



The ultimate guide to New Zealand Retirement Villages



**All your questions answered,
including:**

- The costs of living in a retirement village
- Understanding contracts & paperwork
- Moving between different levels of care
- Questions to ask when visiting a retirement village
- What happens when you leave a retirement village

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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

An elderly couple with white hair are sitting at a table, smiling and looking at each other. The man is on the left, wearing a light-colored shirt, and the woman is on the right, wearing a grey sweater. A white cup of coffee is on the table in front of them. The background is a bright window with greenery outside.

75⁺
yrs

383,510

The estimated number of
New Zealand's population
that is 75+ years of age.



50,791

The number of residents
in retirement villages in
New Zealand.



Benefits of retirement village living

From community spirit to healthcare, here are some of the top perks of living in a retirement village in New Zealand.

Low-maintenance accommodation

Homes in retirement villages are purpose-built 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.



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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



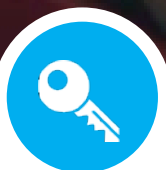
91%

A 24/7 emergency call system



88%

A continuum of care offering



78%

Gated entry or
secure access



20%

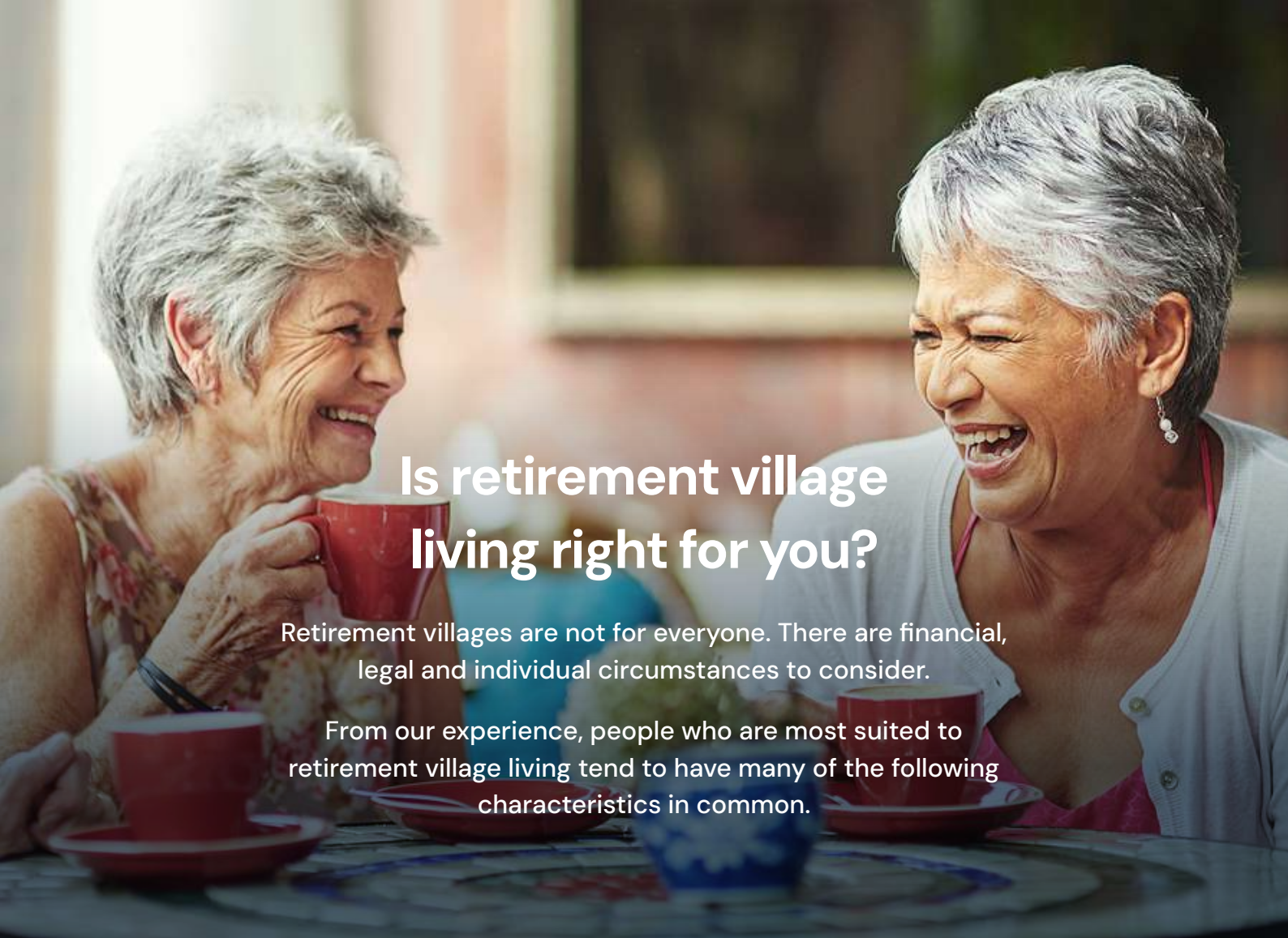
A religious centre
or chapel



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."



Is retirement village living right for you?

Retirement villages are not for everyone. There are financial, legal and individual circumstances to consider.

From our experience, people who are most suited to retirement village living tend to have many of the following characteristics in common.

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

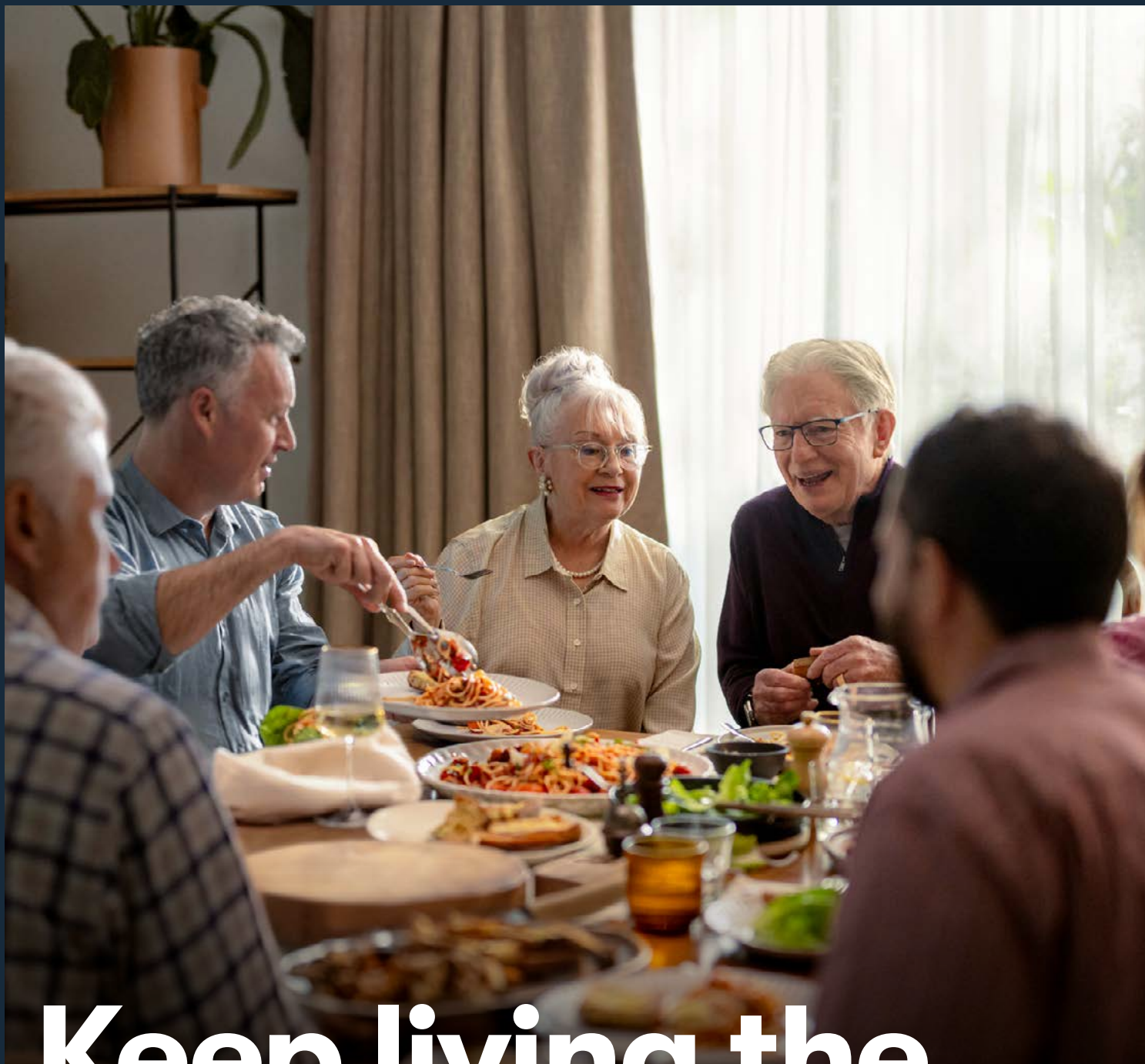
A wish to create a clear plan for your future (especially in terms of healthcare and support services).

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 on-site security, as well as pre-installed emergency push-buttons and on-site support.



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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.



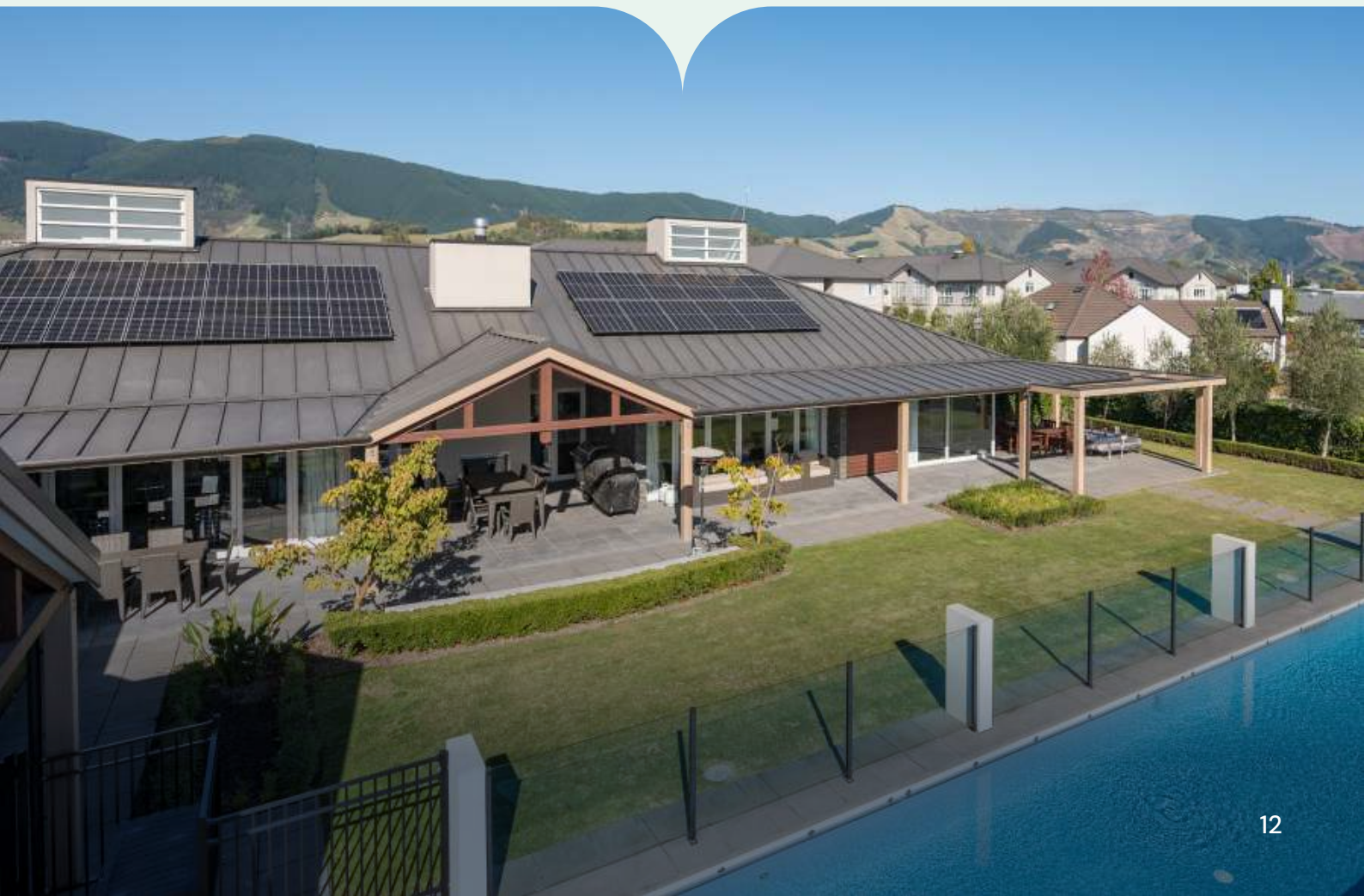
OCEANIA

Believe in Better

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 [Village Guide website](#) →

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 low-maintenance and commonly fitted with emergency call buttons.



