



Apārangi VILLAGE



Independent Dwellings

Information Booklet

WELCOME



A warm welcome to Aparangi Village and thank you for choosing our village as a life style choice. The village is set on 14.5 hectares and offers the opportunity for a healthy, active lifestyle with a wide range of accommodation and care options to suit everyone. We are a registered, not-for-profit charitable trust under the auspice of the Te Kauwhata Retirement Trust Board and have been part of the community since 1972.

OUR VALUES

- Respect
- Honesty
- Trust
- Responsibility
- Empathy
- Integrity

OUR MISSION

To maintain the village as an exciting and vibrant place to live a comfortable rural lifestyle, where our priorities are the health and welfare of residents and the safety and security of their environment.

The three pillars of Aparangi **People, Place, and Community**

TKRTB

Close to everything, yet worlds apart



HOUSES

You might notice that much of Aparangi Village looks like any other suburb due to the variety of styles of dwellings. This is because most of the houses were built to the design of the original residents. The homes are on Aparangi Village land but we encourage residents to treat them as their own applying the personal touches that make them home.



RESIDENTIAL CARE UNIT

The Residential Care Unit offers a range of care options including permanent rest home or hospital level care, resthome respite care & palliative care. There are a range of rooms:

- Standard (11m²) that offer ensuite toilet and wash basin.
- Premium (24m²) that offer ensuite toilet and wash basin.*
- Studio (40m²) that offer full ensuite, kitchenette.*

*daily premium charges apply. TKRTB

INDEPENDENT DWELLINGS

The Te Kauwhata Retirement Trust Board offers options for independent living in the Village. Independent Dwellings provide independence and security in housing for retired people who are financially able to house themselves.

The Trust Board's administration office hold a list of those persons interested in purchasing a license for a previously occupied dwelling. When a dwelling becomes available for relicensing the interested parties are invited to inspect the dwelling without obligation.

We offer you an Occupation License for the site and dwelling but allow you the freedom to maintain and upgrade your dwelling as you choose. On termination of your occupation license you get to set the selling price and agree the amount to be paid by an approved purchaser and enjoy the benefit of any increase in value of your dwelling.

Most importantly, residents are treated as though they own their dwelling as far as possible as detailed in the Occupation License. Residents are responsible for maintenance of the home, power and telephone charges, and maintaining the garden around their dwelling.



