



# LONGRIDGE

C O U N T R Y E S T A T E

## *New Zealand's Most Spacious Retirement Village*

Experience the Best of Both Worlds – A Peaceful, Country Outlook  
Matched with the Convenience and Low Maintenance of Modern Living





# Nestled over 90 acres, Longridge Country Estate provides unparalleled space and breathtaking views of the Coromandel Ranges





# Longridge Country Estate Retirement Village

Set over 90 acres, Longridge Country Estate offers breathtaking views of the Coromandel Ranges. Reflecting the area's farming and goldmining heritage, Longridge features rustic redwood and steel fences alongside stone walls, encapsulating the beautifully landscaped gardens.

More akin to a residential subdivision, Longridge is planned to feature up to 420 uniquely designed villas upon completion, alongside a resort-style Recreation Centre and Care Facility. This Centre, acting as the village hub, will include a café, bar, pool tables, library, gym, indoor pool, spa, cinema, bowling green, and petanque courts.

Included will be 30 acres dedicated to orchards, wetlands, and walking tracks, designed to enhance residents' lifestyle by providing fresh produce and beautiful natural areas for leisure and exploration.

Residents enjoy amenities like a weekly complimentary coffee barista and happy hour, village excursions, and various social events, all fostering a vibrant community life.

Longridge welcomes residents aged 65 and older, including expressions of interest applications for those approaching this milestone.





# Longridge Country Estate Villas

Our villas have been carefully designed for comfort, luxury, and ease, ensuring you can enjoy living in your home for as long as you are able. Our two and three bedroom, single-level villas are light-filled, spacious, and strategically positioned to take full advantage of the sun and views.

With more than ten floor plans available, you can select one that matches your lifestyle. Each villa features either a single or double internal access garage. The exteriors are crafted from a selection of bricks and weatherboard combinations, contributing to the unique look of each home.

Customise your interior space with our wide range of options, including a selection of floor coverings, splashbacks and benchtops. If gardening is your passion, you're welcome to grow vegetables, herbs, and add your favourite plants, subject to certain conditions. We also offer additional upgrades like garage carpeting and archgolas.

Forget about outside maintenance - we take care of it all for you!

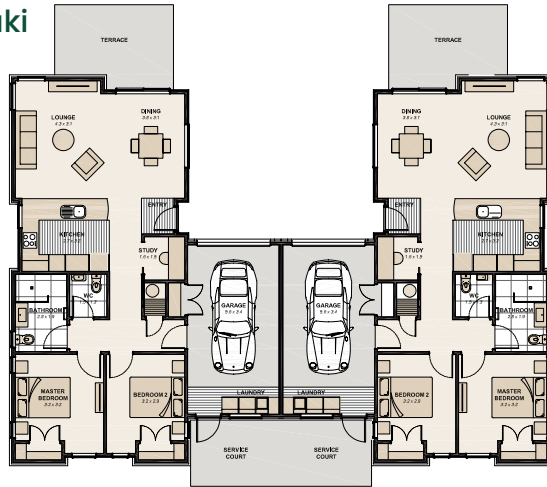
**Enjoy more time doing what you love!**



# Longridge Country Estate Villa Styles

Longridge Country Estate offers five villa styles: **The Hauraki**, **The Waikino**, **The Maratoto**, **The Puriri**, and **The Pohutukawa**, each with its own unique appeal. Choose from over 10 different layout variations, ranging from 111 sqm two-bedroom duplexes to spacious 185 sqm standalone homes. Key features of these architect-designed villas include modern designer kitchens, and in select layouts, the practicality of study nooks and the convenience of double garages.