Assisted living

The term 'assisted living' refers to accommodation that includes in-home 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-to-day 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 [Village Guide website](#) →



The costs of living in a retirement village

An overview to retirement village entry costs, exit costs, weekly fees, and other financial implications.

There are important costs to consider when buying into a retirement village. Every village will have a unique fee structure, but here are some of the most common fees to keep in mind.

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 [Village Guide 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).
- **After year ten:** in this scenario, the 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?



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:

1

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-furnished 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.

3

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 [Village Guide website](#) →

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.

1. 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.
2. 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 [Village Guide website](#) →



What happens when you leave a village?

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. So, how does the sales process work?

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 [Village Guide website](#) →

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 [Village Guide website](#) →

Retirement villages in Northland

To learn more about each of the retirement villages listed below, please visit our [Northland](#) pages online.

- Independent Living
- Assisted Living
- Care Home

A COOPERS HEIGHTS LTD
Cooper Heights Village
Freyja Crescent, Coopers Beach

B FAR NORTH (KAITAIA) RSA INC
RSA Townhouses (Kaitaia)
20 Matthews Avenue, Kaitaia

C QUAIL RIDGE COUNTRY CLUB
Quail Ridge Country Club
82 Rainbow Falls Road, Kerikeri

D KERIKERI RETIREMENT VILLAGE LIMITED
Kerikeri Retirement Village
125 Kerikeri Road, Kerikeri

E RANUI INVESTMENTS
Heritage Retirement Villas
311-313 Kerikeri Road, Kerikeri

F METLIFECARE
Oakridge Villas – Metlifecare
35 Cobham Road, Kerikeri

G ARVIDA GROUP
Arvida Te Puna Waiora | The Source of Wellbeing 59 Hall Road, Kerikeri

H NGUNGURU RETIREMENT VILLAGE TRUST
Ngunguru Retirement Village
8 Kakariki Road, Ngunguru

I BUPA
Bupa Merrivale Retirement Village
61 Winger Crescent, Kamo

J KAMO HOME AND VILLAGE CHARITABLE TRUST
Kamo Home & Village
31 Ford Avenue, Kamo

K RYMAN HEALTHCARE
Jane Mander Retirement Village
262 Fairway Drive, Kamo

L BUPA
Bupa Totara Gardens Retirement Village
5 Kingfisher Way, Tikipunga, Whangārei

M THE PALMS LIFESTYLE LIMITED.
The Palms Lifestyle Village
79/45 Reed Street, Tikipunga

N SUMMERSET
Summerset Mount Denby
7 Par Lane, Tikipunga

O BEGROUP
The Falls Lifestyle Estate
94 Boundary Road, Tikipunga

P NORTHLAND DISTRICT MASONIC TRUST
Lupton Masonic Village
5 Waiaatawa Road, Tikipunga

Q METLIFECARE
Whangārei Park Village
15 Puriri Park Road, Maunu

R NORTHLAND DISTRICT MASONIC TRUST
Maunu Masonic Village
222A Maunu Road, Horahora

S STONEHAVEN VILLAGE TRUST
Stonehaven Retirement Village
27 Stonehaven Drive, Maungakarema

T NORTHLAND DISTRICT MASONIC TRUST
Hokianga Masonic Village
87 Hokianga Road, Dargaville

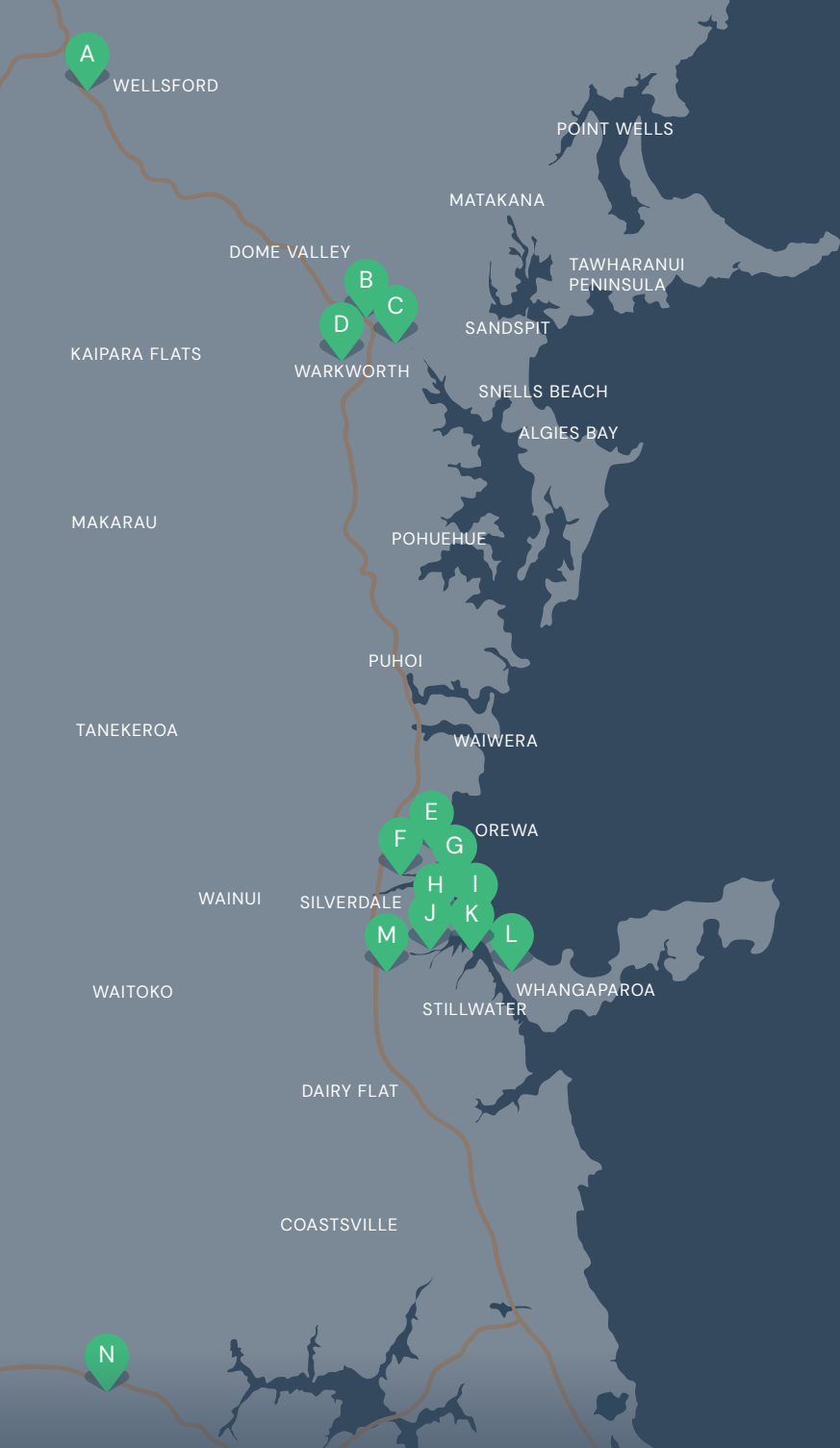
U RIVERDALE RETIREMENT VILLAGE
Riverdale Retirement Village
140 Logan Street, Dargaville

V HOPPER LIVING
The Anchorage
80 Rauiri Drive, One Tree Point

W OCEANIA
Bream Bay Village
35 Waiwarawara Drive, Ruakaka

X ULTIMATE CARE GROUP
Ultimate Care Ranburn
7 Nova Scotia Drive, Waipu

WHAKAPARA
WHANGĀREI
MAUNGATAPERE
OTAIA
MAUNGAKAREMA
RUAKAKĀ
WAIPU
DARGAVILLE
PARORE
WAIMATE NORTH
KAWAKAWA
PAIHIA
KAEŌ
WHANGAROA
TAIPA
AWANUI



Retirement villages in Rodney, Auckland

To learn more about each of the retirement villages listed below, please visit our [Rodney](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- | | | |
|---|--|--|
| A NORTHLAND DISTRICT MASONIC TRUST
Wellsford Masonic Village
18 Hanover Steet, Wellsford
● | F HOPPER LIVING
Maygrove Village
65 Tauranga Place, Orewa
●●● | K BUPA
Bupa Northhaven Retirement Village
142 Whangaparaoa Road, Red Beach
●●● |
| B OCEANIA
Totara Park Retirement Village
9 Melwood Drive, Warkworth
● | G THE GROVE OREWA
The Grove Orewa
15 Centreway Road, Orewa
●● | L ARVIDA GROUP
Peninsula Club Arvida
441 Whangaparaoa Road, Stanmore Bay
● |
| C REAL LIVING GROUP
Warkworth Oaks
9 Queen Street, Warkworth
● | H VIVID LIVING
Red Beach – Vivid Living
Tiromoana Drive, Red Beach
● | M THE BOTANIC SILVERDALE
The Botanic Silverdale
44 Evergreen Drive, Silverdale
●● |
| D SUMMERSET
Summerset Falls
31 Mansel Drive, Warkworth
●●● | I METLIFECARE
Hibiscus Coast Village – Metlifecare
101 Red Beach Road, Red Beach
●● | N HOPPER LIVING
Country Club Huapai
23 Vintry Drive, Huapai
● |
| E RYMAN HEALTHCARE
Evelyn Page Retirement Village
30 Ambassador Glade, Orewa
●●● | J METLIFECARE
Gulf Rise – Metlifecare
89 Symes Drive, Red Beach
●● | |

