



Coastal View



Qestral®
CORPORATION LTD





Introduction / Te Whakatakinga

We welcome you to Coastal View, a modern, stylish village encompassed by premium service and state-of-the-art facilities. It offers a relaxing atmosphere, convenient location and elegant architecture.

Nestled in the Tāhunanui Hills of Nelson, the village has expansive views over Tasman Bay, Rabbit Island and out to Māpua and Kaiteriteri.

Opened in June 2025, the Yacht Club includes an indoor heated pool and spa, cinema, bar, gym and hair salon, plus a café and restaurant where family and friends are warmly welcomed.

The facilities on site also include a care centre offering resthome/hospital-level care and a standalone specialised dementia centre.

An entertaining lifestyle is enhanced through Coastal View's calendar of activities and events. Indulge in culture with theatre, galleries and films; explore Aotearoa with the Travel Club; and nourish your mind and body with TRILife exercise classes, documentaries and seminars with guest speakers.

Coastal View is a subsidiary of Qestral Corporation Limited, owners and operators of new generation retirement villages throughout Aotearoa including Burlington, Alpine View and Banbury Park in Christchurch, and Ashbury Heights in Whangārei, with future development underway in Hamilton (Broadwater). Qestral believes in a unique retirement experience which combines the very best lifestyle with safeguarded health. The management directors are leaders in the aged care industry.

Broaden your social horizons and enjoy peace of mind at Coastal View. Discover how an exceptional, independent lifestyle in a beautiful and secure environment can make a world of difference to your wellbeing.



Facilities

Yacht Club

Elegant architecture and design are integral to a Qestral village. Award winning architect Kerry Mason, a founder of +MAP architecture, is on Qestral's board of directors, signifying the importance Qestral places on establishing and maintaining a high standard innovation and style.

Opened in June 2025, the Yacht Club is the central hub of Coastal View and includes luxurious, resort-style facilities.

HEATED INDOOR POOL & SPA

Take a dip without worrying about the weather, relax in the spa or even join in on an aquacise class.

MOVIE THEATRE

A boutique theatre schedule created by a dedicated activities team is released monthly with an array of films and documentaries to enjoy. These are free.

LUXURY HEALTH & WELLBEING CENTRE

This includes a gym and a spa therapy room. Professional beauticians, nail technicians and massage therapists are available to pamper and relax you.

RESTAURANT

Enjoy exquisite dining in the on-site restaurant with a bespoke, seasonal, two or three course menu. The restaurant opens regularly for lunch and dinner.

CAFE & BAR

Complimentary (free) tea, coffee and baked goods are available daily in the café, and the bar is open regularly for socialising and happy hour.

BAKERY

The bakery is open regularly, selling an excellent selection of freshly baked goods and barista made coffee.

HAIR SALON

Your hair appointment with a professional stylist is just a few steps from the front door.



Yacht Club



Yacht Club



The Care Centre



The Dementia Centre

Care Centre

Coastal View's state-of-the-art care centre consists of 59 spacious suites.

The care centre has been thought through to the last detail and built with wellness and security in mind. This single storey building, with direct access to tranquil gardens while green spaces create a safe and relaxing living space.

Suites are available in 22m², 30m² or 40m² options, all with generous private outdoor decking (up to 13m²). Interior styling features have been designed to maximise the indoor-outdoor flow.

Each suite is provided with a smart TV, telephone jack point, bed (including all bedding), bedside cabinet, wardrobe, guest chair, heat pump, entertainment unit... as well as an ensuite with shower and toilet. Each room is also equipped with two call bells providing immediate access to an on-site nurse.

Dementia Centre

The specialised, single storey, stand-alone facility is purpose built to provide a safe and calming space for those living with dementia.

This premium facility offers 20 spacious, apartment sized suites ranging from 25m² to 30m². Each suite has direct access to a landscaped and secure green space, with seating areas, trees and gardens. This open design facilitates an easy flow between the building and surrounding outdoor area, and creates the feeling of freedom and independence.



Living Options



Independent Houses

Qestral seeks to provide thoughtfully designed, stylish and spacious accommodation options. Every effort has been made to provide an interesting lifestyle and social environment.

