANIA
 Green Gables Retirement Village
 241 Bridge Street, The Wood

- ARVIDA GROUP
 The Wood | Arvida
 156 Milton Street, The Wood
- OCEANIA

 Marina Cove Retirement Village
 53 Waikawa Road, Picton
- SUMMERSET
 Summerset Blenheim
 183 Old Renwick Road, Springlands
- R SPRINGLANDS LIFESTYLE VILLAGE LIMITED
 Springlands Lifestyle Village
 5 Battys Road, Springlands
- ARVIDA GROUP
 Ashwood Park | Arvida
 118-130 Middle Renwick Road, Springlands
- OCEANIA
 Redwood Retirement Village
 18 North Street, Redwoodtown
- BETHSAIDA HOME TRUST LTD.

 Bethsaida Retirement Village

 66 Litchfield, Street Redwoodtown

Retirement villages in Christchurch

To learn more about each of the retirement villages listed below, please visit our Christchurch pages online.

- Independent Living
- Assisted Living
- Care Home

LEITHFIELI

- A LONGRIDGE COUNTRY ESTATE
 Amberley Country Estate
 10 Teviotview Place, Amberley
- B KAIAPOI LODGE RESIDENTIAL CARE LIMITED
 Kaiapoi Lodge
 6 Cass Street, Sydenham
- RYMAN HEALTHCARE
 Ryman Northwood Village
 20 Radcliffe Road, Belfast
- SUMMERSET
 Summerset on Cavendish
 147 Cavendish Road, Casebrook
- QESTRAL
 Burlington Village
 171 Prestons Road, Marshland
- P QESTRAL
 Alpine View
 448 Prestons Road, Waitikiri
- G AEGIS PROJECTS
 Silverstream Lifestyle Retirement Village
 488 Greers Roads, Northcote
- H GENERUS LIVING GROUP LIMITED
 The Russley Village
 73 Roydvale Avenue, Burnside
- SUMMERSET
 Summerset at Avonhead
 120 Hawthornden Road, Avonhead
- HERITAGE LIFECARE

 Golden Age Retirement Village

 96 Harewood Road, Papanui
- ELMSWOOD & FENDALTON COURT LIFECARE LTD.
 Fendalton Retirement Village
 73 Bryndwr Road, Bryndwr
- ELMSWOOD & FENDALTON COURT LIFECARE LTD.
 Elmswood Retirement Village
 131 Wairakei Road, Bryndwr

- M OCEANIA
 The Bellevue Village
 21 Windermere Road, Papanui
- N BUPA
 Bupa Parklands on Papanui Retirement Village
 429 Papanui Road, Papanui
- RYMAN HEALTHCARE
 Ngaio Marsh Retirement Village
 95 Grants Road, Papanui
- P RYMAN HEALTHCARE
 Diana Isaac Retirement Village
 1 Lady Isaac Way, Mairehau
- METLIFECARE
 Merivale Retirement Village
 27 Somme Street, St. Albans
- Palm Grove Retirement Village
 108 Marshland Road, Shirley
- METLIFECARE
 The Village Palms
 27–31 Shirley Road, Shirley

 KAIAF
- WINDSOR HOUSE BOARD OF GOVERNORS INC
 WINDSORCARE
 1 Horseshoe Lake Road, Shirley