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

- | | | |
|---|---|--|
| <p>A PREMIER LIFESTYLE VILLAGES LTD
Fairview Lifestyle Village
21 Fairview Avenue, Fairview Heights
●●●</p> | <p>I NORFOLK APARTMENTS LTD
Norfolk Apartments
7 Ramsgate Terrace, Mairangi Bay
●</p> | <p>Q PURIRI PARK RETIREMENT VILLAGE
Puriri Park Retirement Village
15 Puriri Street, Takapuna
●</p> |
| <p>B ARVIDA GROUP
Mayfair Auckland Arvida
14 Oteha Valley Road, Northcross
●</p> | <p>J ULTIMATE CARE GROUP
Ultimate Care Rosedale
255 Rosedale Road, Albany
●●●</p> | <p>R NORTHBRIDGE LIFECARE TRUST
Northbridge
45 Akoranga Drive, Northcote
●●●</p> |
| <p>C ARVIDA GROUP
Aria Bay Arvida
3-7 Woodlands Crescent, Browns Bay
●●●</p> | <p>K METLIFECARE
Greenwich Gardens - Metlifecare
5 Greenwich Way, Unsworth Heights
●●</p> | <p>S RYMAN HEALTHCARE
Bert Sutcliffe Retirement Village
2 Rangatira Road, Birkenhead
●●●</p> |
| <p>D OCEANIA
The Sands Village
9 Bayview Road, Browns Bay
●●</p> | <p>L HIGHGROVE HOLDINGS
Highgrove Retirement Village
119 Albany Highway, Unsworth Heights
●●●</p> | <p>T ST AIDANS PRESBYTERIAN PROPERTY TRUST
Iona Close Retirement Village
4 Woodside Avenue, Northcote
●</p> |
| <p>E PREMIER LIFESTYLE VILLAGES LTD
Settlers Lifestyle Village
550 Albany Highway, Albany
●</p> | <p>M ARVIDA GROUP
Parklane Auckland Arvida
106 Becroft Drive, Forrest Hill
●●</p> | <p>U DEVERTON & BELMONT LIFESTYLE VILLAGE
Belmont Lifestyle Village
12 Coronation Street, Belmont
●●</p> |
| <p>F DEVERTON & BELMONT LIFESTYLE VILLAGE
Deverton Lifestyle Village
632 East Coast Road, Browns Bay
●●</p> | <p>N OCEANIA
Lady Allum Retirement Village
20 Napoleon Avenue, Milford
●●</p> | <p>V RYMAN HEALTHCARE
William Sanders Retirement Village
7 Ngataranga Road, Devonport
●●●</p> |
| <p>G BUPA
Bupa Hugh Green Retirement Village
105 Apollo Drive, Rosedale
●●</p> | <p>O METLIFECARE
The Orchards - Metlifecare
123 Stanley Road, Glenfield
●●</p> | <p>W DEVONPORT RETIREMENT VILLAGE
Devonport Retirement Village
46 King Edward Parade, Devonport
●</p> |
| <p>H ARVIDA GROUP
Knightsbridge Arvida
21 Graham Collins Drive, Rosedale
●</p> | <p>P METLIFECARE
The Poynton - Metlifecare
142 Shakespeare Road, Takapuna
●●●</p> | |

WAIHEKE ISLAND A

Retirement villages in Auckland City

To learn more about each of the retirement villages listed below, please visit our [Auckland City](#) 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

C AVONDALE GARDEN RETIREMENT VILLAGE
Avondale Garden Lifestyle Village
68 Fonteyn Street, Avondale

D NEW ZEALAND AGED CARE SERVICES
Rosehill Gardens
23 Elm Street, Avondale

E GAOWOO GEDDES TERRACE LTD
Cosmopolitan Retirement Village
17 Geddes Terrace, Avondale

F AIREDALE PROPERTY
Everil Orr Living
63 Allendale Road, Mount Albert

G OCEANIA
Eden Retirement Village
22 View Road, Mount Eden

H GENERUS LIVING GROUP LIMITED
The Foundation – Parnell
541 Parnell Road, Parnell

I OCEANIA
Remuera Rise Village
30 James Cook Crescent, Remuera

J EASTCLIFFE ORAKEI MANAGEMENT SERVICES LP
Eastcliffe
217 Kupe Street, Orakei

K RYMAN HEALTHCARE
Grace Joel Retirement Village
184 St Heliers Bay Road, Saint Heliers

L ST ANDREWS VILLAGE TRUST INCORPORATED
St Andrew's Village
207 Riddell Road, Glendowie

M ARVIDA GROUP
Mt Eden Gardens | Arvida
467 Mt Eden Road, Mount Eden

N REAL LIVING GROUP
Epsom Village
67 Ranfurly Road, Epsom

O METLIFECARE
7 Saint Vincent – Metlifecare
7 St Vincent Avenue, Remuera

P BEGROUP
Rawhiti Estate
14 Rangitoto Avenue, Remuera

Q REAL LIVING GROUP
Remuera Gardens
57 Richard Farrell Avenue, Remuera

R RYMAN HEALTHCARE
Edmund Hillary Retirement Village
221 Abbots Way, Remuera

S OCEANIA
Meadowbank Retirement Village
154 Meadowbank Road, Meadowbank

T BUPA
Bupa Remuera Retirement Village
10 Gerard Way, Saint Johns

U SUMMERSET
Summerset St Johns
180 St Johns Road, Saint Johns

V ARVIDA GROUP
Aria Park | Arvida
1–3 Claude Road, Epsom

W RYMAN HEALTHCARE
Logan Campbell Retirement Village
187 Campbell Road, Greenlane

X SUMMERSET
Summerset at Heritage Park
8 Harrison Road, Mount Wellington

Y METLIFECARE
Powley – Metlifecare
135 Connell Street, Blockhouse Bay

Z BUPA
Bupa Sunset Retirement Village
117–123 Boundary Road, Blockhouse Bay

a RYMAN HEALTHCARE
Murray Halberg Retirement Village
11 Commodore Drive, Mount Roskill

b METLIFECARE
Hillsborough Heights – Metlifecare
1381 Dominion Road Extension, Mount Roskill

c GENERUS LIVING GROUP LIMITED
Ranfurly Village
539 Mt Albert Road, Three Kings

d METLIFECARE
Parkside Village
42 Herds Road, Hillsborough

e 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 [Waitākere](#) pages online.

- Independent Living
- Assisted Living
- Care Home

A SUMMERSET
Summerset at Monterey Park
1 Squadron Drive, Hobsonville

B OCEANIA
Waterford Retirement Village
84 Buckley Avenue, Hobsonville

C RYMAN HEALTHCARE
Keith Park Retirement Village
3 Scott Road, Hobsonville

D METLIFECARE
Orion Point – Metlifecare
62 Tahingamanu Road, Hobsonville

E RYMAN HEALTHCARE
Miriam Corban Retirement Village
211 Lincoln Road, Henderson

F BUPA
Bupa Tasman Serviced Apartments
4 Wadier Place, Henderson

G METLIFECARE
Waitākere Gardens – Metlifecare
15 Sel Peacock Drive, Henderson

H DUTCH VILLAGE TRUST
Ons Dorp Retirement Village
36 McLeod Road, Henderson

I GREENVIEW PARK VILLAGE
Greenview Park Village
267 Glengarry Road, Glen Eden

J BUPA
Bupa Glenburn Retirement Village
79 Margan Avenue, New Lynn

K METLIFECARE
Crestwood Village – Metlifecare
38 Golf Road, New Lynn

L 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
● ● ●

B REAL LIVING GROUP
Pakuranga Park Village
Fortunes Road, Pakuranga
● ● ●

C HBH SENIOR LIVING
HBH Senior Living
139 Union Road, Howick
● ●

D METLIFECARE
Highlands Village – Metlifecare
49 Aberfeldy Avenue, Highland Park
● ● ●

E METLIFECARE
Edgewater Village – Metlifecare
14 Edgewater Drive, Pakuranga
● ● ●

F METLIFECARE
Fairway Gardens
197 Botany Road, Golflands
● ● ●

G RYMAN HEALTHCARE
Bruce McLaren Retirement Village
95 Chapel Road, Dannemora
● ● ●

H METLIFECARE
Dannemora Gardens – Metlifecare
30 Matarangi Road, Botany Downs
●

I OCEANIA
St Johns Retirement Village
7a Konini Avenue, Papatoetoe
●

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

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

L OCEANIA
Elmwood Retirement Village
131 Hill Road, Manurewa
● ● ●

M BUPA
Bupa Erin Park Retirement Village
62 Russell Road, Manurewa
● ● ●

N VINTAGE HARVEST HOLDINGS
Acacia Cove Village
131 Wattle Farm Road, Wattle Downs
●

