

A photograph of an elderly woman with short, wavy white hair, smiling warmly at the camera. She is wearing a blue top with a subtle leaf pattern and a gold chain necklace. She is seated in a chair with a textured, brown and gold patterned armrest. In the background, a vase with red flowers is visible on the left, and a window with light-colored curtains is on the right.

Life at Bupa Winara Retirement Village



About Bupa Winara Retirement Village

Live the life that's right for you at Winara Retirement Village, a welcoming, well-established village that offers both independence and a sense of belonging.

We offer one and two bedroom apartments, and two bedroom villas, which also have a garage.

Our care home is conveniently located on site and offers rest home, hospital, and dementia levels of care, subject to availability.

When moving to a Bupa village, all residents enter into an Occupation Right Agreement. Talk to us to find out more.

A stylish, modern home

At Bupa Winara Retirement Village you'll enjoy living in a one or two bedroom apartment or two bedroom villa.

All villas and apartments feature:

- Well designed, modern kitchen
- Open plan lounge and dining
- Quality floor coverings, drapery and fixtures
- Heat pump/air conditioning unit
- Double glazed windows
- Emergency alarm system (monitored off site 24/7)

All our apartments and villas are built using high quality materials, so you can enjoy a comfortable, functional home that looks great and is a pleasure to live in.

Weekly fee

Whether you prefer to pay a fixed weekly fee, or a variable weekly fee, at Bupa the choice is yours. Fixed weekly fees are set at the time your Occupation Right Agreement (ORA) is entered into. Variable weekly fees will increase once a year in line with the annual increase in superannuation, and as set out in the ORA.

This fee contributes to village outgoings including but not limited to:

- Taxes
- Rates
- Insurance (excluding personal belongings)
- Compliance costs
- Staff remuneration
- Costs relating to the village facilities
- Costs relating to the maintenance of the community facilities and the homes.
- Emergency alarm system (monitored off site 24/7).

For more information, please refer to the Occupation Right Agreement and Disclosure Statement or reach out to our friendly team.

Additional services

The following additional services* are available to you at an extra cost:

- Meals
- Hairdressing

Community facilities

At Bupa Winara Retirement Village you'll enjoy a range of community facilities and services* including:

Community lounge

Our community lounge offers comfy seats, large flat screen TV and DVD player, and is spacious enough for residents to host and enjoy a variety of organised functions.

Library

Our library is well stocked with books, games and puzzles.

Communal kitchens

Both our apartment lounge and community centre feature a fully equipped kitchen.

Wellness Clinic

We offer a weekly wellness clinic run by a registered nurse, who does basic health checks. This is available to all residents at no additional charge.

Weekly outings

Bupa provides transportation for weekly outings or supermarket shopping trips. Additional outings may incur a small charge.

Activities programme

Our village has a busy social calendar for you to enjoy, with activities including:

- Barbecues
- Happy hour
- Live performances.

*Services and facilities may change as set out in the Occupation Right Agreement and Disclosure Statement.



Bupa Winara Retirement Village

9 Winara Avenue, Waikanae

Contact our friendly team on 04 494 6472.

bupa.co.nz/winara

Information current at time of printing (September 2026). All efforts have been made to ensure accuracy of information at the time of publication.