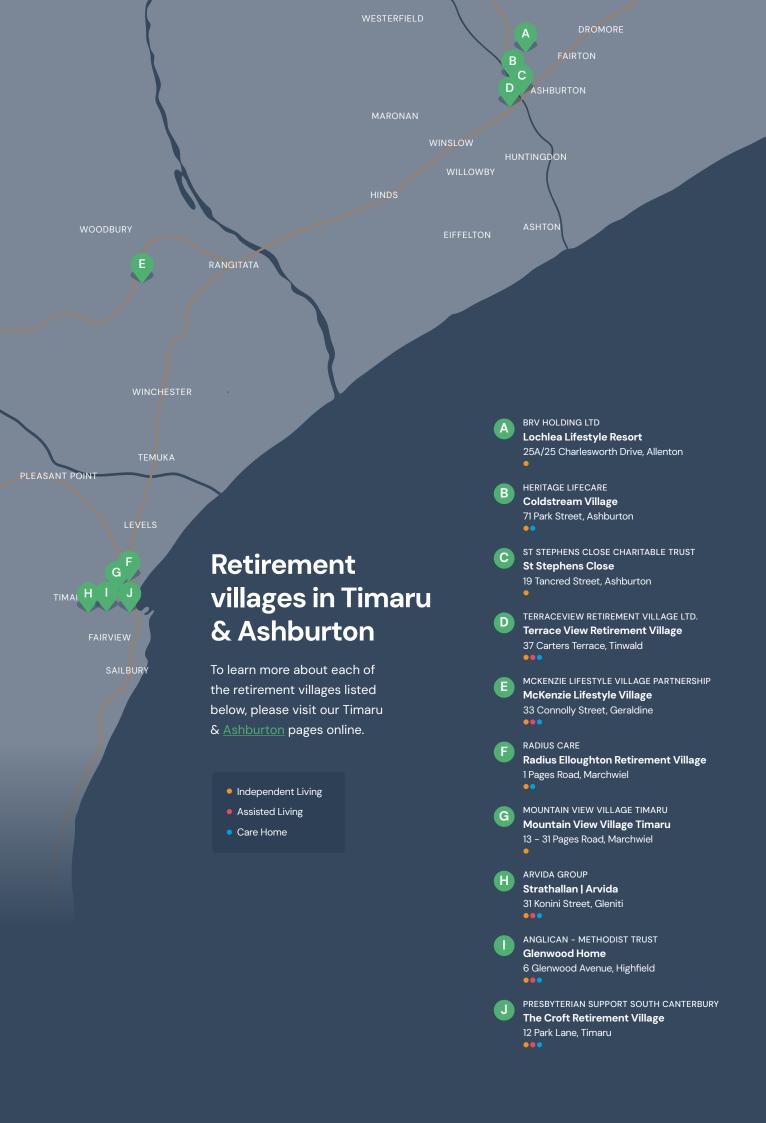


- Independent Living
- Assisted Living
- Care Home
- RYMAN HEALTHCARE Kevin Hickman Retirement Village 25 Steadman Road, Broomfield
- **Bupa Parkstone Retirement Village** 2 Athol Terrace, Upper Riccarton
- GENERUS LIVING GROUP LIMITED Holly Lea Village 123 Fendalton Road, Fendalton
- ARVIDA GROUP St Albans | Arvida 41 Caledonian Road, St. Albans
- ARCHER VILLAGES AND CARE HOMES Archer Maryville Courts Village 155 Salisbury Street, City Center
- AVON LIFECARE LIMITED **Avon Lifecare Retirement Living** 437 Armagh Street, Linwood
- RYMAN HEALTHCARE **Woodcote Retirement Village** 29 Woodcote Avenue, Hornby
- OCEANIA The Oaks Retirement Village 88 Main South Road, Sockburn
- ARVIDA GROUP llam | Arvida 28 Ilam Road, Upper Riccarton
- ELMS COURT VILLAGE Elms Court Village 71 Middleton Road, Upper Riccarton
- ARVIDA GROUP Mayfair | Arvida 104 Wharenui Road, Upper Riccarton

- AVON LIFECARE LIMITED Kauri Lodge 148 Riccarton Road, Riccarton
- RYMAN HEALTHCARE Margaret Stoddart Retirement Village 23 Bartlett Street, Riccarton
- GOLDEN HEALTHCARE GROUP Lady Wigram Retirement Village 210 Kittyhawk Avnue, Wigram
- ARVIDA GROUP Park Lane | Arvida 35 Whiteleigh Avenue, Addington
- **ULTIMATE CARE GROUP Ultimate Care Bishop Selwyn** 350 Selwyn Street, Spreydon
- NAZARETH CARE CHARITABLE TRUST BOARD **Nazareth Community of Care** 220 Brougham Street, Sydenham
- RYMAN HEALTHCARE **Essie Summers Retirement Village** 222 Colombo Street, Sydenham
- ARCHER VILLAGES AND CARE HOMES Archer Beckenham Village 166 Colombo Street, Sydenham
- CHATSWOOD RETIREMENT VILLAGE **Chatswood Retirement Village** 60 Hawford Road, Opawa
- ARCHER VILLAGES AND CARE HOMES **Archer Linrose Village** 472 Linwood Avenue, Woolston
- HERITAGE LIFECARE **Brookhaven Retirement Village** 29 Alport Place, Woolston