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

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

MANUREWA

TAKANINI

A

B

C

PAPAKURA

KARAKA
HARBOURSIDE

D

ROSEHILL

E

KARAKA

DRURY

RUNCIMAN

RAMARAMA

PAERATA

G

H

F

PUKEKOHE

BOMBAY

A

METLIFECARE

Longford Park Village – Metlifecare

1 Longford Park, Takanini



B

NEW ZEALAND AGED CARE SERVICES

Tui Lifecare

2 – 6 Trentham Road, Papakura



C

METLIFECARE

Papakura Oaks

21 Youngs Road, Papakura



D

SUMMERSET

Summerset at Karaka

49 Pararekau Road, Karaka



E

KARAKA PINES VILLAGES

Karaka Lifestyle Estate

329 Bremner Road, Karaka



F

HERITAGE LIFECARE

Palms Village

100–104 Harris Street, Pukekohe



G

ST PATRICK'S VILLAGE LIMITED

St Patrick's Village

133 Seddon Street, Pukekohe



H

RYMAN HEALTHCARE

Possum Bourne Retirement Village

5 Lisle Farm Drive, Pukekohe

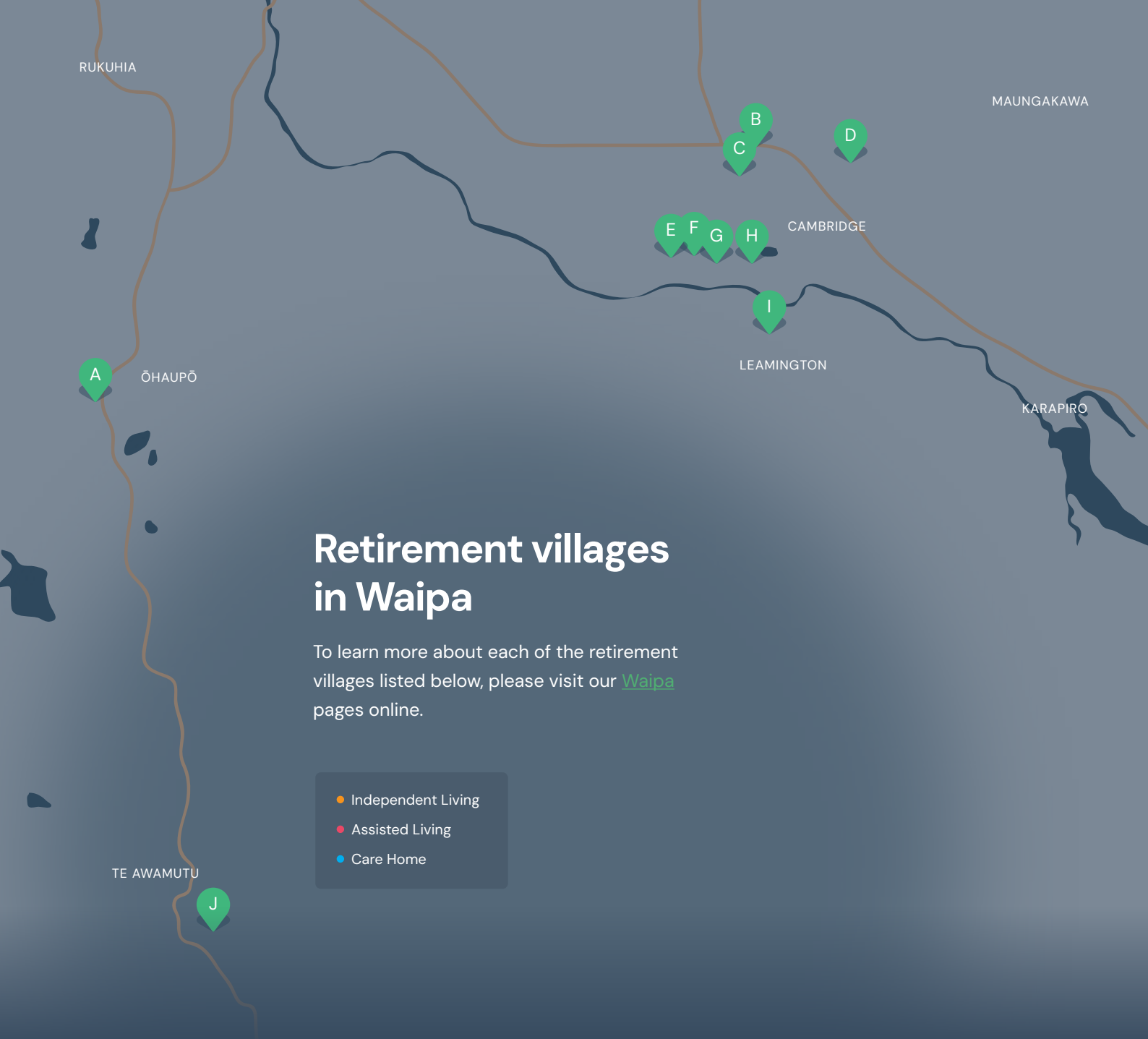


Retirement villages in Hamilton

To learn more about each of the retirement villages listed below, please visit our [Hamilton](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- | | | |
|--|--|---|
| <p>A PERRINPARK RETIREMENT VILLAGE
Perrinpark Retirement Village
711 Te Kowhai Road, Rotokauri
●</p> | <p>G VILLAGE GARDENS RETIREMENT VILLAGE
Village Gardens Retirement Village
16 Rototuna Road, Flagstaff
●</p> | <p>M METLIFECARE
Wilson Carlile Village
562 Grey Street, Hamilton East
●●</p> |
| <p>B KARAKA PINES VILLAGES
Karaka Pines Rototuna
75 Hare Puke Drive, Rototuna
●</p> | <p>H BUPA
Bupa St Andrews Retirement Village
26 Delamare Road, Saint Andrews
●●</p> | <p>N ARVIDA GROUP
Cascades Arvida
55 Pembroke Street, Hamilton Lake
●●</p> |
| <p>C SUMMERSET
Summerset Rototuna
39 Kimbrae Drive, Rototuna
●●●</p> | <p>I METLIFECARE
Forest Lake Gardens – Metlifecare
2 Minogue Drive, Te Rapa
●</p> | <p>O ROSELAND PARK RESIDENTS COMPANY LTD
Roseland Park
18 Fox Street, Hamilton East
●</p> |
| <p>D RYMAN HEALTHCARE
Linda Jones Retirement Village
1775 River Road, Flagstaff
●●●</p> | <p>J BUPA
Bupa Foxbridge
60 Minogue Drive, Te Rapa
●●</p> | <p>P SUMMERSET
Summerset down the Lane, Hamilton
206 Dixon Road, Fitzroy
●●●</p> |
| <p>E ALANDALE LIFECARE LIMITED
Alandale Lifestyle Village
1199 River Road, Flagstaff
●</p> | <p>K OCEANIA
Awatere Retirement Village
1350 Victoria Street, Beerscourt
●●</p> | <p>Q SANDERSON GROUP
Tamahere Country Club
46 Tamahere Drive, Tamahere
●</p> |
| <p>F NETHERVILLE RETIREMENT VILLAGE
Netherville Retirement Village
4 Admiral Crescent, Flagstaff
●</p> | <p>L RYMAN HEALTHCARE
Hilda Ross Retirement Village
30 Ruakura Road, Hamilton East
●●●</p> | |



Retirement villages in Waipa

To learn more about each of the retirement villages listed below, please visit our [Waipa](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- A

RADIUS CARE
Radius Windsor Court Lifestyle Village
20 Sandes Street, Ōhaupō
● ● ●
- B

FREEDOM LIFESTYLE VILLAGES
Cambridge Oaks
14 Terry Came Drive, Cambridge
●
- C

SUMMERSET
Summerset Cambridge
1 Mary Ann Drive, Cambridge
● ● ●
- D

BUPA
Bupa Retirement Village
91 Alan Livingston Drive, Cambridge
●
- E

TE AWA LIFECARE
Te Awa Lifecare
1866 Cambridge Road, Cambridge
● ● ●
- F

RYMAN HEALTHCARE
Patrick Hogan Village
23 Hugo Shaw Drive, Cambridge
● ● ●
- G

CAMBRIDGE RESTHAVEN TRUST BOARD INCORPORATED
Cambridge Resthaven
6 Vogel Street, Cambridge
● ● ●
- H

METLIFECARE
Metlifecare St Andrew's
The Moxon Centre, 41 Bryce Street, Cambridge
● ●
- I


ARVIDA GROUP
Lauriston Park | Arvida
91 Coleridge Street, Cambridge
● ●
- J

HIGHFIELD COUNTRY ESTATE RETIREMENT VILLAGE
Highfield Country Estate Retirement Village
397 Swarbrick Drive, Te Awamutu
●

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 map of the Matamata and South Waikato region in New Zealand. The map shows a network of roads and geographical features like Lake Taupo and Lake Karapiro. Six retirement villages are marked with green pins labeled A through F. Pin A is near Morrinsville, Pin B is just south of A, Pin C is near Matamata, Pin D is just south of C, Pin E is further south near Matamata, and Pin F is near Putāruru. Various towns and districts are labeled on the map, including Te Pūnaha, Te Aroha, Manawaru, Morrinsville, Motumaoho, Ngarua, Richmond Downs, Waikato, Matamata, Okoroire, Te Poi, Karapiro, Maungatautari, Piarere, Tirau, Tapapa, Arapuni, Putāruru, and Lichfield.
- A** LOCKERBIE VILLAGE LIMITED
Lockerbie Village
21 Village Boulevard, Morrinsville
●
- B** TASMAN VILLAGE SOCIETY
Tasman Village
2 Seales Road, Morrinsville
●
- C** SANDERSON GROUP
Matamata Country Club
102 Peria Road, Matamata
● ● ●
- D** RADIUS CARE
Matamata Country Lodge
18/20 Elizabeth Street, Matamata
● ● ●
- E** FREEDOM LIFESTYLE VILLAGES
Matamata Longlands
80 Burwood Road, Matamata
● ●
- F** RANGIURA TRUST BOARD
Rangiura Retirement Village
17 Matai Crescent, Putaruru
●

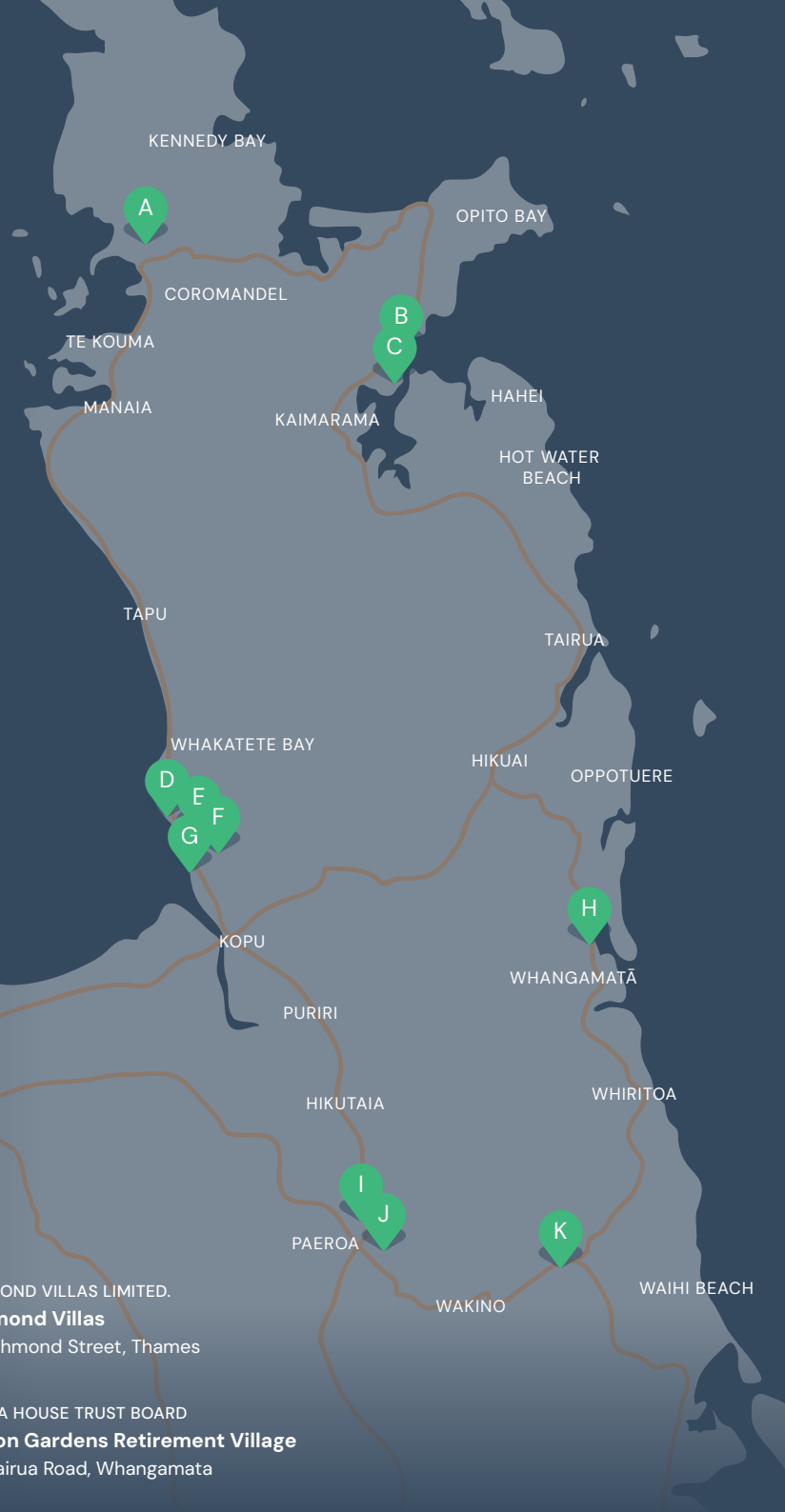
Retirement villages in Hauraki, Thames & Coromandel

To learn more about each of the retirement villages listed below, please visit our [Hauraki](#), [Thames & Coromandel](#) 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
● ●
- C** WHITIANGA MASONIC VILLAGE
Whitianga Masonic Village
Seascape Avenue, Whitianga
●
- D** BUPA
Bupa Tararu Retirement Village
109 Wilson Street, Thames
● ●
- E** BUPA
Bupa Waiokaraka Retirement Village
Campbell Street, Thames
● ●
- F** TAMAHERE EVENTIDE HOME TRUST
Wesley Courts Village
504 Mackay Street, Thames
●

- G** RICHMOND VILLAS LIMITED.
Richmond Villas
82 Richmond Street, Thames
●
- H** MOANA HOUSE TRUST BOARD
Willson Gardens Retirement Village
353 Tairua Road, Whangamata
● ●
- I** LONGRIDGE COUNTRY ESTATE
Longridge Country Estate
44 Waimarie Avenue, Paeroa
●
- J** OCEANIA
Ohinemuri Village
24 Keepa Avenue, Paeroa
● ●
- K** WAIHI HOSPITAL
Waihi LifeCare Village
Toomey Street, Waihi
● ●



Retirement villages in Taupō

To learn more about each of the retirement villages listed below, please visit our [Taupō](#) pages online.

- Independent Living
- Assisted Living
- Care Home

A

OCEANIA

St Johns Wood Retirement Village

133 – 139 Tamamutu Street, Taupo



B

OCEANIA

Wharerangi Retirement Village

6 Fletcher Street, Town Centre



C

BUPA

Bupa Liston Heights Retirement Village

19 Liston Avenue, Hilltop



D

LAKECREST LIFESTYLE VILLAGE

LakeCrest Lifestyle Village

Corner of Tauhara Ridge Drive and Kokomea Drive, Wharewaka

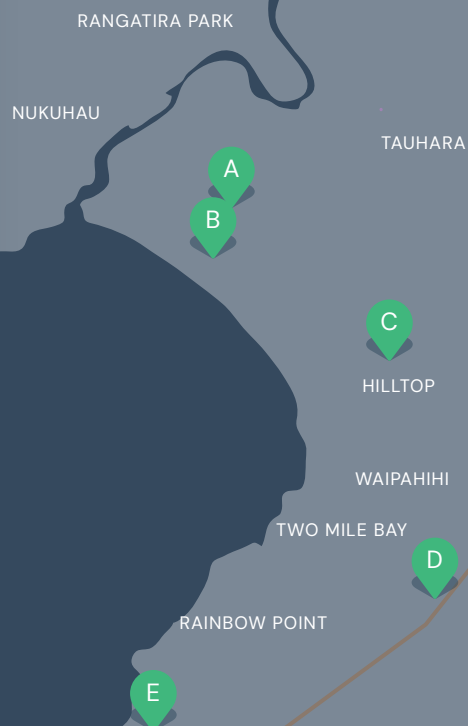


E

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 [Tauranga, Papamoa & Mount Maunganui](#) pages online.

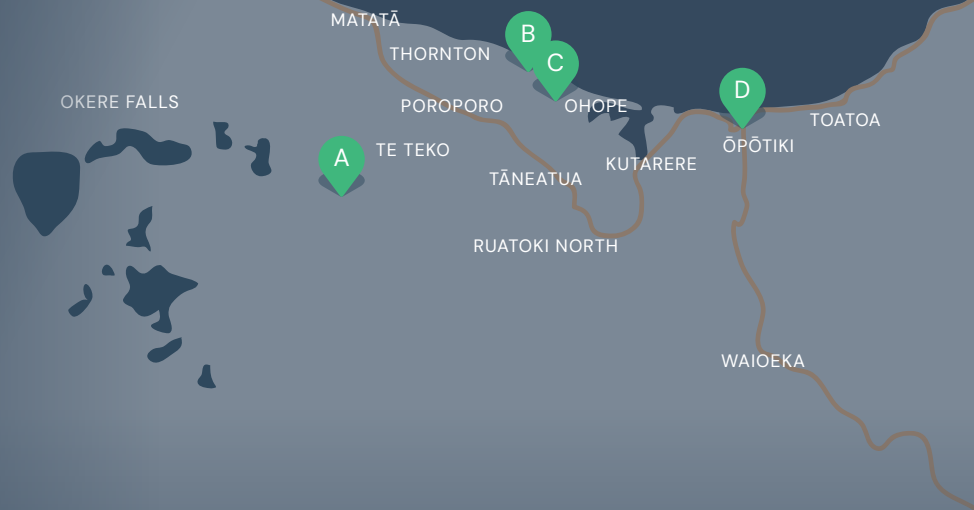
- Independent Living
- Assisted Living
- Care Home

- | | | |
|---|--|--|
| <p>A MATUA VILLAGE
Matua Village
124 Levers Road, Matua
●●●</p> | <p>K METLIFECARE
The Avenues – Metlifecare
Corner Tenth Ave & Devonport Rd, Avenues
●●</p> | <p>T METLIFECARE
Greenwood Park – Metlifecare
10 Welcome Bay Road, Hairini
●</p> |
| <p>B ARVIDA GROUP
Bethlehem Shores Arvida
141 Bethlehem Road, Bethlehem
●</p> | <p>L ULTIMATE CARE GROUP
Ultimate Care Oakland Lodge Village
125 Fourteenth Avenue, Tauranga South
●●●</p> | <p>U METLIFECARE
Bayswater Village – Metlifecare
60 Maranui Street, Mount Maunganui
●</p> |
| <p>C ARVIDA GROUP
Bethlehem Country Club Arvida
111 Carmichael Road, Bethlehem
●</p> | <p>M HERITAGE LIFECARE
Hodgson Village
51 Botanical Road, Tauranga South
●●</p> | <p>V ARVIDA GROUP
Ocean Shores Arvida
80 Maranui Street, Mount Maunganui
●</p> |
| <p>D RYMAN HEALTHCARE
Bob Owens Retirement Village
112 Carmichael Road, Bethlehem
●●●</p> | <p>N BUPA
Bupa Greerton Gardens Retirement Village
45 Greerton Road, Gate Pa
●</p> | <p>W GENERUS LIVING GROUP LIMITED
Pacific Lakes Village
242 Grenada Street, Papamoa
●</p> |
| <p>E WOODLANDS BOUTIQUE VILLAGE LIMITED
Woodlands Boutique Retirement Village
30 Carmichael Road, Bethlehem
●</p> | <p>O BUPA
Bupa Greerton Oaks Retirement Village
108 Greerton Road, Gate Pa
●</p> | <p>X GENERUS LIVING GROUP LIMITED
Pacific Coast Village
210 Maranui Street, Papamoa
●●</p> |
| <p>F KARAKA PINES VILLAGES
Kempton Park Retirement Village
40 Te Paeroa Road, Bethlehem
●</p> | <p>P COTSWOLD COURT
Cotswold Court
8 Cheyne Road, Pyes Pa
●</p> | <p>Y PAREWAITAI ESTATES
Parewaitai Village
718 Grenada Street, Papamoa Beach
●●</p> |
| <p>G CLASSIC DEVELOPMENTS
The Vines at Bethlehem
143 Moffat Road, Bethlehem
●</p> | <p>Q ALTHORP VILLAGE
Althorp Village
9 Grantston Drive, Pyes Pa
●●</p> | <p>Z METLIFECARE
Papamoa Beach Village – Metlifecare
2 Te Okuroa Drive, Papamoa Beach
●●</p> |
| <p>H OCEANIA
The Bayview Retirement Village
159 Waihi Road, Judea
●●</p> | <p>R ARVIDA GROUP
Copper Crest Arvida
52 Condor Drive, Pyes Pa
●●●</p> | <p>a SUMMERSET
Summerset by the Dunes
35 Manawa Road, Papamoa Beach
●●●</p> |
| <p>I BUPA
Bupa Cedar Manor Retirement Village
30 Sixth Avenue, Avenues
●●</p> | <p>S CARMEL COUNTRY ESTATE
Carmel Country Estate
11 Hollister Lane, Ohauiti
●</p> | <p>b FREEDOM LIFESTYLE VILLAGES
Papamoa Sands
61 Golden Sands Drive, Papamoa
●</p> |
| <p>J BUPA
Bupa Accadia Retirement Village
101 Edgumbe Road, Tauranga South
●●</p> | | |

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



- A** 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
● ● ●
- C** BUPA
Bupa Mary Shapley Retirement Village
4 Spence Lane, Whakatane
● ●
- D** 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

- 
- The map shows the coastal region of New Zealand's Bay of Plenty. It highlights five retirement villages marked with green pins labeled A through E. The map also shows major towns including PAUANUI, WHANGAMATĀ, PAEROA, WAIHI, TE AROHA, KATIKATI, WHAKAMĀRAMA, TAURANGA, MATAMATA, OMANAWA, PAPAMOA, MAKETU, and PAENGAROA. The legend indicates that orange dots represent Independent Living, red dots represent Assisted Living, and blue dots represent Care Home facilities.
- A** KARAKA PINES VILLAGES
Karaka Pines Waihi Beach
8 Browns Drive, Waihi Beach
●
 - B** SUMMERSET
Summerset by the Sea Katikati
181 Park Road, Katikati
● ● ●
 - C** OMOKOROA COUNTRY ESTATE
Omokoroa Country Estate
Corner Omokoroa Road and Anderley Avenue, Omokoroa
●
 - D** HERITAGE LIFECARE
Carter Village
69 Moehau Street, Te Puke
● ●
 - E** 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 [Rotorua](#) pages online.

- Independent Living
- Assisted Living
- Care Home



A NEW ZEALAND AGED CARE SERVICES
St Barnabas Close Lifestyle Village
24 Hall Road, Ngongotahā
●

B FREEDOM LIFESTYLE VILLAGES
Rotorua Lakes
121 Pukehangī Road, Pukehangī
●

C BUPA
Bupa The Gardens Retirement Village
15 Hodgkins Street, Pukehangī
● ●

D HERITAGE LIFECARE
Cantabria Village
369 Old Taupo Road, Springfield
● ●

E FERGUSSON HOUSE
Fergusson Home
Cnr Carlton & Ranolf Streets, Victoria
● ●

F ARVIDA GROUP
Glenbrae | Arvida
22 Hilda Street, Fenton Park
● ● ●

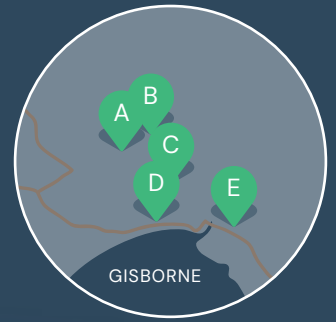
G CLASSIC DEVELOPMENTS
Lynmore Rise
40 Owhatiura Drive, Lynmore
●

H BUPA
Bupa Redwood Retirement Village
429 Te Ngae Road, Ōwhata
● ●

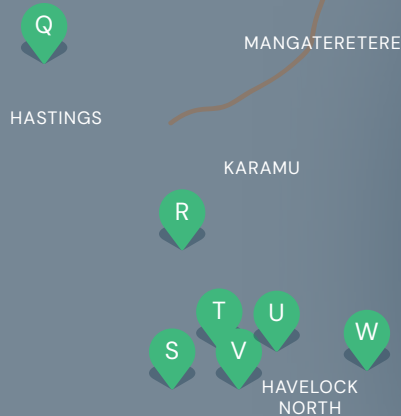
I KARAKA PINES VILLAGES
Karaka Pines Regency Park
3A Brent Road, Ōwhata
●

Retirement villages in Gisborne & Hawkes Bay

To learn more about each of the retirement villages listed below, please visit our [Gisborne](#) & [Hawkes Bay](#) pages online.



- Independent Living
- Assisted Living
- Care Home



A RYMAN HEALTHCARE
Kiri Te Kanawa Retirement Village
12 Gwyneth Place, Lytton West
● ●

B BEETHAM VILLAGE PARTNERSHIP
Beetham Lifestyle Village
Margaret Place, Lytton West
● ● ●

C HERITAGE LIFECARE
Te Wiremu Village
621 Aberdeen Road, Te Hapara
● ●

D RIVERDEEN RETIREMENT VILLAGES
Riverdeen Park
241 Stanley Road, Awapuni
●

E NEW ZEALAND AGED CARE SERVICES
Dunblane Lifecare and Village
178 Rutene Road, Kaiti
● ●

F RYMAN HEALTHCARE
Princess Alexandra Retirement Village
145 Battery Road, Ahuriri
● ● ●

G HERITAGE LIFECARE
St Lukes Close Village
24 Te Mata Road, Havelock North
●

H SUMMERSET
Summerset in the Bay, Napier
79 Merlot Drive, Greenmeadows
● ● ●

I NAPIER DISTRICT MASONIC TRUST
Kensington Masonic Villas
70 Kensington Drive, Taradale
●

J NAPIER DISTRICT MASONIC TRUST
Mission View Village
190 Avondale Road, Greenmeadows
●

K NAPIER DISTRICT MASONIC TRUST
Knightsbridge Masonic
17 Balmoral Street, Taradale
●

L BUPA
Bupa Willowbank Retirement Village
25 Ulyatt Road, Meeanee
●

M SUMMERSET
Summerset Palms
136 Eriksen Road, Te Awa
● ● ●

N NAPIER DISTRICT MASONIC TRUST
Taradale Masonic Village
15 Devonshire Place, Taradale
●

O OCEANIA
Atawhai Retirement Village
421 Gloucester Street, Taradale
● ●

P NEW ZEALAND AGED CARE SERVICES
Riversdale Lifestyle Village
233 Guppy Road, Taradale
● ●

Q OCEANIA
Gracelands Retirement Village
730 Pakowhai Road, Frimley
● ●

R SUMMERSET
Summerset in the Orchard
1228 Ada Street, Parkvale
● ●

S RYMAN HEALTHCARE
James Wattie Retirement Village
122 Te Aute Road, Havelock North
● ● ●

T ARVIDA GROUP
Mary Doyle | Arvida
3 Karanema Drive, Havelock North
● ● ●

U NEW ZEALAND AGED CARE SERVICES
St Luke's Village
196 Vigor Brown Street, Napier South
●

V HERITAGE LIFECARE
Waipapu Village
10 Danvers Street, Havelock North
● ●

W 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 [Taranaki](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- A** MASONIC VILLAGES LIMITED
Waitara Masonic Village
12 Park Lane, Waitara
●●●
- B** MILIFE
MILIFE BELL VISTA
131 Mangati Road, Bell Block
●●●
- C** MAIDA VALE RETIREMENT VILLAGE
Maida Vale Retirement Village
E20 Pohutukawa Place, Bell Block
●●●
- D** SUMMERSET
Summerset at Pohutukawa Place
70 Pohutukawa Place, Bell Block
●●●
- E** MILIFE
MiLife On Wills
49 Wills Road, Bell Block
●●●
- F** MASONIC VILLAGES LIMITED
Hawera Masonic Village
240 South Road, Spotswood
●●●
- G** MASONIC VILLAGES LIMITED
Manadon Masonic Village
21A Manadon Street, Spotswood
●●●
- H** RYMAN HEALTHCARE
Jean Sandel Retirement Village
71 Barrett Road, Whalers Gate
●●●
- I** TAINUI HOME TRUST BOARD
Tainui Village
96 Clawton Street, Westtown
●●●

- J** MASONIC VILLAGES LIMITED
Clawton Masonic Village
25 Clawton Street, Westtown
●●●
- K** MASONIC VILLAGES LIMITED
Welbourn Masonic Village
16 Oriental Street, Welbourn
●●●
- L** HERITAGE LIFECARE
Telford Village
15 Telford Street, Merrilands
●●●
- M** ARVIDA GROUP
Molly Ryan | Arvida
269 Mangorei Road, Merrilands
●●●
- N** SUMMERSET
Summerset Mountain View, New Plymouth
35 Fernbrook Drive, Hurworth
●●●
- O** HERITAGE LIFECARE
Elizabeth R Village
30/33 Elizabeth Grove, Stratford
●●●
- P** AGE CARE CENTRAL LIMITED
Maryann Retirement Village
59 Brecon Road, Stratford
●●●
- Q** MASONIC VILLAGES LIMITED
Eltham Masonic Village
Cnr London and York Street, Eltham
●●●
- R** HERITAGE LIFECARE
Annie Brydon Village
71 Glover Road, Hawer
●●●



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
- C** RYMAN HEALTHCARE
Jane Winstone Retirement Village
49 Oakland Avenue, Saint Johns Hill
- D** ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Abingdon Retirement Village
22 Oakland Avenue, Saint Johns Hill
- E** SUMMERSET
Summerset in the River City
40 Burton Avenue, Whanganui East
- F** ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Coombrae Retirement Village
34 North Street, Feilding
- G** WOODLANDS RESORT LIMITED.
Woodlands Resort
17a Sherwill Street East, Feilding
- H** PROMISIA
Ranfurly Manor
6 Monmouth Street, Feilding
- I** BUPA
Bupa Rahiri Retirement Village
348 High Street, Dannevirke
- J** PROMISIA
Eileen Mary
44 Trafalgar Street, Dannevirke
- K** RYMAN HEALTHCARE
Julia Wallace Retirement Village
28 Dogwood Way, Milson
- L** ARVIDA GROUP
Olive Tree | Arvida
11-13 Dalwood Grove, Highbury
- M** MASONIC VILLAGES LIMITED
Manawatu Masonic Court
13 Clausen Street, Takaro
- N** METLIFECARE
Palmerston North Village - Metlifecare
Corner Carroll & Fitchett Streets, City Center
- O** ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Brightwater Retirement Village
69 Brightwater Terrace, Terrace End
- P** BUPA
Bupa Riverstone Retirement Village
243 Napier Road, Kelvin Grove
- Q** MILIFE
MiLife Kelvin Grove
53 Brooklyn Heights Drive, Kelvin Grove
- R** SUMMERSET
Summerset on Summerhill
180 Ruapehu Drive, Fitzherbert
- S** MASONIC VILLAGES LIMITED
Te Awahou Masonic Village
79 Main Street, Foxton
- T** ULTIMATE CARE GROUP
Ultimate Care Madison
144 Queen Street West, Levin
- U** ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Reevedon Retirement Village
37 Salisbury Street, Levin
- V** MILIFE
MiLife Rosewood Park
78 Queenwood Road, Levin
- W** ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Levin War Veterans Village
36 Prouse Street, Levin
- X** SUMMERSET
Summerset by the Ranges
104 Liverpool Street, Levin
- Y** MASONIC VILLAGES LIMITED
Horowhenua Masonic Village
685 Queen Street East, Levin
- Z** SPELDHURST LIFESTYLE VILLAGE
Speldhurst Country Estate
70 Kimberley Road, Levin

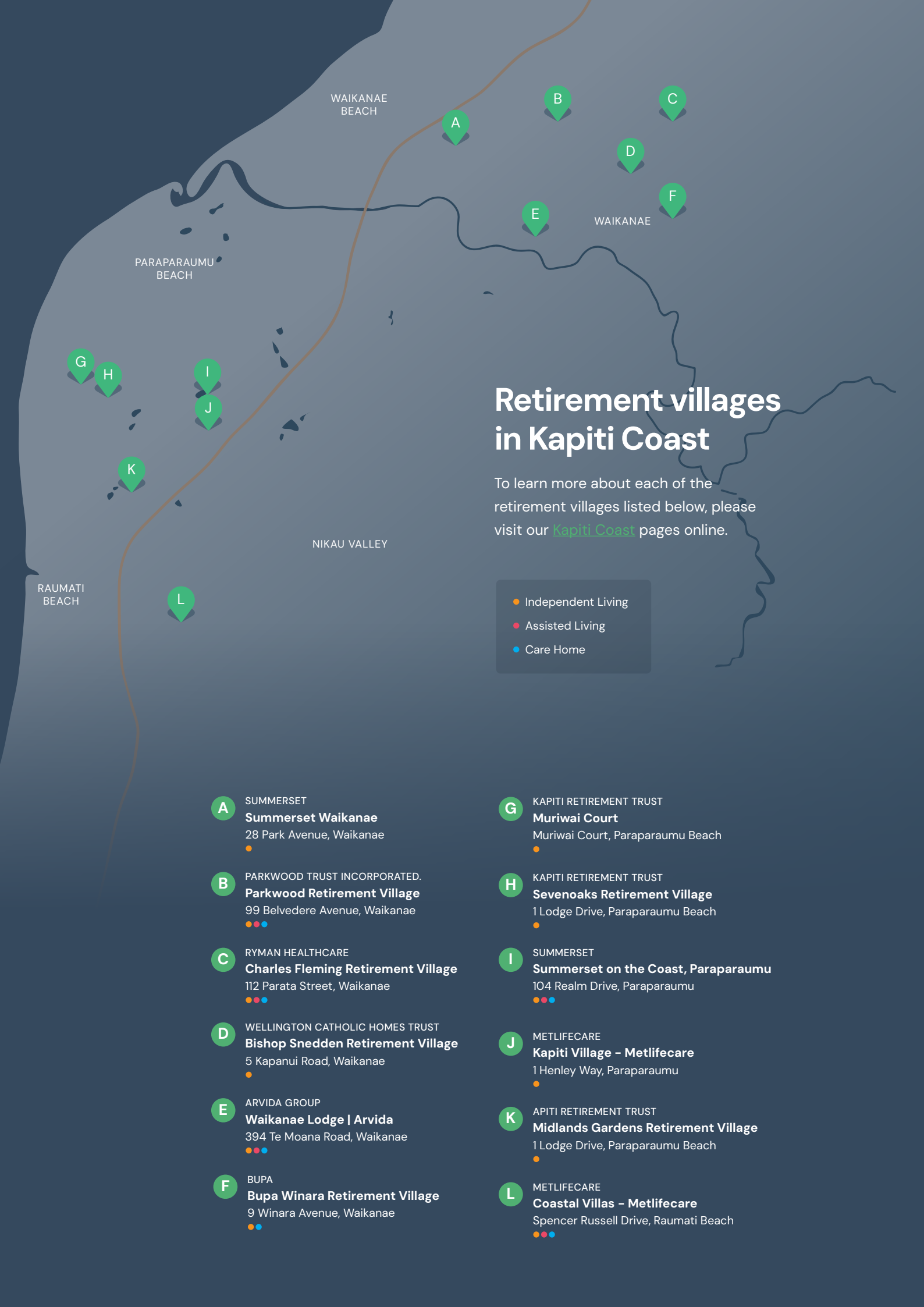


Retirement villages in Wellington & Hutt Valley

To learn more about each of the retirement villages listed below, please visit our [Wellington](#), [Lower Hutt](#) & [Upper Hutt](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- | | | |
|---|--|--|
| <p>A AEGIS PROJECTS
Whitby Lakes Retirement Village
1 Newhaven Way, Whitby
●</p> | <p>H TAITA HOME TRUST BOARD
Aroha Care Centre
6 Cooper Street, Taita
●●</p> | <p>O ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Woburn Retirement Apartments
29E Wai-iti Crescent, Woburnt
●</p> |
| <p>B SUMMERSET
Summerset at Aotea, Wellington
15 Aotea Drive, Aotea
●●●</p> | <p>I RYMAN HEALTHCARE
Shona McFarlane Retirement Village
66 Mabey Road, Avalon
●●●</p> | <p>P RYMAN HEALTHCARE
Malvina Major Retirement Village
134 Burma Road, Johnsonville
●●●</p> |
| <p>C SUMMERSET
Summerset on the Landing
1-3 Bluff Road, Kenepuru
●●●</p> | <p>J SUMMERSET
Summerset Boulcott
1a Boulcott Street, Boulcott
●●●</p> | <p>Q BUPA
Bupa Crofton Downs Retirement Village
122 Churchill Drive, Crofton Downs
●</p> |
| <p>D SUMMERSET
Summerset at the Course, Trentham
20 Racecourse Road, Trentham
●●●</p> | <p>K ROPATA LODGE LIMITED
Ropata Village
57 Ropata Crescent, Boulcott
●●●</p> | <p>R ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Huntleigh Retirement Apartments
219 Karori Road, Karori
●</p> |
| <p>E BUPA
Bupa Fergusson Retirement Village
8 Ward Street, Trentham
●●</p> | <p>L WESLEYHAVEN VILLAGE LTD.
Wesley Rātā Village
249 Rata Street, Naenae
●●</p> | <p>S ARVIDA GROUP
Village at the Park Arvida
130 Rintoul Street, Berhampore
●●●</p> |
| <p>F OCEANIA
Elderslea Village
29 Redwood Street, Elderslea
●●</p> | <p>M MASONIC VILLAGES LIMITED
Woburn Apartments
61 Wai-iti Crescent, Woburn
●</p> | <p>T RYMAN HEALTHCARE
Rita Angus Retirement Village
66 Coutts Street, Kilbirnie
●●●</p> |
| <p>G OCEANIA
Hutt Gables Retirement Village
1094 Fergusson Drive, Clouston Park
●</p> | <p>N RYMAN HEALTHCARE
Bob Scott Retirement Village
25 Graham Street, Petone
●●●</p> | |



Retirement villages in Kapiti Coast

To learn more about each of the retirement villages listed below, please visit our [Kapiti Coast](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- A

SUMMERSET
Summerset Waikanae
28 Park Avenue, Waikanae
●
- B

PARKWOOD TRUST INCORPORATED.
Parkwood Retirement Village
99 Belvedere Avenue, Waikanae
●●●
- C

RYMAN HEALTHCARE
Charles Fleming Retirement Village
112 Parata Street, Waikanae
●●●
- D

WELLINGTON CATHOLIC HOMES TRUST
Bishop Snedden Retirement Village
5 Kapanui Road, Waikanae
●
- E

ARVIDA GROUP
Waikanae Lodge | Arvida
394 Te Moana Road, Waikanae
●●●
- F

BUPA
Bupa Winara Retirement Village
9 Winara Avenue, Waikanae
●●
- G

KAPITI RETIREMENT TRUST
Muriwai Court
Muriwai Court, Paraparaumu Beach
●
- H

KAPITI RETIREMENT TRUST
Sevenoaks Retirement Village
1 Lodge Drive, Paraparaumu Beach
●
- I

SUMMERSET
Summerset on the Coast, Paraparaumu
104 Realm Drive, Paraparaumu
●●●
- J

METLIFECARE
Kapiti Village – Metlifecare
1 Henley Way, Paraparaumu
●
- K

APITI RETIREMENT TRUST
Midlands Gardens Retirement Village
1 Lodge Drive, Paraparaumu Beach
●
- L

METLIFECARE
Coastal Villas – Metlifecare
Spencer Russell Drive, Raumati Beach
●●●

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



A MASONIC VILLAGES LIMITED
Wairarapa Masonic Village
35 Edith Street West, Masterton
● ●

B ARVIDA GROUP
Lansdowne Park | Arvida
100 Titoki Street, Lansdowne
● ● ●

C BEGROUP
Wairarapa Village
140 Chapel Street, Masterton
● ● ●

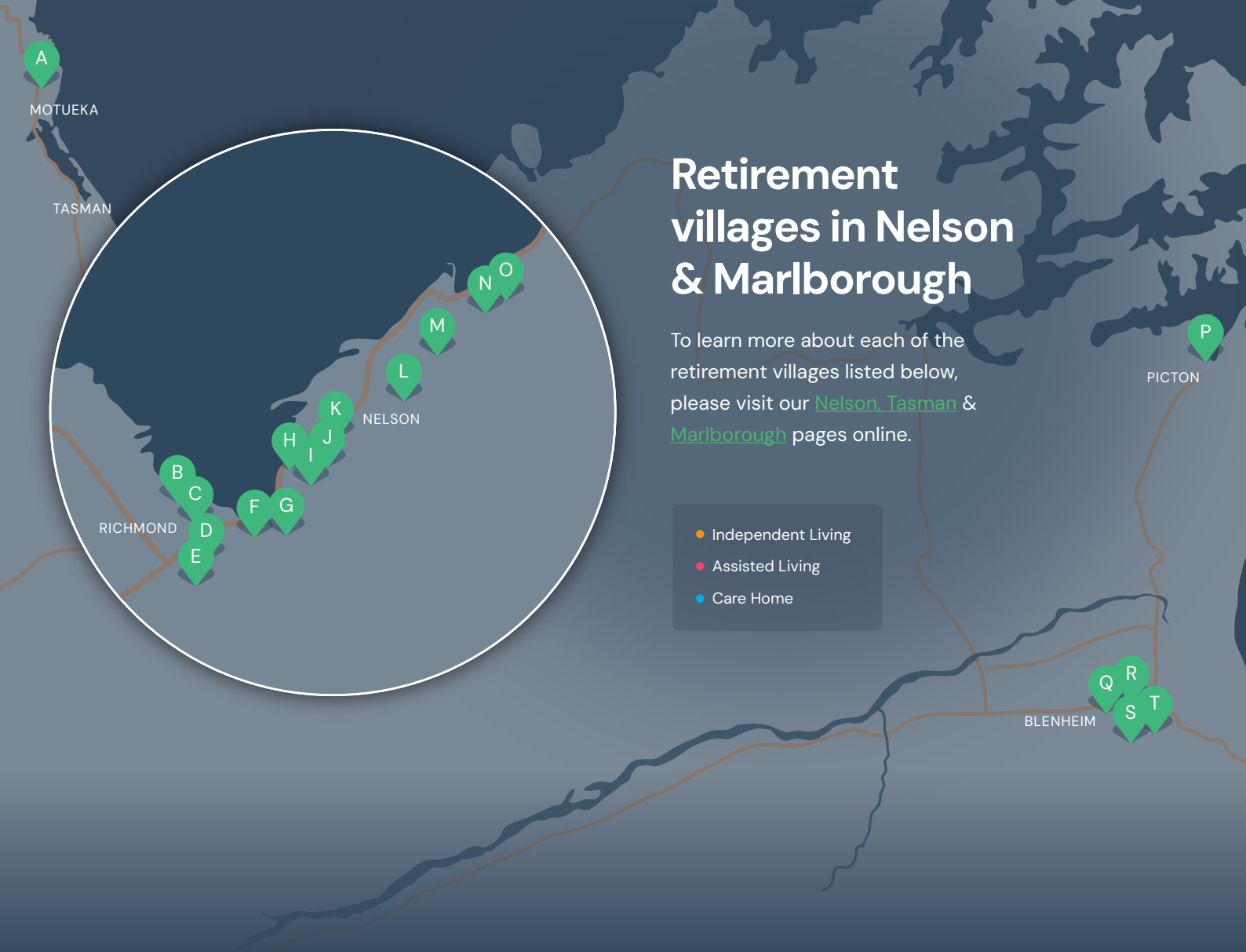
D ULTIMATE CARE GROUP
Ultimate Care Lansdowne Court
1 Oxford Street, Lansdowne
● ● ●

E ENLIVEN PRESBYTERIAN SUPPORT CENTRAL
Kandahar Village by Enliven
16 Totara Street, Masterton
●

F HERITAGE LIFECARE
Roseneath Village
227 High Street South, Carterton
● ●

G THE ORCHARDS
Greytowns Orchards Lifestyle Retirement
67 Reading Street, Greytown
●

H 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

A OCEANIA
Woodlands Retirement Village
6 Edgewood Crescent, Motueka
●●●

B ARVIDA GROUP
Waimea Plains | Arvida
455 Lower Queen Street, Richmond
●●●

C ARVIDA GROUP
Oakwoods | Arvida
357 Lower Queen Street, Richmond
●●●

D EXPERION CARE NZ LIMITED
Wensley House
49 Wensley Road, Richmond
●●●

E OLIVE ESTATE LIFESTYLE VILLAGE LIMITED
Olive Estate Lifestyle Village
2c Lakehouse Crescent, Richmond
●●●

F HERITAGE LIFECARE
Stillwater Village
60 Templemore Drive, Richmond
●●●

G SUMMERSET
Summerset Richmond Ranges
1 Hill Street North, Richmond
●●●

H SUMMERSET
Summerset in the Sun, Nelson
16 Sargeson Street, Stoke
●●●

I RYMAN HEALTHCARE
Ernest Rutherford Retirement Village
49 Covent Drive, Stoke
●●●

J ULTIMATE CARE GROUP
Ultimate Care Kensington Court
18 McMahon Street, Stoke
●●●

K OCEANIA
Stoke Retirement Village
188 Songer Street, Stoke
●●●

L QESTRAL
Coastal View Lifestyle Village
50 Clarence Drive, Bishopdale
●●●

M ROUNDHAY RETIREMENT VILLAGE
Roundhay Retirement Village
105 Kawai Street, Nelson South
●●●

N OCEANIA
Green Gables Retirement Village
241 Bridge Street, The Wood
●●●

O ARVIDA GROUP
The Wood | Arvida
156 Milton Street, The Wood
●●●

P OCEANIA
Marina Cove Retirement Village
53 Waikawa Road, Picton
●●●

Q SPRINGLANDS LIFESTYLE VILLAGE LIMITED
Springlands Lifestyle Village
5 Battys Road, Springlands
●●●

R ARVIDA GROUP
Ashwood Park | Arvida
118-130 Middle Renwick Road, Springlands
●●●

S OCEANIA
Redwood Retirement Village
18 North Street, Redwoodtown
●●●

T 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

- A** LONGRIDGE COUNTRY ESTATE
Amberley Country Estate
10 Teviotview Place, Amberley
●
- B** KAIAPOI LODGE RESIDENTIAL CARE LIMITED
Kaiaipo Lodge
6 Cass Street, Sydenham
●●●
- C** RYMAN HEALTHCARE
Ryman Northwood Village
20 Radcliffe Road, Belfast
●●●
- D** SUMMERSET
Summerset on Cavendish
147 Cavendish Road, Casebrook
●●●
- E** QESTRAL
Burlington Village
171 Prestons Road, Marshland
●●●
- F** 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
●
- I** SUMMERSET
Summerset at Avonhead
120 Hawthornden Road, Avonhead
●●●
- J** HERITAGE LIFECARE
Golden Age Retirement Village
96 Harewood Road, Papanui
●●
- K** ELMSWOOD & FENDALTON COURT LIFECARE LTD.
Fendalton Retirement Village
73 Bryndwr Road, Bryndwr
●●●
- L** ELMSWOOD & FENDALTON COURT LIFECARE LTD.
Elmswood Retirement Village
131 Wairakei Road, Bryndwr
●●●

- M** CONDELL RETIREMENT VILLAGE LIMITED.
Condell Retirement Village
55 Condell Avenue, Papanui
●
- N** OCEANIA
The Bellevue Village
21 Windermere Road, Papanui
●●
- O** BUPA
Bupa Parklands on Papanui Retirement Village
429 Papanui Road, Papanui
●●
- P** RYMAN HEALTHCARE
Ngaio Marsh Retirement Village
95 Grants Road, Papanui
●●●
- Q** RYMAN HEALTHCARE
Diana Isaac Retirement Village
1 Lady Isaac Way, Mairehau
●●●
- R** METLIFECARE
Merivale Retirement Village
27 Somme Street, St. Albans
●●●
- S** OCEANIA
Palm Grove Retirement Village
108 Marshland Road, Shirley
●●
- T** METLIFECARE
The Village Palms
27-31 Shirley Road, Shirley
●●
- U** WINDSOR HOUSE BOARD OF GOVERNORS INC
WINDSORCARE
1 Horseshoe Lake Road, Shirley
●●
- V** RAWHITI RETIREMENT VILLAGE
Rawhiti Village
117 Bowhill Road, New Brighton
●



Christchurch cont.

- Independent Living
- Assisted Living
- Care Home

- W** RYMAN HEALTHCARE
Kevin Hickman Retirement Village
25 Steadman Road, Broomfield
●●●
- X** BUPA
Bupa Parkstone Retirement Village
2 Athol Terrace, Upper Riccarton
●●
- Y** GENERUS LIVING GROUP LIMITED
Holly Lea Village
123 Fendalton Road, Fendalton
●●●
- Z** ARVIDA GROUP
St Albans | Arvida
41 Caledonian Road, St. Albans
●●●
- a** ARCHER MEMORIAL BAPTIST HOME TRUST
Maryville Courts Retirement Village
155 Salisbury Street, City Center
●
- b** AVON LIFECARE LIMITED
Avon Lifecare Retirement Living
437 Armagh Street, Linwood
●●
- c** RYMAN HEALTHCARE
Woodcote Retirement Village
29 Woodcote Avenue, Hornby
●●●
- d** OCEANIA
The Oaks Retirement Village
88 Main South Road, Sockburn
●●
- e** ARVIDA GROUP
Ilam | Arvida
28 Ilam Road, Upper Riccarton
●●
- f** ELMS COURT VILLAGE
Elms Court Village
71 Middleton Road, Upper Riccarton
●●●
- g** ARVIDA GROUP
Mayfair | Arvida
104 Wharenui Road, Upper Riccarton
●●●
- h** AVON LIFECARE LIMITED
Kauri Lodge
148 Riccarton Road, Riccarton
●●●
- i** RYMAN HEALTHCARE
Margaret Stoddart Retirement Village
23 Bartlett Street, Riccarton
●●●
- j** GOLDEN HEALTHCARE GROUP
Lady Wigram Retirement Village
210 Kittyhawk Avenue, Wigram
●●●
- k** ARVIDA GROUP
Park Lane | Arvida
35 Whiteleigh Avenue, Addington
●●●
- l** ULTIMATE CARE GROUP
Ultimate Care Bishop Selwyn
350 Selwyn Street, Spreydon
●●●
- m** NAZARETH CARE CHARITABLE TRUST BOARD
Nazareth Community of Care
220 Brougham Street, Sydenham
●●
- n** RYMAN HEALTHCARE
Essie Summers Retirement Village
222 Colombo Street, Sydenham
●●●
- o** ARCHER MEMORIAL BAPTIST HOME TRUST
Archer Village
166 Colombo Street, Sydenham
●●
- p** CHATSWOOD RETIREMENT VILLAGE
Chatswood Retirement Village
60 Hawford Road, Opawa
●●●
- q** ARCHER MEMORIAL BAPTIST HOME TRUST
Linrose Village
472 Linwood Avenue, Woolston
●
- r** HERITAGE LIFECARE
Brookhaven Retirement Village
29 Alport Place, Woolston
●●
- s** SUMMERSET
Summerset at Wigram
135 Awatea Road, Wigram
●●●
- t** RYMAN HEALTHCARE
Anthony Wilding Retirement Village
5 Corbett Crescent, Aidanfield
●●●
- u** QESTRAL
Banbury Park
107 Milns Road, Halswell
●●
- v** HERITAGE LIFECARE
George Manning Village
1 Hennessy Place, Spreydon
●●
- w** BUPA
Bupa Cashmere View Retirement Village
72 Rose Street, Somerfield
●●
- x** ULTIMATE CARE GROUP
Ultimate Care Rose Court
115a Rose Street, Somerfield
●●●
- y** ARVIDA GROUP
Rhodes on Cashmere | Arvida
5 Overdale Drive, Cashmere
●●●
- z** ARCHER MEMORIAL BAPTIST HOME TRUST
Thorrington Village
51 Birdwood Avenue, Beckenham
●●
- 1** HERITAGE LIFECARE
Edith Cavell Village
40 Head Street, Sumner
●●

Retirement villages in Selwyn & Waimakariri

To learn more about each of the retirement villages listed below, please visit our [Selwyn](#) & [Waimakariri](#) pages online.