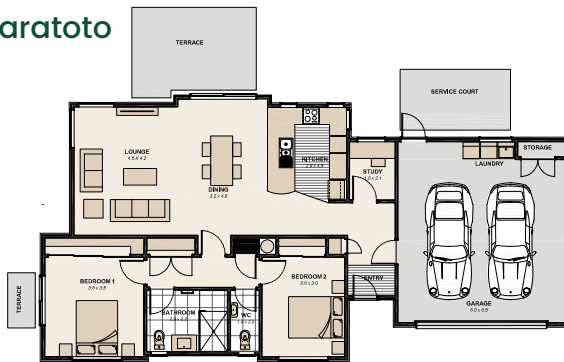
### The Hauraki



### The Waikino



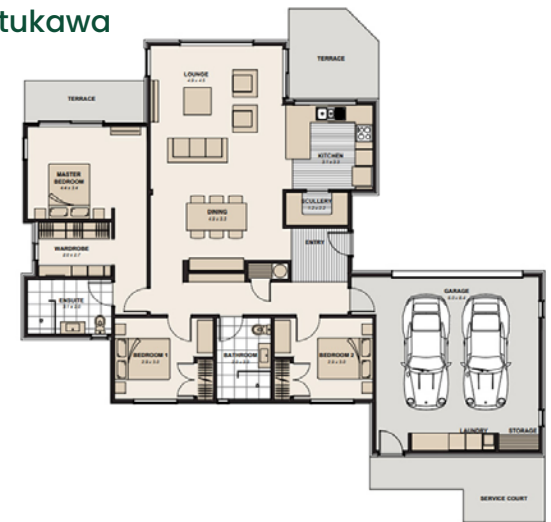
### The Maratoto



### The Puriri



### The Pohutukawa



# Longridge Country Estate Villa Pricing

	Price	Size	Bedroom	Bathrooms	Internal Garage	Personal Garden & Patio	Underfloor Bathroom Heating	Walk in Wardrobe
<b>Two Bedroom</b>								
<b>Hauraki</b> (Standalone or Duplex Villa)	from \$699,000	111m <sup>2</sup>	2 + study	1 + guest toilet	Single	✓		
<b>Maratoto</b> (Standalone Villa)	from \$839,000	131m <sup>2</sup>	2 + study	1 + guest toilet	Single	✓	✓	
<b>Maratoto</b> (Standalone Villa)	from \$879,000	144m <sup>2</sup>	2 + study	1 + guest toilet	Double*	✓	✓	
<b>Waikino</b> (Standalone Villa)	from \$839,000	132m <sup>2</sup>	2 + study	1 + guest toilet	Single	✓	✓	
<b>Waikino</b> (Standalone Villa)	from \$879,000	145m <sup>2</sup>	2 + study	1 + guest toilet	Double*	✓	✓	
<b>Three Bedroom</b>								
<b>Puriri</b> (Standalone Villa)	from \$995,000	from 161m <sup>2</sup>	3	2 (ensuite)	Double	✓	✓	
<b>Pohutukawa</b> (Standalone Villa)	from \$1,149,000	185m <sup>2</sup>	3	2 (ensuite)	Double	✓	✓	✓

\*Site size dependant

**Options and Extras:** If you have specific requirements, we are happy to work alongside you to help create your new home at Longridge Country Estate.



# Longridge Country Estate Villas



## Eco-Conscious Living

At Longridge Country Estate, we embrace eco-friendly living. Our villas are constructed with features like double glazing and efficient insulation, promoting both comfort and energy savings. Sustainability is woven into the fabric of our community with organic waste solutions, shared gardening spaces, and exciting future projects such as expanded green areas and beekeeping initiatives.

## Innovative and Accessible Design

Building on our commitment to sustainability, our homes are designed for comfort and ease. We've included enhanced security systems and emergency alerts to ensure safety and provide prompt assistance when needed. Every detail - from wider hallways and doorways for easy access to practical kitchen designs - is carefully planned with your current and future needs in mind, ensuring you're well-prepared for today and whatever the future may bring.



# Longridge Villa Features

## Insulation and Windows

**Insulation:** High standards of modern insulation ensure a warm, comfortable, and quiet home year-round, further reducing your power bills.

**Windows:** Thermally-broken from the outside, double-glazed windows for optimal thermal efficiency.

## Construction and Fit-Outs

- High-quality kitchen fixtures, with the option to upgrade to engineered stone benchtops.
- Luxuriously tiled bathrooms with heated flooring in select layouts and walk-in showers.
- Modern, energy-efficient heat pumps provide warmth in winter and cooling in summer.
- Ducted central heating in larger villas (Pohutakawa Villa).

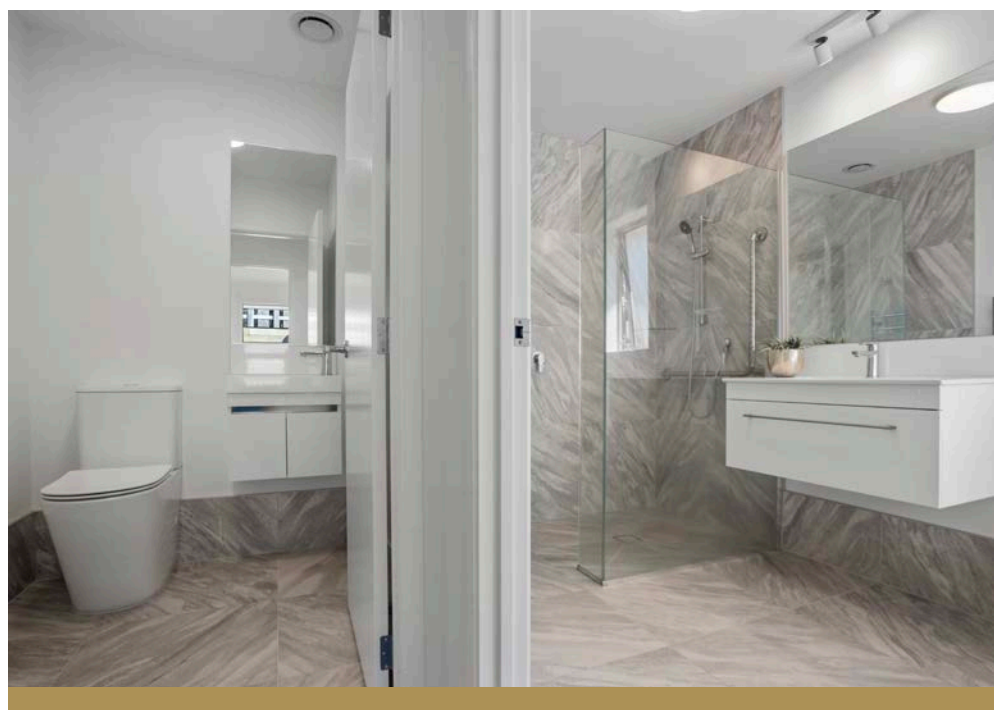
## Safety, Security and Accessibility

**Accessibility:** Villas are designed with level entry thresholds, extra-wide doorways, hallways, and bathrooms. Appliances and window latches are strategically placed for easy access, accommodating residents using walkers or wheelchairs.

**Security:** Homes are equipped with an electronic security system and numerous 'Emergency Call' buttons for added peace of mind, with more 'Emergency Call' buttons installed compared to other villages.

## Future-Proofing

Our Villas come pre-wired for e-bikes and electric vehicles.





# Space to live the life you'll love





# Longridge Current Temporary Amenities



Residents Bar + Weekly Happy Hour



Weekly Barista



Dining Area and Outdoor Entertainment Area



Village Van



Lounge and TV



Organised Events and Activities



Library



Communal Vege Garden



Massage Chairs



Local Bowling Green: Located just up the road



Spa



Gym



Petanque: Available on-site for games



Mens Shed



Pool Table



# Community & Recreational Centre Stage 1



Construction of our Community & Recreational Centre is set to begin this year, starting with the central section, which spans 800m<sup>2</sup>. This initial phase will lay the foundation for the extensive amenities that will shape our community space. The total size will be 2,400m<sup>2</sup> across all three stages.



# Community & Recreational Centre Artist's Impression





# Longridge Country Estate

## Safety & Security

At Longridge Country Estate, we prioritise the safety and well-being of our residents with state-of-the-art technology designed for peace of mind and comfort.



### Around-the-Clock Care:

Our residents enjoy continuous support with 24/7 emergency call systems installed. With call bells strategically placed in bathrooms and throughout the home.



### Advanced Fire Safety:

Our innovative smoke detection system is monitored 24/7, addressing a common risk, as 25% of residential fires originate in the kitchen.



### Security Alarm System:

Our security system features a 'Home or Away' switch, acting as a reliable burglar alarm. This feature ensures enhanced monitoring of the villas when residents are away, providing added security and peace of mind.





# Longridge Country Estate

## Affordable Living

Here's how living at Longridge can offer you more for less:



### Low Weekly Fees:

Enjoy the benefits of living in a vibrant community without the high costs. For couples aged 75 and over, our competitive weekly fees are fixed for life, ensuring you keep more of your money for the things you love.



### Energy-Efficient Homes:

Our homes are built to save you money. Designed with energy efficiency in mind, they help reduce your utility bills, making your retirement savings stretch further.



### Maintenance-Free Living:

Forget about unexpected repair bills or garden upkeep. Exterior maintenance is included, allowing you to spend your time enjoying life, not managing a property.



