Information Pack

Space to live a life you'll love



For more details visit

amberleycountryestate.co.nz

AMBERLEY
COUNTRY ESTATE


244
homes when the village is complete
10
stages, built in turn
2028
projected completion of The Clubhouse
2032
estimated completion of the village



Welcome *to Amberley Country Estate*

Our 38 acres in the heart of Hurunui provides a unique and spacious sanctuary that allows our residents to make the most out of life among the beautiful surroundings, architecturally-designed villas, tasteful landscaping and community of like-minded people.

There's nothing like rural living. It offers natural surroundings, fresh country air, stunning scenery, and space. Whether you drive an electric car or a trusty 4WD ute, our single and double garages and generous driveways are designed with practical living in mind. We also have dedicated campervan parking, although spaces are limited and allocated on a first-come, first-served basis. We offer it all, along with a relaxed and laid-back style of operation. We welcome four-legged friends, subject to village management approval, and if your two-legged family members want to stay, they're also welcome.

Our villas offer easy, practical living along with privacy. And when you want to connect, our clubhouse facilities feature social lounge with bar, home theatre, games, kitchen, library and crafts room, pétanque, croquet, gym, Village Workshop and spa pool. We also hold regular social gatherings including quiz nights and movie nights. We also organise regular group days out.

If you're planning your next move in life, we have space. Plenty of it. And we have exciting plans for further development. We'd welcome a conversation.

Life at Amberley

The lifestyle we offer is very unique to Amberley. Relaxed and laid-back, safe and secure with plenty of facilities and activities to keep you as occupied as you want to be. And we're well under way with construction of our brand new, purpose-built resort style Community Centre. Situated in the heart of the village, this 1,350m² clubhouse will be built around an indoor courtyard and provide a new level of amenity, including an indoor swimming pool, spa pool and sauna, commercial kitchen, café and bar, games room, multi-function room/dance floor/exercise floor, library, crafts room, gym, beauty therapy, consulting rooms and meeting rooms, a Village Workshop, bowling green, pétanque and croquet. It's an exciting development and we can't wait for the grand opening!





Our villas

Comfort, easy living, individuality and privacy are all part of our architecturally-designed villas. They're all built with energy efficiency and sustainability in mind and feature all the modern comforts to provide warmth, ease of access and practicality. Ducted central heating, super-thick ceiling insulation, thermally-broken doors and (argon-filled, double-glazed) windows keep comfort to a maximum and energy bills to a minimum. Exteriors are plaster over lightweight concrete and Linea board, all maintained by the village along with your lawns and gardens.

All villas have their own patio and garden area and come with a single or double garage.

Sizes range from 94m² – 189+m². With all our design thinking, we avoid a cookie-cutter approach by providing a range of layouts and exterior treatments which, along with interior design and décor options, allow you to add your individuality to your home.

We'll help you create the space you love.



The Clubhouse *under construction now*

We're delighted to announce that our permanent luxury resort-style Community Centre is now under construction.

Construction has started on The Clubhouse, a 1,350m^2 community building in the middle of the village, built around an indoor courtyard. You can watch it going up from the temporary clubhouse terrace.





Architects Impression only. Subject to change.

FACILITIES INCLUDE:

- Indoor pool, spa pool and sauna
- Café, bar and commercial kitchen
- Gym and exercise floor
- Library, craft room and conference room
- Hair salon and consulting rooms
- Bowling green, pétanque and croquet

The mix of facilities may change as the design is finalised.

244 Homes *in 10 stages, with The Clubhouse at the heart*



Stages 1 to 3

Built and lived in.
The temporary clubhouse, the village office and the show home are here, by the Teviotview Place entrance.

Stages 4 and 5

Under construction around The Clubhouse.
Stage 4 homes are selling now; Stage 5 is taking holds ahead of pricing.

Stages 6 to 10

Future stages, including apartments and a care facility in the final stage. The village is expected to be complete by 2032.



The seventeen things
people ask us before they decide

Over the next three pages: how the money works, what day to day life is like, and what happens if your needs change. Anything we haven't covered, please contact our Sales Consultant, Karena.

The money, *in plain words*

What is an ORA?	An Occupation Right Agreement is the contract that gives you the right to live in your villa for as long as you choose. You pay an entry payment for it rather than buying the land. The village is registered under the Retirement Villages Act 2003, your own lawyer takes you through the ORA before you sign, and you have 15 working days afterwards to change your mind.
How much is the weekly fee?	The weekly fee is $164 a week, paid monthly in advance by direct debit. It covers general maintenance, council rates, the village's insurance and a $3 a week contribution to the long-term maintenance fund. It changes once a year on 1 April, in line with the Consumers Price Index, with at least four weeks' notice.
What other costs are there?	Your own power, phone, internet and contents insurance, as in any home. Power is bought in bulk for the village and charged on to you, and your water softener and filter are serviced for a small weekly charge. Extra services you choose, such as some outings, are charged separately. Exterior maintenance and the village's building insurance are all part of your weekly fee.
What happens when I leave?	Once your villa is relicensed and the new resident settles, your entry payment is refunded within five working days, less the Deferred Management Fee (DMF) and any outstanding charges. The DMF is calculated daily at 7.5% per year, capped at 30% after four years. You receive no capital gain but are protected from capital loss.
What happens if I want to change homes?	If you'd like to move to another villa within the village, existing residents receive priority, subject to availability and approval. On your first transfer, the DMF continues across both villas rather than restarting, with a 1.5% transfer fee based on the higher villa entry payment.
Is my money protected?	Your deposit is held by the village's independent Statutory Supervisor, Anchorage Trustee Services, and is refunded with interest if your application doesn't go ahead. The village's obligations to residents are secured in the Statutory Supervisor's favour. Your lawyer will explain what that means for you.

Your home, *your pets, your visitors*

What happens if something needs fixing?	Tell the village office. The village maintains the outside of your home and the grounds, and arranges and pays for repairs inside your home and to the appliances it supplies, unless the damage is beyond fair wear and tear. A Maintenance Manager is on site Monday to Friday. There's no standard refurbishment charge when you leave, although additional costs may apply if alterations need to be reinstated or damage beyond fair wear and tear needs to be repaired.
What safety and security is in place?	Feeling safe and secure is an important part of feeling at home. Every villa has an emergency call system monitored off-site, and the village has a single entrance from Teviotview Place. With friendly neighbours who look out for one another, a Village Manager on site throughout the week and a Maintenance Manager Monday to Friday, there's a reassuring sense of community. Residents who have moved from the city often tell us how much they appreciate that peace of mind.
What if I'm away?	Lock up and go. The village keeps looking after the outside of your home and the grounds while you're travelling, and your neighbours and the office know you're away if you'd like them to. Your weekly fee continues while you're away. House-sitters aren't permitted, so leave the house to us.
Can I have guests?	Yes. Family and friends are welcome to stay with you, up to two guests at a time for up to two months in any year. For longer stays or more people, ask the Village Manager for written consent. The temporary clubhouse can also be booked for family occasions such as a birthday lunch.
Can I have pets?	Yes. Cats and small dogs are welcome with the village's written consent, which we give through a short pet application so we know who's living here. Plenty of residents already have one.
Can I have my own garden?	Each villa has its own patio, perfect for adding your personal touch with pot plants. The village takes care of the surrounding gardens and grounds, so you can simply enjoy them. For those with green fingers, a planter box can be arranged with Village Manager approval, with costs applying. There's also a lovely communal garden complete with raised beds and a herb garden.

Getting out, *getting about, and later on*

What activities can I join?	Whatever you like, and nothing you don't. Residents run happy hours, quiz and movie nights, crafts, pétanque, yoga and croquet, and a gardening group. The village bus takes 12 on outings; some are included and some have a charge. New residents are welcomed at a monthly meet and greet. There's a residents' committee, and residents meet the operator at an annual general meeting.
Is there space for my motorhome?	Yes. We have a separate parking area for caravans, boats and motorhomes. Spaces are allocated on a first-come, first-served basis, with a waiting list currently in place, so availability on moving in can't be guaranteed.
Can you help with travel to appointments?	The village bus runs group outings and trips into town. For individual appointments, most residents drive or use a neighbour, family, or a local taxi; the village office can help you arrange transport. Christchurch is 35 minutes away by road.
What if I still work?	That's fine, and some residents do, from home or on the road. There's no requirement to be retired, just the minimum entry age. The study in the Balcairn and Leithfield villas works as an office, internet is yours to choose, and a ute or work vehicle in the driveway is a familiar sight here.
Will there be care on site?	Looking ahead, the village plans to build a care facility in its final stage of development, which may include rest home, hospital and dementia care. While a construction date has yet to be confirmed, the intention is to give village residents assessed as needing long-term care priority over outside applicants, subject to availability. A place cannot be guaranteed, and care costs remain the resident's responsibility, with government subsidies available where applicable. In the meantime, residents can continue to enjoy the comfort of their own villa, with home-care services available to support them, just as they would be in any other home.



Come and see for yourself

Visit our show home.

Our show home at 29 Winskill Crescent is also the Resident Experience Centre. Walk through a finished Leithfield villa, see the temporary clubhouse, and ask anything.

OPEN:
Weekdays 9am to 4pm. Saturdays 9am to 12pm.
Other times by appointment

FIND US:
10 Teviotview Place, Amberley 7410

TALK TO US:
0800 573 573. sales@amberleycountryestate.co.nz

SALES CONSULTANT:
Karena Miller. 027 435 7889.
karena@amberleycountryestate.co.nz



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Amberley Country Estate is a registered retirement village (number 2751475) operated by Amberley Limited Partnership. Information is correct at the time of publication, 10 November 2026. This pack is a summary; the Disclosure Statement and Occupation Right Agreement set out the full terms.