- SUMMERSET **Summerset at Wigram** 135 Awatea Road, Wigram
- RYMAN HEALTHCARE **Anthony Wilding Retirement Village** 5 Corbett Crescent, Aidanfield
- QESTRAL **Banbury Park** 107 Milns Road, Halswell
- HERITAGE LIFECARE George Manning Village 1 Hennessy Place, Spreydon
- BUPA **Bupa Cashmere View Retirement Village** 72 Rose Street, Somerfield
- **ULTIMATE CARE GROUP Ultimate Care Rose Court** 115a Rose Street, Somerfield
- ARVIDA GROUP Rhodes on Cashmere | Arvida 5 Overdale Drive, Cashmere
- ARCHER VILLAGES AND CARE HOMES **Archer Thorrington Village** 51 Birdwood Avenue, Beckenham
- HERITAGE LIFECARE **Edith Cavell Village** 40 Head Street, Sumner







- ROYS BAY ESTATE
 Roys Bay Estate
 Corner Wanaka-Mount Aspiring Road and
 Meadowstone Drive, Wanaka
- PRESBYTERIAN SUPPORT OTAGO
 Wanaka Retirement Village
 7 Meadowstone Drive, Wanaka
- ASPIRING LIFESTYLE RETIREMENT VILLAGE
 Aspiring Lifestyle Retirement Village
 14 Golf Course Road, Wanaka
- ARROWTOWN LIFESTYLE VILLAGE
 Arrowtown Lifestyle Village
 224 McDonnell Road, Arrowtown
- ARVIDA GROUP
 Queenstown Country Club | Arvida
 420 Frankton-Ladies Mile Hwy, Lake Hayes
- Frankton Court
 32 McBride Street, Frankton

- G GOLDEN VIEW LIFESTYLE VILLAGE
 Ripponburn Lifestyle Village
 94 Kawarau Gorge Road, Cromwell
- GOLDEN VIEW LIFESTYLE VILLAGE
 Golden View Lifestyle Village
 14 Kanuka Drive, Cromwell
- PRESBYTERIAN SUPPORT OTAGO
 Ranui Court Retirement Village
 135 Tarbert Street, Alexandra
- Observatory VILLAGE CHARITABLE TRUST
 Observatory Village
 21 Stoke Street, Oamaru
- PRESBYTERIAN SUPPORT OTAGO
 Columba Court Retirement Village
 46 Hull Street, Oamaru
- THE GRANGE LIFECARE VILLAGE
 The Grange Lifecare
 19 Clachan Grange Road, Mosgiel

- BROOKLANDS VILLAGE
 Brooklands Village
 17 Balmoral Avenue, Mosgiel
- CHATSFORD MANAGEMENT LTD.
 Chatsford The Lifestyle Choice
 88 Glenbrook Drive, Mosgiel
- SUMMERSET
 Summerset at Bishopscourt, Dunedin
 36 Shetland Street, Wakari
- P RYMAN HEALTHCARE
 Yvette Williams Retirement Village
 383 Highgate, Roslyn
- RYMAN HEALTHCARE
 Frances Hodgkins Retirement Village
 40 Fenton Crescent, Saint Clair
- R HERITAGE LIFECARE
 Clutha Views Village
 64 Essex Street, Balclutha



Further information

Want to learn even more about retirement villages? We've got you covered.

- Check out our Resource Centre for more articles, booklets, tips, and checklists.
- Browse our Directory to find and compare retirement villages throughout New Zealand.
- Request an Information Pack from all the villages you'd like to learn more about. You can request an Information Pack on each village listing page or by saving villages to your account and selecting the ones you would like an information pack for.

About Village Guide

Village Guide is your independent guide to retirement villages and care homes in New Zealand. We make finding, comparing, and understanding retirement villages as easy as possible by providing:

- Articles, checklists, tips, and guides.
- A listing for every village and care home in New Zealand.
- Retirement village industry news and updates.

For more information about planning for retirement, and about retirement villages in New Zealand, please visit:

