ARVIDA

Lansdowne Park

An Arvida Living Well Community

Welcome to Lansdowne Park, an Arvida Retirement Community close to the heart of Masterton.

We challenge ourselves to make our customers' lives better with everything we do.

Every individual plays a part at Lansdowne Park

Lansdowne Park offers luxury retirement living, security and care, with resort-style facilities and spectacular views of the Tararua Ranges. In a commanding position on the prestigious Lansdowne Hill, we offer residents, expansive facilities and services for a secure, fulfilling and maintenance free retirement. Residents have the freedom to pursue their own interests and can relax knowing that their home and garden is well maintained and cared for. There is a strong sense of community amongst the like-minded residents within the village who share genuine concern for each other.

Our people at Lansdowne Park love their jobs and what they do

We love our jobs here, and we naturally form strong bonds with our residents. We love to organise gatherings to get people together and to join in. We focus on the welfare of every resident in our care and try to make a difference in their lives every day. We take care of all the exterior maintenance concerns in the village, including gardens, lawns and exterior window washing.

Be part of a community that values you

As an Arvida Community, we take care and time to listen, and we'll help you continue to enjoy the things that you love to do. We'll encourage participation and engagement in our community, and we'll help you to remain active and happy.

Our residents really are a friendly and social group. We all respect each other's privacy, and we enjoy our neighbours' company at the many village events.

With scenic lake views, The Landing is the heart of the community. The main lounge provides a place to relax, and residents can cosy up next to the fire or play a game of cards or snooker. Next door is the library, offering around one thousand books and comfy leather chairs in which to enjoy them.

The Landing also features a gym, library, spa and a three by eight metre heated swimming pool, where we provide water aerobics classes. We also have pilates, tai chi, and zumba. Weather permitting, croquet and petanque are held each week.

Residents can use The Landing for private functions such as birthdays and wedding anniversaries, and it is also very popular with visiting grandchildren. The Shed is available for residents to undertake different projects and is equipped with bathroom and tea/coffee making facilities.

We’re well known for our personal care

Lansdowne Park is well known in the wider Masterton community for offering a full continuum of care for it’s residents.

You can access care services while living independently in your own serviced apartment. We can assist with meals, laundry, cleaning, access to doctors and nurses and 24 hour emergency assistance. We also provide full rest home level care and have the ability to transfer you from a serviced apartment to our hospital. The availability of continuing care within the complex means that all residents have preferential entry. We provide a range of options to look after your current requirements, and adapt to changes in your health or personal circumstances, should they occur.

Ask us about how we can tailor our care plans for you, or take a look at our specialist brochure for our serviced apartments and studios.

Continuing care plan options:

Our fees are carefully calculated so that we can provide the optimum care for you. We have several care packages available, from basic entry level to full rest home level care. Ask our village manager for a full list of costs and inclusions.

Our professional staff offer real peace of mind

Lansdowne Park’s village manager is supported by a dedicated team including a clinical manager, registered nurses, enrolled nurses and caregivers, all with a passion for aged care. All of our care staff participate in our diverse education programmes.

Flexible care plans

We are able to look after your current needs, and can also provide more care and assistance should your personal circumstances change. This gives you, your partner and your family the comfort of knowing you’ll always have the support and care you need, when you need it.

Rest home and hospital care

The Care Centre at Lansdowne Park is of as high a standard as you’ll find anywhere in New Zealand. We offer the very best of care and personal attention in a friendly, family focused environment. There is a registered nurse in the Care Centre 24 hours a day, with all services provided. For the more active residents, there are plenty of incentives for getting out and about. The Care Centre has three wings and its own attractive, sunny lounge. The main communal lounge/dining area is the hub of the community

A theatre/activity room features a 65 inch screen, and a shop provides residents and visitors with a range of essential items for purchase. The three hairdressers in the salon are able to look after both residents’ and visitors’ hair.

There are also many quiet garden spots where residents and guests can sit in the sun and enjoy a cup of tea or a picnic.