Spacious rooms provide plenty of natural light, high ceilings, wide corridors, well-placed storage and space to entertain your loved ones. Our properties are built to give you the highest quality of living.

Houses range in styles with two or three bedrooms and single or double garage options. Space between neighbours is generous, as well as private outdoor living areas.

KITCHEN

Features here include soft drawer closes, stainless steel sink with half-inset with modern kitchen mixer, feature tile splashback, integrated oven, induction hob, extractor fan and dish-drawer with polished quartz bench-tops.

INTERNAL FINISHES

Each house has built in wardrobes, non-slip ceramic floor tiles in the kitchen, bathroom and ensuite, blackout curtains with sheers and double-latched windows with security restrictions.

BATHROOM & EN SUITE

Bathe in comfort with level access to a walk-in shower, with a removable shower-head and glass screen. All bathrooms have full-height tiling, mirror cabinets, a heated towel rail, extractor fan, heater and underfloor heating.

LIGHTING, HEATING & ELECTRICAL

Each living area contains a built-in heat pump with a mixture of pendant lighting and LED low energy downlights along with wiring for TV and fibre. External lighting for the patio, driveway and entranceway.

SECURITY & SAFETY

Some houses are fitted with a fridge motion sensor (monitored on a 24-hour cycle) for your personal security, and there are smoke detectors in each room. A keypad-operated intruder alarm is installed with Passive Infrared Sensors (PIRs).

SUSTAINABILITY

Environmentally-friendly features include low-energy lighting, double glazing and separate dual-waste bins.

STRUCTURAL & ENGINEERING

Each house is geotech certified and all designs are signed off by a structural engineer and comply with government housing standards.



Serviced Houses

As time moves on and some tasks become more challenging, there is no reason why you shouldn't continue to live the life you know.

To assist with the transition process, Coastal View provides the 'Butler' package, which can be personalised for your needs. This package has been designed to support you to live confidently and independently in your village home for longer - while receiving closer healthcare monitoring.

The Butler includes:

- Premium Spritely connect and care package, including bluetooth health monitoring devices
- A nutritious and convenient main meal delivered hot to your door 5 days per week, with your choice of either dinner or lunch.
- Weekly cleaning services chosen from a range of options.
- Your laundry taken care of once per week, with the option to use our linen which will be delivered freshly laundered each week.

Spritely

Developed in conjunction with Qestral, Spritely Limited is owned and operated in Aotearoa. This pioneering software has been built to promote communication, connectivity and care monitoring. It is available at no extra cost in every house.

Spritely is a remote healthcare monitor in the form of a lightweight and easy to use tablet. Another feature of Spritely keeps you connected to neighbours and management through video connectivity, messaging and noticeboards. The tablet also provides weather reports, games and other useful information.

The connect and care package offers residents further peace of mind. You can monitor and record health vitals such as heart rate, temperature, blood oxygen, weight and pulse to show a nurse or a GP.



Care Suites

At the Coastal View Care Centre, the aim is to nurture a friendly, warm, homely environment that promotes individual freedom and security – an environment in which each person can identify their own space and can seek privacy, or welcome friends and family in comfort.

The care centre caters for residents who have been assessed as requiring either resthome or hospital-level care.

The integrated facility offers all dual (resthome/hospital) rooms for easy transition should their care needs change - ensuring that residents will generally continue to remain in the same room and have access to staff members they are familiar with.

The care centre has registered nurses, enrolled nurses, healthcare assistants and visiting professionals - including a doctor/nurse practitioner, physiotherapist, podiatrist and optometrist.

Coastal View appreciates that every resident has unique and different needs. We choose to take a holistic approach to healthcare. An individualised

care plan is designed for each resident's physical, social and emotional well-being and is developed in consultation with the resident, family, whanau or representative, medical and nursing staff and other health professionals.

The Coastal View Care Centre is committed to meeting the requirements of the Privacy Act 2020, the Health Information Privacy Code 2020 and the Health Regulations 1996.

Dementia Suites

At Coastal View, we understand that dementia requires specialised attention and accommodation that is different from standard care centres.