### Embedded Power Network:

Unique to Longridge, our embedded power network allows us to buy electricity in bulk, passing these significant savings directly to our residents.



*For example, the average winter power bill for a 2-bedroom villa in winter is just \$60 a month.*





# Annual Maintenance Costs: Staying in Your Own Home vs Living at Longridge

Cost Category	Staying in Your Own Home	Living at Longridge
Land and Water Rates	Land rates (average) \$3,469.00 p.a. + Water rates (estimate) \$500.00 p.a. Monthly: \$330.75 (average) <b>Annually: \$3,969</b>	Included in Weekly Fee
Dwelling Insurance	Monthly: \$55.50 (average) <b>Annually: \$666</b>	Included in Weekly Fee
Lawn and Garden Maintenance	Lawns per fortnight (estimate) @ \$50.00 per 1 hour Gardens per fortnight (estimate) @ \$50 per 1 hour Monthly: \$216.67 (estimate) <b>Annually: \$2,600</b>	Included in Weekly Fee
Power	Monthly: \$300 (average) <b>Annually: \$3,600</b>	\$60 (average) <b>Annually \$720</b>
24 Hour Monitored Home Alarm	Monthly: \$30 <b>Annually: \$360.00</b>	Included in Weekly Fee
Personal Medical Alarm	St. Johns \$23.50/week and \$15.75/week for additional alarm at same address) Monthly: \$170.08 <b>Annually: \$2,041</b>	<b>Included in Weekly Fee</b> 24/7 emergency call system installed with call bells strategically placed in bathrooms and throughout the home.
Additional Maintenance Costs	Gutter Cleaning: \$300 annually (\$25/month) Roof Maintenance/Inspection: \$500 biennially (\$250 annually, \$20.83/month) Exterior House Painting: \$5,000 every 10 years (\$500 annually, \$41.67/month) Window Cleaning: \$200 per session quarterly (\$800 annually, \$66.67/month) Monthly: \$154.17 <b>Annually: \$1,850</b>	<b>Included in Weekly Fee</b>
<b>Total Annual Costs</b>	<b>\$15,086</b>	<b>\$8,468</b>
<b>Total Annual Savings</b>	<b>-</b>	<b>\$6,618</b> <i>Living at Longridge</i>



# Life at Longridge Country Estate

At Longridge, our residents are our top priority. New residents are warmly welcomed by both our staff and the friendly community. One of the first opportunities to experience the vibrant Longridge lifestyle is at our complimentary weekly Happy Hour.

We offer numerous other opportunities to engage and connect, including exercise groups, pool and petanque games, music sessions, card games, craft night, trips in the village van, and a variety of functions and events.

Recognising that family extends beyond just humans, we warmly welcome your four-legged family members, though some conditions apply. Additionally, we provide campervan parking facilities for those who love to travel.





# Longridge Country Estate Gardening and Fresh Produce

Enjoy our spacious communal gardens where you can grow vegetables, herbs, and your favourite plants.

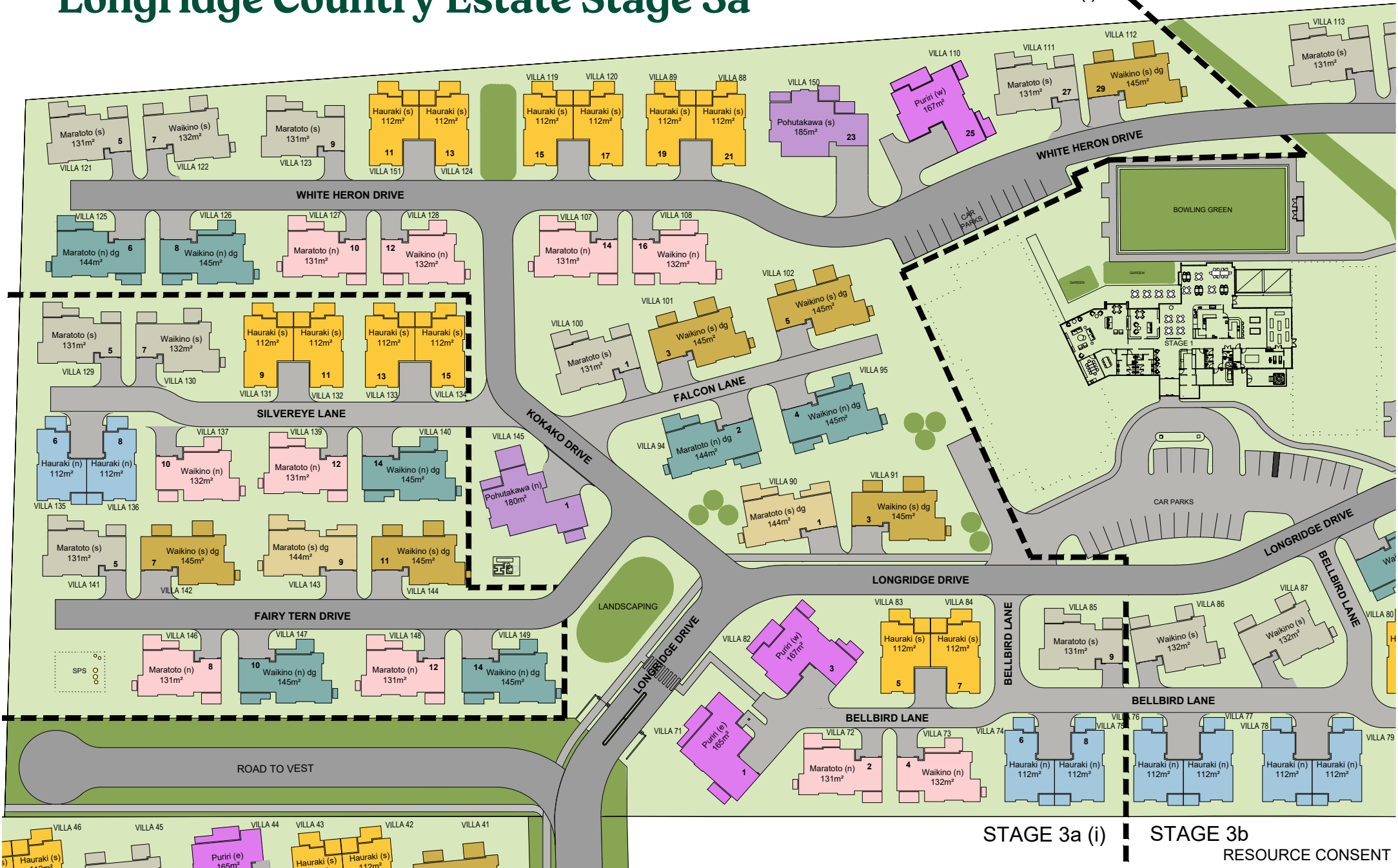
Thanks to our expansive village layout, we've added a second orchard. This addition promises to bring even more fresh produce and lovely natural spaces for our residents to enjoy.





# Longridge Country Estate Stage 3a

STAGE 3a (i) STAGE 3b



STAGE 3a (i) | STAGE 3b  
RESOURCE CONSENT

# Longridge Country Estate Stage 3a -3d Plan



*\*Plans are indicative and subject to change.*



# Costs, Fees, and What They Mean:



## How it Works

When you decide to make Longridge your home, the first step is to complete an application for an Occupation Right Agreement (ORA). This agreement details the terms and conditions of living at Longridge.

A \$5,000 deposit, held in trust, is required with your application. The remaining balance is due on settlement day, when you move into your villa. Upon your departure from the villa, Longridge will deduct a Deferred Management Fee (DMF).

This fee, which compensates for the services provided during your stay, amounts to 7.5% of the initial villa purchase price per year, capped at 30% after four years. There are no refurbishment costs unless damage exceeds normal wear and tear.

## Weekly Fee

The weekly fee is \$149. For residents and their partners, when both are over 75, this fee is fixed for life; otherwise, it adjusts according to the Consumer Price Index (CPI). This fee covers regional, district, and water rates, insurance for your home, and maintenance of external villa areas, gardens, and lawns. It does not include contents insurance, telephone/internet, or electricity. However, Longridge purchases electricity in bulk, offering significant savings, and you will receive a monthly invoice for your usage.

*Ready to learn more or start your application?  
Contact us to book a viewing and experience  
Longridge firsthand. We're excited to show you around  
so you can see what makes our village so special!*



# Longridge Country Estate FAQ'S

## What does ORA mean?

Your Longridge Country Estate Occupation Right Agreement (ORA) grants you the right to live in your home for as long as you are able, under a Licence to Occupy (LTO). The ORA is capped at 30 percent over four years, based on the purchase price of your home. Additionally, you won't lose capital on your home if we sell it for a lower price.

## What about pets?

Longridge Country Estate is your home so if you want to bring your pet, as long as some conditions are met, they are welcome to be part of the Longridge community.

## Can I have a garden?

You are welcome to work in your garden alongside our gardening team as long as it is in keeping with the landscaping of the village. We encourage growing your own vegetables and herbs. And in the Longridge Orchard you'll be able to sit and enjoy the view and fresh fruit.

## Can you explain the weekly fee?

Longridge Country Estate fees are clear and transparent. Your Deferred Management Fee (DMF)—deducted from the entry payment, not the resale value—includes refurbishment and sale costs, meaning no unexpected fees or surprises when you sell your home. The weekly fee covers village costs, including insurance, council rates, water rates, external maintenance, staff salaries, gardening, upkeep of community facilities, and village operations. Telephone, power, internet, and home contents insurance are your responsibility and expense.

## What happens if I can't look after myself?

Longridge Country Estate has your retirement and ongoing care as it's priority. We will help you stay in your home for as long as possible, and if you need additional support in your home we will help you find them. And for peace of mind Care Facilities are part of our future development.





# Comprehensive Guarantees for a Worry-Free Lifestyle



## Financial Security and Cost Certainty

How is the annual increase in village outgoings determined?

*We ensure that any increase in village outgoings is capped by the Consumer Price Index (CPI) each year, providing you with predictable and manageable living costs.*



## Guarantees and Protections

What guarantees do you offer against a decline in property value?

*We offer a no capital loss guarantee, ensuring that the amount repaid when you leave will not be affected by any decline in the property market.*



## Cost Transparency

Are there any hidden costs when reselling my home?

*No, there are no hidden costs. All fees related to the sales process, including administration, marketing, and necessary refurbishments, are covered by us.*



## Care and Support

What if I need more intensive care later?

*We guarantee priority access to our Care Facilities when built, ensuring you receive the necessary support without delay.*



## Ethical Management Practices

How does our village ensure ethical management?

*We are committed to honesty and integrity, ensuring transparency in all our actions and policies, with a focus on the well-being of our residents.*





# Why Choose Paeroa For Your Retirement?

Nestled within the “Golden Triangle,” Paeroa is just 90 minutes from Auckland, an hour from Hamilton, and slightly over an hour to Tauranga. As the gateway to the Coromandel Peninsula and the Bay of Plenty, Paeroa combines the tranquility of a small town with easy access to major urban centres.

At Longridge Country Estate, you’re not just finding a new home, but joining a vibrant community in the historic and picturesque town of Paeroa. Known for its stunning natural scenery and active community life, Paeroa is an ideal place for your golden years. The town welcomes newcomers with a variety of sports clubs, community groups, and amenities such as a golf course, bowling club, mens shed, fishing spots, and cycle trails. The local scene boasts cozy cafes and unique antique shops, complemented by regular community events like classic car shows, Highland Games, and cultural festivities.

## **Karangahake Gorge:**

Just minutes away, immerse yourself in scenic walks and the historic sites of one of New Zealand's most spectacular natural wonders.

## **Waihi Beach:**

Just 30 minutes away, enjoy miles of stunning white sands ideal for relaxation, fishing, and surfing.

## **Hauraki Rail Trail:**

Start your cycling adventure directly from Paeroa and enjoy some of New Zealand’s most scenic routes. Whether you're looking for a leisurely ride or a challenging trek, the trail offers something for everyone.

## **The Coromandel Peninsula:**

A short drive brings you to the pristine beaches and charming coastal towns of the Coromandel Peninsula, perfect for day trips and relaxing excursions.





# Ready to make Longridge Country Estate your new home?



At Longridge Country Estate, we're proud of the community we've built and excited about what's to come. Join us for a complimentary Happy Hour, take a tour of the village, and view the plans for our upcoming industry-leading amenities. We invite you to meet our residents and hear firsthand about the vibrant life at Longridge. See for yourself why our community is not just about the place, but the people who make it so special.

**Contact Us to Schedule Your Visit Today!**

**Phone:** 0800 928 928

**Email:** [info@longridgecountryestate.co.nz](mailto:info@longridgecountryestate.co.nz)

**Visit Us:** 44 Waimarei Ave, Paeroa

***We look forward to showing you what makes Longridge Country Estate such a special place to live.***