The accommodation at Lansdowne Park

Independent villas

Each of our 69 villas have been architecturally designed and arranged with your comfort, convenience and security in mind. We have also taken care to ensure that all homes enjoy plenty of sun and privacy. The village has a selection of 2 & 3 bedroom homes made up of villas and mews (semi-detached units) finished in brick and plaster with colour steel roofing. All homes are double glazed and fully insulated throughout with an energy efficient heat pump to keep you warm in winter and cool in summer. So there is no more damp or condensation to worry about!

Kitchen appliances include ceramic cook top, wall oven, dish drawer, insinkerator and rangehood. Homes have either one or two bathrooms, most having ensuites. There is full wheelchair access, including the shower. We provide 24/7 monitoring for personal medical pendants and monitored smoke alarms. All homes have internal access garaging with automatic door openers. Villa residents enjoy full access to all the facilities and recreational activities here at Lansdowne Park.

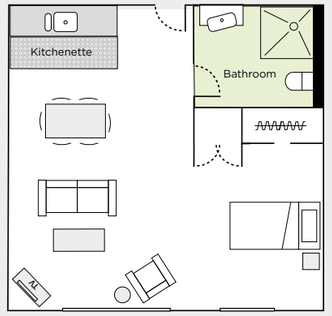
Serviced apartments/studios

Our impressive 29 apartments come in a range of six different plans and include both studios and one bedroom serviced apartments. Both options are spacious with plenty of natural light, and have tiled balconies with striking views to the Tararuas and Masterton. They each have a kitchenette and their own fully appointed ensuite and all come with attractive carpet, drapes, fridge/freezer and microwave. Residents supply their own furniture. Every apartment comes with underfloor heating with an independent thermostat, double glazed windows and internally insulated walls. All the apartments are very warm and quiet. The rooms have been designed to be suitable for rest home level care.

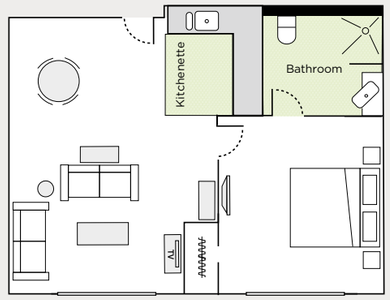
Rest home and hospital

Located on the ground floor of the care centre, our rest home and hospital offers 50 rooms ranging from standard to premium. Each room has a bedroom area, as well as its own well-appointed ensuite. A handy additional feature includes a well-designed triple wardrobe. Included in each is an electric bed which can be easily adjusted, a bedside table, cabinet and bedroom chair. All rooms are spacious and light. A 32 inch flat screen television is standard in every room.

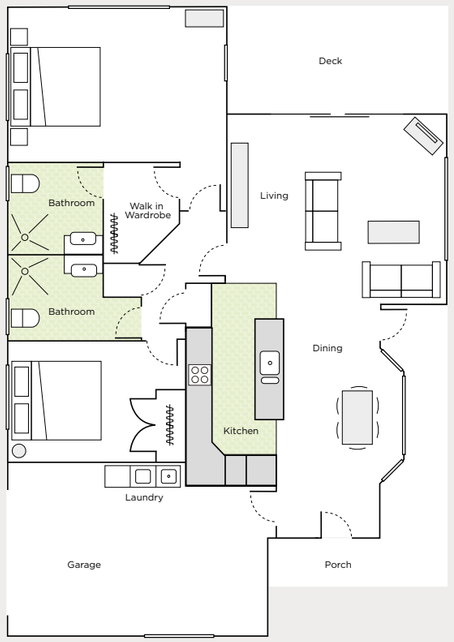
Residents enjoy a spacious environment and are welcome to decorate their rooms with their own precious belongings to help make the rooms feel like home.



Typical studio with kitchenette



Typical one-bedroom serviced apartment



Typical two-bedroom villa

Our commitment to you

Lansdowne Park is an Arvida community so we all enjoy the down to earth values that drive everything we do. We're always looking for new ways to make life in our community as fun and enjoyable as possible.

We're a family of friends in a supportive and caring community. The most important things in life to us are the people we live together with every day.

It's a wonderful retirement lifestyle at Lansdowne Park

At Lansdowne Park, we help to provide days of fun that are full and rich. Every resident is encouraged to enjoy the in-house activities on offer, and to take part in our many excursions and shopping trips around Masterton.

