



Retirement Villages in Northland (July 2016)

This listing includes housing options for people aged over 55 years. It can help identify places within your price range and offer the features you want. Prices and information are correct at time of publication but are subject to change. All prices include GST.

In a village you purchase tenure, for example an Occupation Right Agreement and pay an ongoing service fee. This usually covers emergency call, rates, building insurance, security, lawns, gardening and exterior maintenance.

Serviced apartment fees are generally higher and include extra services such as meals, housekeeping and personal care. Some packages do not allow you to access publicly funded help for personal care such as help with showering.

Villages with District Health Board contracted rest homes and hospitals may offer units where the occupant claims subsidy for care in that unit. Check details with your Needs Assessor and lawyer before making a commitment.

Information on village vacancies is available on www.eldernet.co.nz and www.trademe.co.nz. The following resources may also be helpful:

The Law Society

Good legal advice is vital. The Law Society website lists lawyers experienced in retirement village work visit their website www.propertylawyers.org.nz or phone them on 04 472 7837.

The Commission for Financial Capability

The commission site www.cffc.org.nz has useful information, including a summary of the Retirement Villages Act 2003 which provides resident safeguards, the Code of Practice and Code of Residents' Rights. The commission is also responsible for public education on legal requirements for retirement villages and publishes a booklet called "Thinking of Living in a Retirement Village".

If village management is not able to resolve a financial issue, residents can appeal to the statutory supervisor who acts as an independent 'watchdog' for the village. The disclosure statement lists supervisor contacts. Disputes not resolved within the village can go to an independent disputes panel. The Commission appoint and publish lists of panel members, see website for details.

If you have questions about the legal framework of villages phone 0800 268 269 or email retirement.villages@ccfc.org.nz

The Retirement Village Association (RVA)

Check if the village is a member of the RVA. The association has a code of practice and offers an alternate complaint process. Their website www.retirementvillages.org.nz has resident information or you can phone them on 04 499 7090.

List of Retirement Villages

Jane Mander Retirement Village	Kamo West
Kamo Village	Kamo
Kerikeri Retirement Village.....	Kerikeri
Marian Heights Village	Whangarei
Merrivale Retirement Village	Kamo
Ngunguru Retirement Village	Whangarei
Northland District Masonic Trust.....	Northland
Oakridge Villas.....	Kerikeri
Quail Ridge Country Club	Kerikeri
Ranburn – Ultimate Care	Waipu
Riverdale Retirement Village.....	Dargaville
Riverview Retirement Village	Maungaturoto
RSA Town Houses.....	Kaitaia
Saorsa Retirement Village	Waipu
Selwyn Park	Whangarei
Stonehaven Retirement Village.....	Maungakaramea
The Falls Lifestyle Estate	Whangarei
The Palms Lifestyle Village	Whangarei
Summerset Falls Warkworth	Warkworth
Totara Park Retirement Village	Warkworth

Jane Mander Retirement Village

Contact Person	Tammy Drinkwater, Village Sales Advisor		
Address	262 Fairway Drive	Phone	435 3803
	Kamo West	Fax	435 3853
Email	tammy.drinkwater@janemander.co.nz	Website	www.janemander.co.nz
Owner	Ryman Healthcare Limited		
Tenure	Unit Title		
Admission	Age 70 years and older		
Care Facilities	Rest home, hospital and secure dementia unit		
Services	All weather bowling green, heated indoor swimming pool and spa, gymnasium, internal atrium, beauty and hairdressing salons, library, dining room, lounges, shop, bar, internet, movie theatre		
Accommodation	179 x Independent living townhouses		\$325,000+
	70 x Assisted living serviced apartments		\$240,000 +
Service Fee	Independent living \$110 per week	Assisted living	\$324 per week base fee

Kamo Village

Contact Person	Zoe Berry		
Address	31 Ford Ave	Phone	435 5800
	Kamo	Fax	435 6061
Email	zoep@kamohome.co.nz	Website	www.kamohome.co.nz
Owner	Kamo Home and Village Charitable Trust		
Tenure	Occupation Right Agreement		
Admission	Age 65 years and older, non-smokers. Waiting list		
Care Facilities	Kamo rest home, Alice Court dementia unit and hospital		
Services	Doctor, registered nurse, rehabilitation and convalescent care, podiatry, main meal, laundry, cleaning, transport services, shop, chapel, library, games room, hair salon, comfortable meeting area, indoor bowls, activities, outings. Escort to doctor appointments available.		
	Terraced buildings; some with carport or garage. Within easy walking distance to shops.		
Accommodation	20 x 1 bedroom units		\$175,000 +
	8 x 2 bedroom units		\$235,000 +
	2 x Supported living		\$175,000 +
Service Fee	\$447 per month		\$447 + \$1,023 (supported living)

Kerikeri Retirement Village

Contact Person	Frances Shaw		
Address	PO Box 456	Phone	407 0070
	Kerikeri	Fax	407 0089
Email	frances@kerikerivillage.co.nz	Website	www.kerikerivillage.co.nz
Owner	Kerikeri Village Trust		
Tenure	Occupation Right Agreement		
Admission	Age 60 years and older. Waiting list		
Care Facilities	Kerikeri retirement village rest home, hospital, dementia unit and day care		
Services	Registered nurse, physiotherapy, podiatry, meals, personal linen laundry, cleaning, transport, hair salon. Senior social centre, indoor bowls, chapel		
	Village situated at Ruatara Drive, Kerikeri. Set in 15 acres of landscaped gardens, within walking distance of the town centre.		
Accommodation	20 x 1 bedroom studio apartments		\$210,000
	11 x 1 bedroom cottages, some garages		\$250,000 - \$330,000
	55 x 2 bedroom cottages with garages		\$350,000+
Service Fee	Apartments \$230.86 per fortnight		Cottages \$222.04 - \$265.30 per fortnight

Marian Heights Village

Contact Person	The Management Committee		
Address	Unit Q1,1 Pompallier Estate Drive	Phone	4384 366
	Maunu	Fax	n/a
Email	margmck@clearnet.co.nz	Website	n/a
Owner	Own your own units		
Tenure	Cross Lease		
Admission	Age 55 years and older, independent		
Care Facilities	Selwyn Park rest home and dementia rest home within 1km		
Services	A small community centre, lounge, kitchen and activities room for bowls and cards		
	Situated on five acres, a mixture of units, some with garage or carport. Sold privately or on the open market. Village is self-managed by committee of residents and trustees from the Whangarei Catholic Homes Trust. The committee employs a groundsman and administrator		
Accommodation	6 x 1 bedroom units		\$180,000+
	4 x 1 bedroom units with study		\$190,000+
	32 x 2 bedroom units		\$230,000 - \$280,000
Service Fee	\$340 per month		

Merrivale Retirement Village

Contact Person	Katrina Symonds		
Address	61 Winger Crescent	Phone	435 3388
	Springs Flat	Fax	435 3382
Email	katrina.symonds@bupa.co.nz	Website	www.bupa.co.nz
Owner	Bupa Care Services NZ		
Tenure	Occupation Right Agreement		
Admission	Age 75 years and older		
Care Facilities	Merrivale rest home, dementia unit and hospital		
Services	Library, communal laundry, lounge and dining area, hair salon. Outings and weekly shopping trips. Weekly wellness clinic, cleaning, laundry and meals available on request.		
	New apartments are connected to care facility; have a small kitchen and balcony.		
Accommodation	15 x 1 bedroom serviced apartments		\$216,000 - \$230,000
Service Fee	\$1,112.69 single per month		\$1,389.49 double per month

Ngunguru Retirement Village

Contact Person	Phiona Wilson	
Address	8 Kakariki Rd	Phone 434 3841 or 0274 758 334
	RD 3, Ngunguru	Fax n/a
Email	nrtrust@gmail.com	Website www.nrv.co.nz
Owner	Ngunguru Retirement Village Trust	
Tenure	Occupation Right Agreement	
Admission	Age 60 years and older, independent, interview process. No pets	
Care Facilities	No care facilities on site	
Services	Communal hall, work shed and allotment area for vegetable growing	
	Stand alone houses are all different designs, on flat sections close to estuary, golf course and amenities	
Accommodation	37 x 2 bedroom units	\$250,000+
		\$24,200 Licence
Service Fee	\$230.00 per month	Includes home insurance and rates

Northland District Masonic Trust

Contact Person	Malcolm McKerrow	
Address	PO Box 8	Phone 438 3109
	Whangarei	Fax 430 0706
Email	mckerrow@northlanddmtrust.org.nz	Website www.northlandmasonictrust.co.nz
Owner	Northland District Masonic Trust	
Tenure	The Trust provides both Occupation Right Agreement and rental housing.	
Admission	Age 65 years and older, independent and do not own a house or other property. Masons and non-masons welcome.	
Care Facilities	No care facilities on site	
Services	No services on site	
	Units in a number of Northland locations: Dargaville, Whangarei and Wellsford. Purchaser pays the Trust 50% of current market value, usually \$80,000 to \$150,000, and the Trust guarantees to buy back the unit when it is no longer required	
Accommodation	Dargaville - 15 x 2 bedroom units	\$90,000 +
	Dargaville - 3 x 2 bedroom units	\$150,000 - \$160,000
	Whangarei - 10 x 2 bedroom units	\$120,000 +
	Wellsford - 15 x 2 bedroom units	\$90,000 +
Service Fee	\$98 per week	

Oakridge Villas

Contact Person	Craig White	
Address	30 Oakridge Drive	Phone 407 8549
	Kerikeri	Fax 407 8548
Email	craig@metlifecare.co.nz	Website www.metlifecare.co.nz
Owner	Metlifecare	
Tenure	Occupation Right Agreement	
Admission	Age 65 years and over. Supply medical certificate.	
Care Facilities	No care facilities on site	
Services	Pavilion, library, pool table, table tennis, indoor pool and spa, gym, indoor bowls, petanque	
Accommodation	2 and 3 bedroom villas	\$440,000 - \$575,000
Service Fee	\$148.10 fixed for life	

Quail Ridge Country Club

Contact Person	Neil Pyne	
Address	82 Rainbow Falls Rd	Phone 401 6579 / 021 192 3922
	Kerikeri	Fax 401 6581
Email	neil@quailridgecc.co.nz	Website www.quailridgecc.co.nz
Owner	Don and Jill Cottle	
Tenure	Occupation Right Agreement	
Admission	55 years and over	
Care Facilities	Rest home, hospital, dementia unit and daycare available on completion of stage 2	
Services	Club House includes restaurant, café, bar, two lounges, library, cinema, billard room, hobbies room.	
	Outside entertaining and barbeque area, tennis court, bowling green, petanque court, pavilion, heated pool and spa. Hair and beauty salon	
	Residents will share the capital gain 50/50 with the village. Quail Ridge Country Club is currently under construction. See website for details. Will alter plans to suit individual needs	
Accommodation	Stand-alone houses	\$550,000
	Duplex	\$450,400
	Cottages	\$395,000
	Serviced apartments	\$285,000
	Total of 233 homes on completion	
Service Fee	\$135 per week	

Ranburn - Ultimate Care

Contact Person	Sammi Jack		
Address	7 Nova Scotia Drive	Phone	432 0675
	Waipu	Fax	432 0672
Email	manager.ranburn@ultimatecare.co.nz	Website	www.ultimatecare.co.nz
Owner	Ultimate Care Group Ltd		
Tenure	Occupation Right Agreement		
Admission	Age 55 years and older		
Care Facilities	Rest home, dementia unit, hospital and day care		
Services	24 hour nurse-call, external maintenance. Main meal and hair salon at extra cost. Residents can join activities in the rest home Free standing units, short walk to town. Garages available		
Accommodation	1 x 1 bedroom units		\$180,000
	7 x 2 bedroom units		\$200,000
	2 x 3 bedroom units		\$230,000
Service Fee	\$98.00 per week		