- Independent Living
- Assisted Living
- Care Home

F
DARFIELD

A
B
C
RANGIORA
SOUTHBROOK
WOODEND
D
E
KAIAPOI
KAIRAKI
CLARKVILLE

HORNBY
WEEDONS
ROLLESTON
G
H
PREBBLETON
I
J
HALSWELL
CHRISTCHURCH

A BUPA
Bupa Ballarat Retirement Village
21 Ballarat Road, Rangiora
● ●

B RYMAN HEALTHCARE
Charles Upham Retirement Village
24 Charles Upham Drive, Rangiora
● ● ●

C RANGIORA LIVING
Bainswood House
191 King Street Street, Rangiora
● ● ●

D FREEDOM LIFESTYLE VILLAGES
Ravenswood Gardens
24 Bob Robertson Drive, Woodend
●

E LIME LIVING
The Sterling, Kaiapoi
1 Camellia Lane, Kaiapoi
● ● ●

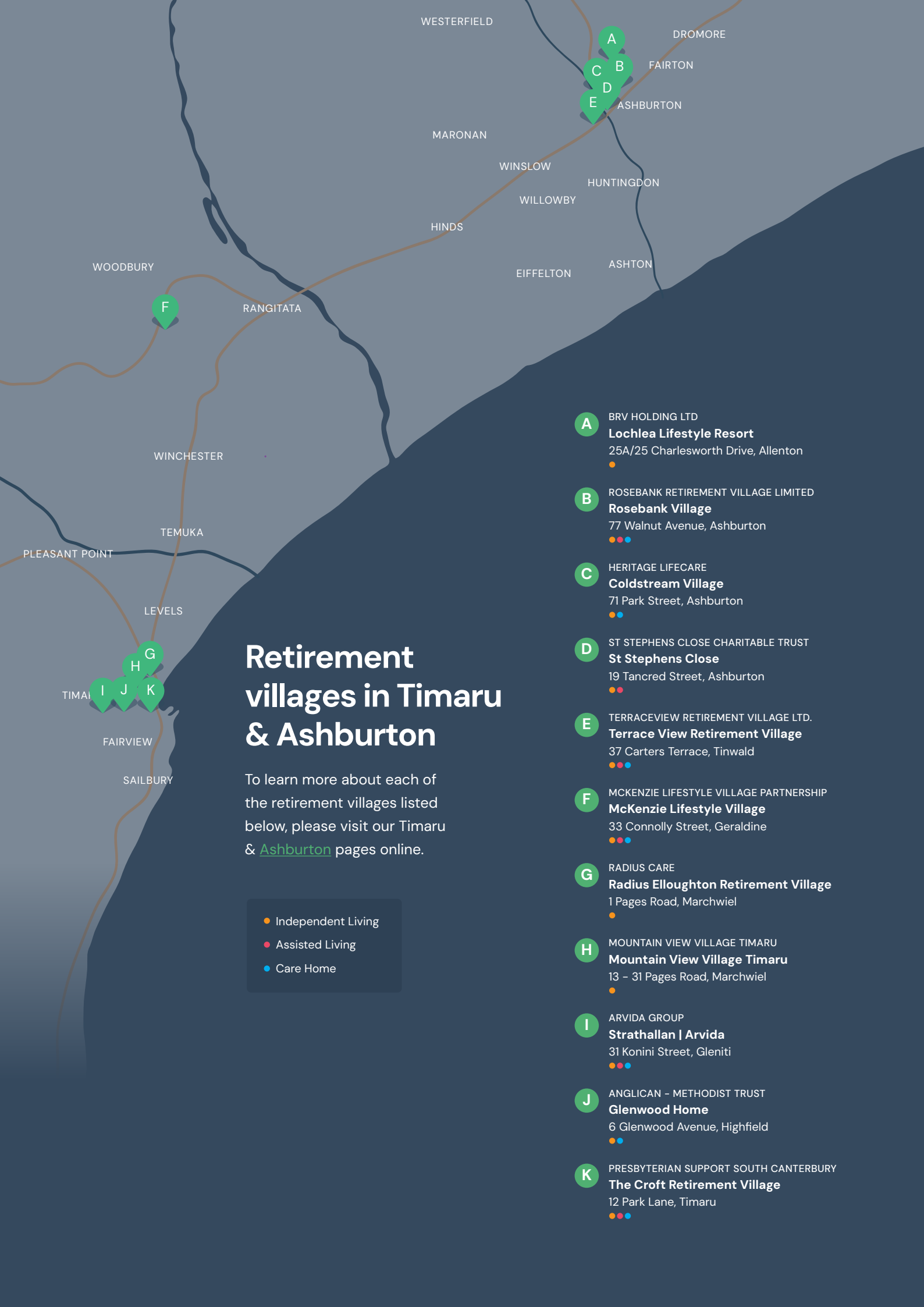
F THE HAUNUI TRUST
Haunui Retirement Villas
7-17 Ross Street, Darfield
●

G THE BOULEVARD LIFECARE LIMITED
The Boulevard
200 Dunns Crossing Road, Rolleston
● ● ●

H KARAKA PINES VILLAGES
Woodcroft Estate
34 Kendon Drive, Rolleston
●

I SUMMERSET
Summerset Prebbleton
578 Springs Road, Prebbleton
● ● ●

J BUPA
Bupa Ashford Retirement Village
Stationmasters Way, Prebbleton
●



Retirement villages in Timaru & Ashburton

To learn more about each of the retirement villages listed below, please visit our Timaru & [Ashburton](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- A** BRV HOLDING LTD
Lochlea Lifestyle Resort
25A/25 Charlesworth Drive, Allenton
●
- B** ROSEBANK RETIREMENT VILLAGE LIMITED
Rosebank Village
77 Walnut Avenue, Ashburton
● ● ●
- C** HERITAGE LIFECARE
Coldstream Village
71 Park Street, Ashburton
● ●
- D** ST STEPHENS CLOSE CHARITABLE TRUST
St Stephens Close
19 Tancred Street, Ashburton
● ●
- E** TERRACEVIEW RETIREMENT VILLAGE LTD.
Terrace View Retirement Village
37 Carters Terrace, Tinwald
● ● ●
- F** MCKENZIE LIFESTYLE VILLAGE PARTNERSHIP
McKenzie Lifestyle Village
33 Connolly Street, Geraldine
● ● ●
- G** RADIUS CARE
Radius Elloughton Retirement Village
1 Pages Road, Marchwiell
●
- H** MOUNTAIN VIEW VILLAGE TIMARU
Mountain View Village Timaru
13 – 31 Pages Road, Marchwiell
●
- I** ARVIDA GROUP
Strathallan | Arvida
31 Konini Street, Gleniti
● ● ●
- J** ANGLICAN - METHODIST TRUST
Glenwood Home
6 Glenwood Avenue, Highfield
● ●
- K** PRESBYTERIAN SUPPORT SOUTH CANTERBURY
The Croft Retirement Village
12 Park Lane, Timaru
● ● ●

Retirement villages in Otago

To learn more about each of the retirement villages listed below, please visit our [Otago](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- | | | |
|--|---|---|
| <p>A ROYS BAY ESTATE
Roys Bay Estate
Corner Wanaka-Mount Aspiring Road and Meadowstone Drive, Wanaka</p> | <p>G GOLDEN VIEW LIFESTYLE VILLAGE
Ripponburn Lifestyle Village
94 Kawarau Gorge Road, Cromwell</p> | <p>M BROOKLANDS VILLAGE
Brooklands Village
17 Balmoral Avenue, Mosgiel</p> |
| <p>B PRESBYTERIAN SUPPORT OTAGO
Wanaka Retirement Village
7 Meadowstone Drive, Wanaka</p> | <p>H GOLDEN VIEW LIFESTYLE VILLAGE
Golden View Lifestyle Village
14 Kanuka Drive, Cromwell</p> | <p>N CHATSFORD MANAGEMENT LTD.
Chatsford – The Lifestyle Choice
88 Glenbrook Drive, Mosgiel</p> |
| <p>C ASPIRING LIFESTYLE RETIREMENT VILLAGE
Aspiring Lifestyle Retirement Village
14 Golf Course Road, Wanaka</p> | <p>I PRESBYTERIAN SUPPORT OTAGO
Ranui Court Retirement Village
135 Tarbert Street, Alexandra</p> | <p>O SUMMERSET
Summerset at Bishops court, Dunedin
36 Shetland Street, Wakari</p> |
| <p>D ARROWTOWN LIFESTYLE VILLAGE
Arrowtown Lifestyle Village
224 McDonnell Road, Arrowtown</p> | <p>J OBSERVATORY VILLAGE CHARITABLE TRUST
Observatory Village
21 Stoke Street, Oamaru</p> | <p>P RYMAN HEALTHCARE
Yvette Williams Retirement Village
383 Highgate, Roslyn</p> |
| <p>E ARVIDA GROUP
Queenstown Country Club Arvida
420 Frankton-Ladies Mile Hwy, Lake Hayes</p> | <p>K PRESBYTERIAN SUPPORT OTAGO
Columba Court Retirement Village
46 Hull Street, Oamaru</p> | <p>Q RYMAN HEALTHCARE
Frances Hodgkins Retirement Village
40 Fenton Crescent, Saint Clair</p> |
| <p>F ENLIVEN SOUTHLAND
Frankton Court
32 McBride Street, Frankton</p> | <p>L THE GRANGE LIFECARE VILLAGE
The Grange Lifecare
19 Clachan Grange Road, Mosgiel</p> | <p>R HERITAGE LIFECARE
Clutha Views Village
64 Essex Street, Balclutha</p> |



Retirement villages in Southland

To learn more about each of the retirement villages listed below, please visit our [Southland](#) pages online.

- Independent Living
- Assisted Living
- Care Home

- A** BUPA
Bupa Windsor Park Retirement Village
9 Reaby Road, Gore
● ●
- B** PARATA ANGLICAN CHARITABLE TRUST
Parata
39 Kitchener Street, Gore
● ●
- C** ENLIVEN SOUTHLAND
Resthaven Village
208 Main Street, Gore
● ●
- D** BUPA
Bupa Longwood Retirement Village
10 Albany Street Riverton, Riverton
● ●
- E** RADIUS CARE
Clare House Retirement Village
51 Durham Street, Waikiwi
● ● ●
- F** RYMAN HEALTHCARE
Rowena Jackson Retirement Village
40 O'Byrne Street North, Waikiwi
● ● ●
- G** HERITAGE LIFECARE
Cargill Village
1 Cargill Street, Waikiwi
● ●
- H** BUPA
Bupa Ascot Retirement Village
211 Racecourse Road, Ascot
● ●
- I** ULTIMATE CARE GROUP
Ultimate Care Rose Lodge
129 Tweed Street, Appleby
● ●
- J** ENLIVEN SOUTHLAND
Peacehaven Village
498/500 Tweed Street, Newfield
● ●

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:

www.villageguide.co.nz