There is always so much to do here. Whether it is reading a book in a quiet nook in the garden, playing petanque with friendly rivals, or catching up with a neighbour at our weekly 'happy hour' for drinks and nibbles, the choice is yours!

Tapping into the social calendar is a great way to make new friends, and you can also invite family and friends from outside the village to come along for a visit. Community and family involvement is important to us at Lansdowne Park!

Lifestyle retirement living at its best!

"After 26 years living in Hawkes Bay we came back to Wairarapa to be nearer to our family. At our stage of life, moving into a lifestyle village had a lot of appeal to us. We chose Lansdowne Park because of its visual impact and modern open plan layout. Another factor which influenced our decision was its proximity to Lansdowne Golf Course, town and family. We were impressed with the village facilities, particularly the heated indoor swimming pool and spa, exercise equipment and well stocked library. Other sporting interests are also catered for. They have a modern Care Centre should our health needs change in the future. There's great fellowship and friendliness among the residents and group activities are well attended and great fun. Any regrets? Definitely not – this is "lifestyle retirement" living at its best!"

Bill and Val Sangster

A few of the common questions...

Why do people love living at Lansdowne Park?

We listen to our residents and what we consistently hear is:

- We love the spectacular views across the valley to the Tararua Mountains
- I've made a lot of new friends with different interests from mine
- This is a place of smiles
- I just love coming home to my warm house.

What levels of care are there?

We offer a full continuum of care, which means you'll have real peace of mind. The care packages range from low level care right through to rest home level care and we also provide hospital level care in our care centre.

Can I move into the care facilities of the village later on?

Yes, as part of our community, you will have priority access to the care services offered by Lansdowne Park. If you might need a little extra help in the future with your day-to-day living, you can choose to move within our village to more suitable accommodation.

What happens if I fall ill while living in my serviced apartment?

If your health needs change, we're here to provide you with personalised care and support. In many cases, care packages can be tailored so that you can receive added support in your home. If you require respite or full time care we can talk through the options with you.

Can my family and friends stay with me in my villa?

Yes of course, anytime they visit you can have family and friends come to stay in your independent villa.

Can I have my pets with me?

Yes, we know that pets are important and are often a much loved part of the family. You can have a small pet in your villa, but you will need to talk to our manager to confirm that your pet is suitable. Visiting pets are welcome in our care centre building.

Is there space for my car?

Our villas have internal access garages and our apartments and studios have dedicated carparks – please ask our village manager for more info.

Is there security at night?

Our staff are on site 24 hours a day. There are also emergency call buttons in serviced apartments and rooms throughout the village. Our village has a security camera monitoring system.

What other costs will I have in my 'Licensed to Occupy' apartment or villa?

In addition to the Deferred Management Fee, you will be responsible for:

- Your telephone bill
- Your contents insurance
- Your car insurance
- Your power bill
- Sky TV or streaming services.

There is also a weekly village fee which in the case of serviced apartments includes power. There may also be costs for any extra services should you require them. e.g. laundry and house cleaning. See our serviced apartment brochure for details and current prices.

Can I arrange for any other fittings to be added to my home?

At Lansdowne Park, we do everything we can to ensure you have your home the way you want it. You can choose to add items to make life a little easier like additional heating and security door or fly screens. We can help you with installation of these extras but they will be at your cost.

Who pays for maintenance?

Lansdowne Park takes care of all exterior maintenance of your home, gardens and communal facilities.

What happens when I leave?

We do our best to support you and your family in every way we can. The village fees stop immediately after you leave, and we begin the marketing and sale of your ORA.

Who is our village manager?

Lansdowne Park's Village Manager Karen Scott, has over 20 years of experience and enjoys a very close connection with our residents. Karen has immense pride in Lansdowne Park and loves the opportunity to show new prospective residents around the village.

Karen Scott
Village Manager

We'd love to have the opportunity to welcome you to Lansdowne Park

If you're looking for a retirement community where you can continue to enjoy life to the full, and where people respect and look after each other, we'd love the opportunity to show you around Lansdowne Park Retirement Village.

Why not give us a call and experience Lansdowne Park for yourself?

100 Titoki Street,
Lansdowne, Masterton 5810

Phone 0800 278 432
or 06 377 0123 or email
info@lansdownepark.co.nz

www.lansdownepark.co.nz

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