It is important that residents are relaxed in their environment and not confused by too many people around them. It is also essential that they have easy access to outdoor environments where they can walk and enjoy a good sense of freedom.

This facility is single storey and stand-alone, facilitating an easy flow between the building and gardens.





Lifestyle



Melbourne Cup



Trip on the Pelorus Mail Boat



Lunch at the Yacht Club Restaurant



Extensive Recreational Options

Coastal View prioritises a convivial and social lifestyle. Residents have access to a wide range of activities and events organised by full-time activities co-ordinators.

Enjoy the company of your neighbours and the opportunities to dress up for premium events such as cabarets, gala nights with celebrity guest speakers, live music, cooking demonstrations and wine tastings.

Further to this, residents will be able to join a number of interesting and inspirational clubs, such as the Travel Club or Wine & Food Club as the village continues to grow.

TRILife Wellness Programme

TRILife is Qestral's personalised wellness programme and is currently in use at all Qestral villages - providing exceptional results. This popular but voluntary programme is also available (free) to all residents at Coastal View and has been designed to help you enhance your quality of life through a focus on nutrition, exercise and state of mind. It offers an individualised and measurable approach to setting and tracking goals, helping to inspire a healthy lifestyle.

The TRILife programme will eventually include daily exercise classes such as Tai Chi, aquasize, yoga, dancercise, step up, advanced and lite. There is an exercise class for every level of fitness/ability - the aim is to have fun!

Further to this, TRILife talks featuring different guest speakers are held in the village, and documentaries, films and TED talks will be available to watch in the theatre.

At the World Ageing Festival in Singapore, Qestral recently won the 2025 Eldercare innovation award for its proprietary TRILife Wellness Programme - recognised as the best programme that encourages participation of older persons to support active ageing through lifestyle activities.



Security



Guarantees

Financial Security

Your financial security is covered by an Act of Parliament – the 2003 Retirement Villages Act. We guarantee that no-one, not us, a bank, or any other party or institution has financial priority over the village residents. We suggest that you confirm this with your solicitor.

Change of Mind

If within 90 days from the date of occupation, you decide that you no longer wish to remain in the village, we guarantee to refund in full your purchase price without any deductions.

Priority Access

We guarantee you priority access to the care facility or dementia centre if your health deteriorates - subject to availability and assessment.

Fixed Fees

We guarantee not to change the village weekly service fee or village contribution fee while you are in the same residence and on the same level of care.

Fair Fees

We guarantee that all fees (such as the service and village contribution fees) will cease when you permanently leave the village following termination of your ORA.

Natural Disaster Guarantee

In the unlikely event that we could not rebuild the home you occupy following destruction of the home, we will pay back your entry payment with no deduction of the village contribution.

Our Unique Approach

The approach is design-led, non-institutional, caring and community orientated. Qestral creates places, spaces, facilities, homes, food, events and activities to be proud of.

The dedicated team come to work each day to help the residents lead a life worth living, full of: health, wellness, fun, good humour, music and of course magic.



Financial Security / Tōmau

There are no hidden surprises in our financial arrangements with you.

You will be entering an Occupational Right Agreement (ORA) giving you Licence to Occupy a home or, in some circumstances, a care or dementia suite. This is the most common form of occupation structure in retirement villages in New Zealand.

The ORA entitles you, or you and your spouse or partner, to use the house, care or dementia suite and have access to the village amenities pertaining to your accommodation. You will be refunded your capital less commencement and contribution fees once the occupation right is re-signed by a new occupant after you leave the village.

The interests of the village residents are protected by a statutory supervisor, Covenant Trustees – the largest trustee company in the aged care industry, who monitor our audited financial accounts and have a significant overview in how we operate the village.

If on termination of your ORA, we are unable to secure a new resident to your house within six months, then you are entitled to nominate an agent (but on the same terms that we normally use) to facilitate the transaction. Interest will be paid if your capital is not refunded within six months.

A code of practice applies to the day-to-day operation of the village and a code of rights outlines the rights and obligations of residents, village management and staff.

All fees cease when you vacate the village.

Weekly Service Fee

House and apartment residents who have secured accommodation under an Occupational Right Agreement (ORA) are charged a service fee.