Riverdale Retirement Village

Contact Person	Abdullah or Zahid Al Abayechi		
Address	140 Logan St	Phone	(09) 625 1270 or 021 296 2244
	Dargaville	Fax	625 9287
Email	universalkitchens.nz@gmail.com	Website	www.riverdale.co.nz
Owner	Abdullah Al Abayechi and Maha Al Ameen		
Tenure	Occupation Right Agreement		
Admission	65 years and older		
Care Facilities	No care facilities on site		
Services	Village hall is used for activities such as bowls, games nights, movie nights and birthday gatherings. Extensive communal grounds and gardens, including fruit trees.		
Accommodation	12 x 2 bedroom villas		\$185,000
Service Fee	\$105 per week		

Riverview Retirement Village

Contact Person	Tracy Chapman		
Address	Riverview Place	Phone	431 8696
	Maungaturoto	Fax	431 8634
Email	mrh@vodafone.co.nz	Website	www.maungaturotoresthome.co.nz
Owner	Maungaturoto Community Charitable Trust		
Tenure	Cross Lease		
Admission	Age 55 and older. There is a waiting list		
Care Facilities	Maungaturoto rest home and day care		
Services	Doctors surgery, main meal		
	Local village amenities are all within walking distance.		
Accommodation	27 x 2 bedroom units		\$260,000 - \$270,000
Service Fee	\$315 per month		

RSA Town Houses

Contact Person	Teresa Wills		
Address	PO Box 163	Phone	408 0423 (RSA)
	Kaitaia	Fax	408 0433
Email	rsa.kta@clear.net.nz	Website	n/a
Owner	Far North (Kataia) RSA Inc		
Tenure	Cross Lease		
Admission	Age 50 years and older, cats ok		
Care Facilities	No care facilities on site		
Services	No communal services on site		
	Individual builds own home on RSA land, sold on open market. Rental flats on-site. Close to town. Town houses at 20 Matthews Ave, Kaitaia		
Accommodation	1 x Town house		Market value
	4 x Units		Market value
Service Fee	\$75 per week		

Saorsa Retirement Village

Contact Person	Gina Murray		
Address	PO Box 87	Phone	432 1453
	Waipu	Fax	432 1453
Email	saorsavillage@xtra.co.nz	Website	n/a
Owner	Whangarei District Council - Saorsa Charitable Trust administer		
Tenure	Occupation Right Agreement		
Admission	Age 60 years and older, active and independent. Interview and GP letter required		
Care Facilities	Ranburn rest home, dementia rest home and hospital 400m away - under different ownership and management		
Services	Recreational hall for weekly activities such as talks and exercise. Hair dressing and podiatry available. Administration office open 3 half days per week		
	An additional \$20,000 is paid to Trust. Units sold on open market. Insurance covered in weekly service fee. Village situated 150m from township.		
Accommodation	1 x 1 bedroom unit with garage		\$195,000+
	25 x 2 bedroom units with garage		\$260,000+
Service Fee	\$69 per week		

Selwyn Park

Contact Person	Stephanie Ducrot		
Address	15 Puriri Park Road	Phone	438 1099 ext 127
	Maunu	Fax	430 0500
Email	stephanied@selwyncare.org.nz	Website	www.selwyncare.org.nz
Owner	Selwyn Care Ltd		
Tenure	Occupation Right Agreement		
Admission	Age 65 years and older		
Care Facilities	Selwyn Park rest home, dementia unit and hospital		
Services	Access to a registered nurse, podiatry, physiotherapy, health clinic, main meal, laundry, cleaning. Community centre, library, exercise classes, indoor bowls, shop, hair salon, happy hour, can join rest home activities, shopping trips and outings.		
Accommodation	14 x 2 bedroom cottages		\$280,000+
Service Fee	\$455 per month		

Stonehaven Retirement Village

Contact Person	Roseanne Walker	
Address	27 Stonehaven Drive	Phone 432 3290
	Maungakaramea	Fax 432 3291
Email	stonehavenvillage@xtra.co.nz	Website www.stonehavenvillage.co.nz
Owner	Stonehaven Village Trust	
Tenure	Occupation Right Agreement	
Admission	Age 55 years and older, no dependants	
Care Facilities	No care facilities on site	
Services	Includes rates, lawns, insurance, interior / exterior maintenance. Hobbies shed / garage. Stonehaven is situated in the small rural village of Maungakaramea, 20 minutes from Whangarei. Town trips in village van. Residents use the local amenities; mobile library, social club, squash, swimming pool, bowling and rugby clubs.	
Accommodation	16 x 2 bedroom units with garage	\$100,000+
		\$20,000 Licence
Service Fee	\$111.00 per week	

