



Retirement Villages in Northland (July 2019)

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.

NB: inclusion in this listing does not indicate District Health Board endorsement.

List of Retirement Villages

Jane Mander Retirement Village	Kamo West
Kamo Village.....	Kamo
Kerikeri Retirement Village.....	Kerikeri
Marian Heights Village	Whangarei
Masonic Villages Limited.....	Northland
Merrivale Retirement Village	Kamo
Ngunguru Retirement Village	Whangarei
Oakridge Villas.....	Kerikeri
Quail Ridge Country Club.....	Kerikeri
Ranburn – Ultimate Care.....	Waipu
Riverdale Retirement Village.....	Dargaville
Riverview Retirement Village	Maungaturoto
Saorsa Retirement Village.....	Waipu
Selwyn Park	Whangarei
Stonehaven Retirement Village	Maungakaramea
The Anchorage	Marsden Cove
The Falls Lifestyle Estate	Whangarei
The Palms Lifestyle Village	Whangarei
Summerset Falls Warkworth	Warkworth
The Oaks on Neville.....	Warkworth
Totara Park Retirement Village	Warkworth

Jane Mander Retirement Village

Contact Person	Fiona Scotland, Village Sales Advisor	
Address	262 Fairway Drive	Phone 435 3803
	Kamo West	Fax 435 3853
Email	fiona.scotland@janemander.co.nz	Website www.janemander.co.nz
Owner	Ryman Healthcare Limited	
Tenure	Occupation Right Agreement	
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, movie theatre and internet	
Accommodation	115 x Independent living townhouses	\$490,000+
	68 x Independent living apartments	\$470,000
	70 x Assisted living serviced apartments	\$360,000+
Service Fee	Independent living \$119 per week	Assisted living \$349 per week base fee

Kamo Home & Village Charitable Trust

Contact Person	Zoe Berry	
Address	31 Ford Ave	Phone 435 5800
	Kamo	Fax 435 6061
Email	zoeb@khvct.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, dementia unit and hospital	
Services	Doctor, registered nurse, rehabilitation, convalescent care, podiatry, main meal, laundry, cleaning, transport services, shop, chapel, library, games room, hair salon, comfortable meeting area, indoor bowls, activities and outings. Escort to doctor appointments available.	
	Terraced buildings; some with carport or garage. Easy walking distance to shops.	
Accommodation	20 x 1 bedroom units	\$275,000
	8 x 2 bedroom units	\$375,000
	2 x assisted living	\$235,000
Service Fee	\$447 per month	\$1,500 (assisted living) per month

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 Retirement Village Ltd	
Tenure	Occupation Right Agreement	
Admission	Age 75 years and older. Waiting list	
Care Facilities	Kerikeri Village rest home, hospital, dementia unit and day programme	
Services	Registered nurse, physiotherapy, podiatry, meals, laundry, cleaning, transport and hair salon. Senior social centre, indoor bowls and 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	\$230,000
	11 x 1 bedroom cottages, some garages	\$390,000 - \$460,000
	67 x 2 bedroom cottages with garages	\$460,000 +
Service Fee	Apartments \$261.52 per fortnight	Cottages \$249.06 - \$291.64 per fortnight

Marian Heights Village

Contact Person	The Management Committee	
Address	Unit O1,1 Pompallier Estate Drive	Phone 438 3484
	Maunu	Fax n/a
Email	annbruce.scott@xtra.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 part time groundsman and administrator plus a lawn mowing contractor	
Accommodation	6 x 1 bedroom units	\$280,000+
	4 x 1 bedroom units with study	\$300,000+
	32 x 2 bedroom units	\$350,000+
Service Fee	\$410 per month	

Masonic Villages Limited

Contact Person	Malcolm McKerrow or Holly Taylor	
Address	PO Box 8	Phone 438 3109
	Whangarei	Fax 430 0706
Email	holly@wap.org.nz	Website www.northlandmasonictrust.co.nz
Owner	Masonic Villages Limited	
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 \$150,000 to \$200,000, and the Trust guarantees to buy back the unit when it is no longer required	
Accommodation	Dargaville - 15 x 2 bedroom units	\$150,000+
	Dargaville - 3 x 2 bedroom units	\$150,000 - \$200,000
	Whangarei - 10 x 2 bedroom units	\$150,000+
	Wellsford - 15 x 2 bedroom units	\$150,000+
Service Fee	\$103 per week	

Merrivale Retirement Village

Contact Person	Katrina Symonds	
Address	61 Winger Crescent	Phone 435 3388
	Kamo	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 and day program	
Services	Library, communal laundry, lounge and dining area, hair salon. Outings and weekly shopping trips. Weekly wellness clinic, cleaning, laundry and meals available New apartments are connected to care facility; have a small kitchen and balcony.	
Accommodation	15 x 1 bedroom serviced apartments	\$240,000 - \$270,000
Service Fee	\$1,103.87 single per month	\$1,413 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	nrvtrust@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	\$340,000+ ORA Licence 10% of purchase price
Service Fee	\$335 per month	Includes home insurance and rates

Oakridge Villas

Contact Person	Craig White	
Address	35 Cobham Road	Phone 407 8549
	Kerikeri	Fax n/a
Email	craig@metlifecare.co.nz	Website www.metlifecare.co.nz
Owner	Metlifecare	
Tenure	Occupation Right Agreement	
Admission	Age 70 years and over. Supply medical certificate.	
Care Facilities	Care facility in development	
Services	Pavilion, library, pool table, table tennis, gym, indoor bowls, petanque, indoor pool and spa	
Accommodation	2 and 3 bedroom villas	\$525,000
Service Fee	Contact manager for prices	

Quail Ridge Country Club

Contact Person	Todd Jenkins	
Address	82 Rainbow Falls Rd	Phone 401 6579 / 021 405 203
	Kerikeri	Fax n/a
Email	enquiries@quailridgecc.co.nz	Website www.quailridgecc.co.nz
Owner	Privately owned company	
Tenure	Occupation Right Agreement	
Admission	65 years and over	
Care Facilities	Care facility planned for the future	
Services	Village is close to Rainbow Falls with spacious grounds, outside entertaining and barbeque area. Future amenities include Club House with restaurant, café, bar, two lounges, library, cinema, billard room and hobbies room. Further plans for tennis court, bowling green, petanque court, pavilion, heated pool and spa, hair and beauty salon. Future development includes townhouses and apartments. Total of 183 independent living units on completion of village.	
Accommodation	Range from stand-alone houses to serviced apartments	\$595,000
	Total of 233 homes on completion	
Service Fee	\$200 per week fixed for life	\$100 per week until Club House completed

Ranburn - Ultimate Care

Contact Person	Andrea Hegh	
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 65 years and older	
Care Facilities	Rest home, dementia unit, hospital	
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	\$350,000+
	7 x 2 bedroom units	\$385,000+
	2 x 3 bedroom units	\$400,000+
Service Fee	\$119.19 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	\$210,000+
	Construction of further villas, total 35	
Service Fee	\$500 per month	

Riverview Retirement Village

Contact Person	Tracy Chapman		
Address	Riverview Place	Phone	431 8696
	Maungaturoto	Fax	431 8634
Email	maungaturotoesthome@gmail.com	Website	www.maungaturotoesthome.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	14 x 2 bedroom units		\$380,000+
Service Fee	\$315 per month		

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 separate 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 \$30,000 is paid to Trust. Units sold on open market. Insurance is charged separately. Village situated 150m from township.		
Accommodation	1 x 1 bedroom unit with garage		\$350,000+
	25 x 2 bedroom units with garage		\$400,000+
Service Fee	\$74.25 per week		

Selwyn Park

Contact Person	Stephanie Ducrot	
Address	15 Puriri Park Road	Phone 438 1099 ext 127
	Maunu	Fax 430 0500
Email	stephanie.ducrot@selwynfoundation.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, shopping trips, outings and can join rest home activities	
Accommodation	14 x 2 bedroom cottages	\$400,000+
Service Fee	\$475 per month (fixed fee)	

Stonehaven Retirement Village

Contact Person	Roseanne Walker	
Address	27 Stonehaven Drive	Phone 432 3290
	Maungakaramea	Fax n/a
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. 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	22 x 2 or 3 bedroom units with garage	\$200,000+
		\$25,000 Licence
Service Fee	\$111.00 per week	

The Anchorage

Contact Person	Paea Paki	
Address	80 Rauiri Drive Marsden Cove, One Tree Point	Phone 376 8770 or 021 618 335 Fax n/a
Email	sales@theanchorage.co.nz	Website www.theanchorage.co.nz
Owner	Hopper Developments Ltd	
Tenure	Occupation Right Agreement	
Admission	Age 60 years and over	
Care Facilities	Planned for the future	
Services	Village under construction at Marsden Cove near the entrance to Whangarei Harbour, five minutes from Ruakaka. On completion amenities will include: restaurant, bar, community centre, bowling green, petanque court, swimming and spa pools, library, private swimming beach and boat ramp.	
Accommodation	2 bedroom quadplex villas	\$525,000+
	3 bedroom duplex villas	\$695,000
	Villas are installed with call buttons	
Service Fee	\$100 per week	Price reviewed as amenities completed

The Falls Lifestyle Estate

Contact Person	Marie Annandale	
Address	94 Boundary Road Tikipunga	Phone 437 5844 Fax n/a
Email	marie.annandale@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	Future construction of hospital and dementia care facilities	
Services	Community centre, library, wireless internet café, all weather bowls, darts, pool table, spa pool, heated indoor pool, table tennis, gymnasium, dance floor, regular entertainment and outings. Restaurant, bar, community vegetable garden, men's workshop, craft room, regular outings, hair salon, minibus, keep fit classes, massage, Tai Chi and podiatrist visits. Easy walk to Whangarei Falls, close to supermarket, chemist and doctor's surgery Situated 7km from Whangarei.	
Accommodation	103 x 2 bedroom homes	\$600,000+
	7 x 3 bedroom homes	\$650,000+
	2 x 1 bedroom apartments	\$400,000+
	26 x 2 bedroom apartments	\$500,000+
	4 x 3 bedroom apartments	\$600,000+
Service Fee	\$117 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, heated pool, spa pool, movie theatre and kitchen facilities. Host movie and games afternoons, indoor bowls, petanque, line dancing and sit fit. 1 km to shopping centre and doctor's surgery, 10 minute drive to city centre.		
Accommodation	168 x 2 and 3 bedroom villas		
	2 bedroom villas		\$460,000+
	3 bedroom villas		\$510,000+
	110 independent and serviced apartments		
Service Fee	\$124 per week		

Warkworth Villages

Summerset Falls Warkworth

Contact Person	Steven Garner / Geet Sharma		
Address	31 Mansel Drive	Phone	09 425 1202 / 09 425 1200
	Warkworth	Fax	09 425 1209
Email	geet.sharma@summerset.co.nz		
Website	www.summerset.co.nz		
Owner	Summerset Group Holdings Ltd		
Tenure	Occupation Right Agreement		
Admission	Age 70 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, hair salon, bowling green and spa pool. Serviced apartment fees vary, contact village for more information		
Accommodation	44 x care apartments - certified as rest home		\$229,000+
	2 x 2 bedroom apartments with study		\$495,000+
Service Fee	Independent units \$159 per week	Apartments \$179 per week, includes power	

The Oaks on Neville

Contact Person	Christine Hill		
Address	9 Queen Street	Phone	09 425 8766
	Warkworth	Fax	n/a
Email	oaks.reception@realliving.co.nz		
Website	www.realliving.co.nz		
Owner	The Oaks Partnership / Real Living Group		
Tenure	Occupation Right Agreement		
Admission	Age 60 years and over		
Care Facilities	Not available until 2022		
Services	Walking distance to shops, 24 hour nurse call, library, communal lounge, billard table and minivan for regular outings. Gym, indoor swimming pool / spa, BBQ area and complimentary electric vehicle for residents' use. Stage Two services and amenities will include: services to all apartments if required, dining room, theatre and wine bar. Stage Two will offer approximately 44 x independent living / serviced apartments and 28 x rest home / hospital care studios		
Accommodation	10 x 1 bedroom apartments	\$475,000 - \$600,000	
	38 x 2 bedroom apartments	\$735,000 - \$1,075,000	
Service Fee	\$150 per week		

Totara Park Retirement Village

Contact Person	Christine Flaus		
Address	5 Melwood Drive	Phone	09 425 8847 / 021 532 181
	Warkworth	Fax	n/a
Email	christine.flaus@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. Caretaker lives on site.		
Accommodation	1 bedroom cottages	\$380,000+	
	2 bedroom cottages	\$400,000+	
Service Fee	\$120 per week		