The following items are covered within this service fee:

- Insurance on your home (the building structure) – including floor coverings, drapes and fixed chattels (but not your personal effects or contents).
- House property rates.
- Emergency call system/CCTV monitoring of the site.
- Building exterior and interior maintenance (inclusive of fair wear and tear).
- An extensive programme of activities and events.

This is paid monthly, in advance, by automatic payment.

For the 'Butler' package, the weekly fee appropriate for this service will include regular care monitoring, a range of meals, housekeeping and laundry services. Refer to the Butler handout for more information.

Deferred Fees

Upon entry, a village commencement fee applies and is your contribution to the creation of village communal amenities and the establishment of the operational and administration structure.

A village management fee applies for the upkeep of the common grounds and property and ongoing village staff and management costs.

Both these fees are deferred and not payable until you leave the village. They will then be deducted from the repayment of your capital amount.

There are varying fee rates, depending on whether you are in an independent house, serviced house, resthome or hospital care suite, or dementia suite. Within the village (houses and care facilities), the percentage of the management fees incurred are transferred towards the new unit licence if a resident transfers from one unit to another.



Owners and Directors

The owners and operators of Qestral Corporation are at the forefront of the aged care industry in New Zealand. The group has experienced shareholders, management and directors.

John Ryder, M.Com (Hons), FCA, CMA
Executive Chairman

John is a Fellow of the NZ Institute of Accountants and a cost and management accountant. He was a co-founder and joint managing director of Ryman Healthcare and only the third person to be elected to the Australasian Housing Hall of Fame, for "his outstanding contribution to the development of the Seniors Housing Industry in New Zealand". John has written a book on global investing and has been inducted into the New Zealand Business Hall of Fame.

Simon O'Dowd
Managing Director

Simon has been the National President of the NZ Aged Care Association for over 25 years – which has as members around 80% of the employers in the overall New Zealand aged care sector. He has been actively involved in representing the sector on

most of the major government and industry study groups, including the Grant Thornton Review. Simon was also a founding trustee of Health Ed Trust (Inc), a charitable aged care education trust.

Jeremy O'Dowd

Jeremy has worked in the aged care industry for over 25 years and has a leading role in the group's day to day operations. He is the director in charge of master planning, design and sales, and takes a keen interest in the aesthetic and architectural characteristics of villages across the country. He has always been a 'hands on' businessman.

Wendy Fleming, RGON, CRSNZ

Wendy is a Companion of the Royal Society of New Zealand (CRSNZ), Honorary Vice President of Alzheimer's Disease International (ADI) representing over 120 countries, Life member of Alzheimers New Zealand, Past Chair Alzheimers New Zealand



Charitable Trust, Patron Dementia Canterbury, member Oversight Board Centre of Brain Research (CBR) University of Auckland. She is also a registered nurse.

John Strowger, LLB

John Strowger was a senior partner in Chapman Tripp, Auckland, specialising in corporate, contract and securities law, mergers and acquisitions. He has also been at the legal forefront of the private equity investment industry in New Zealand. John was named NZ Deal Maker of the Year at the 2017 Australasian Law Awards. He is a director of listed company Skellerup.

Kerry Mason, FNZIA

Kerry is a registered architect and a Fellow of the New Zealand Institute of Architects. He was a founding partner of Christchurch architectural firm +MAP and previously Managing Director of leading architectural firm Warren and Mahoney. He has won a wide range of awards for residential, resort and commercial buildings and is highly respected for

his design skills. Kerry's appointment to the Qestral Board signifies the importance that the company places on innovative design.

Gavin Lonergan, BBUS,CA

Gavin is a director of Direct Capital, New Zealand's leading private equity management company, which was founded in 1994. He is a previous Chair of the New Zealand Private Capital Association and is also a director of the Caci Group.

Mary-Anne Stone, MPH, DPH, BA

Mary-Anne has a Masters of Population Health with Distinction, and 30 years of experience in NZ Health Management... including senior management roles across Primary Care, Hospices, Community Nursing, Home and Community Support, Residential Aged Care and Retirement Village Operations. She was previously a senior executive with Ryman Healthcare.



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