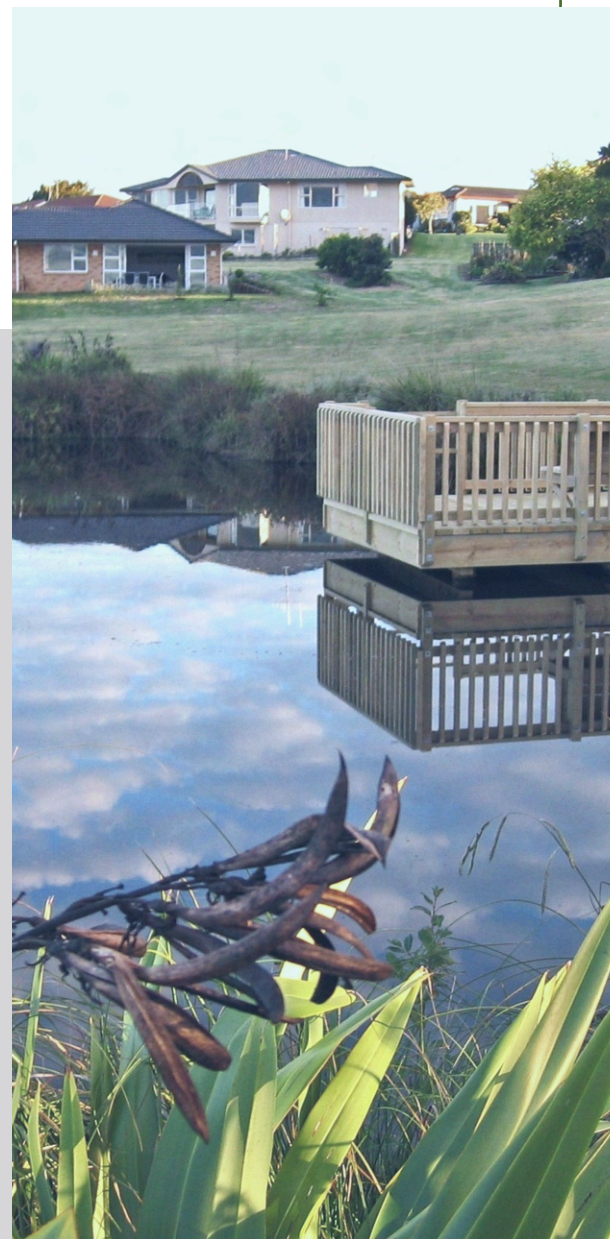
INDEPENDENT DWELLINGS

A weekly fee (village outgoings) is charged by the Trust Board to the resident to cover a share of the Waikato District Council rates, Waikato Regional Council rates, lawn cutting, grounds maintenance and green waste collection, rubbish collection, water supply and street lighting, administration and Retirement Village Act compliance costs. The current village outgoings payment as at 2 February 2026 is \$189.00 per week, payable four-weekly in advance. This charge is reviewed each year by the Trust Board and is held to the minimum possible level.

The Trust Board arranges insurance for the whole village including all dwellings and recovers the cost of dwelling insurance from each resident. If the resident wants a higher amount of replacement insurance for their dwelling, this can be requested at any time and once agreed the resident will be invoiced for the increased premium.

On relicensing of an independent dwelling, the Trust Board is responsible for all marketing of the dwelling. Aparangi will allow additional marketing from a real estate agent at the resident's expense. The Occupation License provides that the Trust Board retains an administration fee of 2.5% of the sale price paid by the new resident. The balance of the sale payment paid by the new resident is paid to the resident or their personal representatives within five days of a new occupation license being settled.

Simple Trust Board conditions of residency are in place, which are designed to preserve 'open' character to the grounds and to engender an atmosphere of tranquility.



WHAT YOU NEED TO KNOW

- Sale prices vary depending on the size, position, and condition of the home, just like in the open property market, though the sales process is a little different since it reflects government regulation.
- The seller determines the asking price and enjoys capital gains.
- Dwellings shown as "under offer" are still available for you to view and pursue, should you wish to do so.
- Aparangi Village operates a 'Village Contribution' exit payment structure. When you sell your home, the Village Contribution is a percentage you pay to the Trust Board. The Village Contribution can vary, depending on your weekly outgoings agreement, starting at 30%.
- The weekly outgoings can increase each year, as prices increase for everyday goods & services. Aparangi can offer fixed weekly outgoings, which will increase the percentage of your Village Contribution upon sale of your home.



STAFF & BOARD OF TRUSTEES

The Aparangi team are only too pleased to be of assistance. We are, Andrew Kerr (Chief Executive), Sonia Boyce (Village Manager), Mark Seddon (Maintenance Manager), & Lee Neill (Financial Administrator), and are located at the administration building on Waerenga Road.

Our Board of Trustees give their time and provide governance as their contribution to the community. Our Board members are listed on our website www.aparangi.co.nz



WHO WE ARE

Aparangi Village is a unique lifestyle retirement village in the rural township of Te Kauwhata, North Waikato, some 80 kilometres south of Auckland and 48 kilometres north of Hamilton.

Located on a picturesque 14.5 hectare location, Aparangi provides residents with an outstanding opportunity for a healthy, active lifestyle and provides a wide range of accommodation and residential care options in a rural environment, with something to suit everyone. As a registered Charitable Trust under the auspices of the Te Kauwhata Retirement Trust Board, it has been an asset to the community since its inception in 1972.

Aparangi Village and township meet in our Community Centre, Simmons Hall and the Bowling Clubrooms for a variety of activities including housie, patchwork and quilting, mahjong, cards 500, fellowship, Friday afternoon drinks at the bar, celebrations - the list goes on! The Te Kauwhata Bowling Club is situated adjacent to the village, and both a Fitness Centre and swimming pool are only short distance away, as well as the renowned Waikare Golf Club.

Contact Us

The management office is located at 14 Waerenga Road,
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