The Falls Lifestyle Estate

Contact Person	Kim Butterfield	
Address	94 Boundary Road	Phone 437 5844
	Tikipunga	Fax 437 1365
Email	kim.butterfield@thebegroup.co.nz	Website www.fallsestate.co.nz
Owner	Whangarei Falls Village Ltd	
Tenure	Occupation Right Agreement	
Admission	Age 65 years and older, able to live independently	
Care Facilities	Planned for 2018	
Services	Manager on-site 24/7, emergency call system. Community centre, library, wireless internet café, indoor bowls, darts, full size snooker table, spa pool, heated indoor pool, table tennis, gymnasium, mini golf, croquet, petanque, dance floor, movie theatre, restaurant, workshop and outings. Doctor's surgery, hair salon, bar, minibus, keep fit classes, body massage, Tai Chi, golf course Situated 7km from Whangarei. 30 new dwellings planned for 2016 / 2017. Construction of hospital care and memory loss units to follow.	
Accommodation	66 x 2 bedroom homes	\$400,000+
	21 x 3 bedroom homes	\$485,000+
	2 x 1 bedroom apartments	\$280,000
	26 x 2 bedroom apartments	\$340,000+
	4 x 3 bedroom apartments	\$395,000+
Service Fee	\$106 per week	

The Palms Lifestyle Village

Contact Person	Daniel and Rochelle Skelton		
Address	79/45 Reed St	Phone	435 4020
	Tikipunga, Whangarei	Fax	435 4021
Email	palmsvillage@xtra.co.nz	Website	www.thepalmslifestyle.co.nz
Owner	Colin and Marilyn Parker		
Tenure	Occupation Right Agreement		
Admission	Age 55 years and over, able to live independently		
Care Facilities	No care facilities on site		
Services	Gated, secure village with nightly security patrols, emergency medical alarms in all homes. Community centre with gym, library and kitchen facilities. Hosts movie and games afternoons, indoor bowls, petanque, line dancing, sit fit and Tai Chi. 1 km to shopping centre and doctor's surgery, 10 min drive to city centre. New Community Centre commencing 2016.		
Accommodation	150 x 1,2,3 bedroom villa's when completed 1 and 2 bedroom apartments planned for 2017	\$349,000 - \$450,000	
Service Fee	\$87 per week		

Warkworth Villages

Summerset Falls Warkworth

Contact Person	Steven Garner		
Address	31 Mansel Drive	Phone	09 425 1202
	Warkworth	Fax	09 425 1209
Email	warkworth.sales@summerset.co.nz		
Website	www.summerset.co.nz		
Owner	Summerset Management Group		
Tenure	Occupation Right Agreement		
Admission	Age 65 years and over, independent		
Care Facilities	Rest home and hospital		
Services	Recreation centre with library, gym, Sky TV, pool, petanque and regular activities. Café, lounges, bowling green, residents' bar, consulting rooms and hair salon. Building a further 70-80 independent units 2016		
Accommodation	123 x 1, 2 and 3 bedroom independent units Some with study, some with garage	\$360,000 - \$640,000	
Service Fee	Independent units \$122 per week	Apartments \$152 per week, includes power	

Totara Park Retirement Village

Contact Person	Rowena Pearce		
Address	5 Melwood Drive	Phone	0800 333 688 / 027 501 8269
	Warkworth	Fax	n/a
Email	rowena.pearce@oceaniahealthcare.co.nz		
Website	www.oceaniahealthcare.co.nz		
Owner	Oceania Healthcare		
Tenure	Occupation Right Agreement		
Admission	Age 70 years and over, independent. GP certificate required		
Care Facilities	No care facilities on site. Residents have priority access to Lady Allum rest home and hospital at Milford, North Shore		
Services	Library, community hall with recreational facilities. Close to Warkworth central shopping centre		
Accommodation	1 bedroom cottages		\$320,000+
	2 bedroom cottages		\$375,000+
Service Fee	\$120 per week		