



VILLAS & ASSISTED CARE APARTMENTS

START A NEW CHAPTER

WITH A WEALTH OF OPPORTUNITIES



Gateway to the South

WELCOME TO ASHBURTON

Located in the heart of Mid-Canterbury, Ashburton lies just 85kms from both Christchurch and Timaru. Lochlea Lifestyle Resort offers lifestyle living second to none and with superb facilities the hardest part of your day will be deciding what to do. You can be involved in as much or as little as you like – the choice is yours!



BEYOND THE BOUNDARIES

At Lochlea Lifestyle Resort, we believe that life is for living. Residing in a safe and secure gated community doesn't mean being fenced off from the world. On the contrary, it offers you security so you feel confident to get out and explore the surrounding area.

Ashburton is bound by two of New Zealand's most popular salmon and trout fishing rivers, the Rakaia and Rangitata.

With a population of over 30,000 the town has a strong rural background in farming. Situated on State Highway 1, Ashburton is easily accessible and is serviced by daily passenger, freight and bus connections from main centres in the South Island.





THE RESORT

The luxury Lochlea Lifestyle Resort complex is situated on 6.2 hectares of flat land in Lochlea Estate, off Racecourse Road. Close to the Allenton shopping centre, Ashburton Racecourse and the Allenton Golf Club, the resort also features many internal recreational facilities.

A facility centre called Lochlea Lodge is the hub of the resort, providing residents in either a villa or an assisted care apartment, with the chance to enjoy both indoor and outdoor activities. Residents have access to a heated swimming pool, spa, gym, hobby/craft room, library, lounge and bar, pool table, dining room, bowling green, croquet lawn, petanque piste, massage/beauty room and hairdressing salon.

The resort is only a few minutes' drive from the town centre and has its own resort bus for group tours and shopping excursions.

*Recreation
on your doorstep*



QUALITY LIFESTYLE

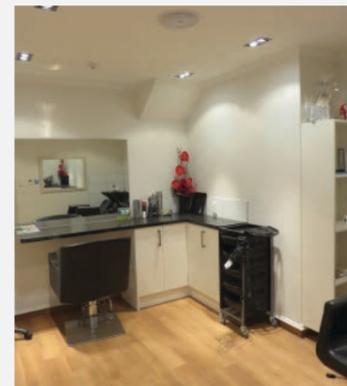
Lochlea Lifestyle Resort is an opportunity to live in a safe, secure environment. Our residents enjoy companionship and embrace community spirit where neighbours really do look out for each other. This provides peace of mind for you and your families.

FEEL SAFE AND SECURE

Lochlea Lifestyle Resort will comprise of 111 villas, including two and three bedroom options with single and double internal access garages.

The villas are sited to catch the sun, with landscaped gardens and lawns between each villa. They are equipped with comprehensive television and communication systems which include a 24 hour medical emergency call system which connects directly to the resort lodge administration and the emergency call centre. The villas are compatible to wheelchair access and also with minimum effort, service and kitchen area design can be altered to suit wheelchair mobility. There are 19 assisted care apartments and four different sizes. All are 1 bedroom, dual access ensuite, kitchenette, open plan dining/lounge and private balcony.

Radius Millstream Hospital opened in June 2016 and is located within the resort. The hospital houses beds for up to 80 patients and caters for hospital, rest home and dementia care.



THE VILLAS

A pre-selected range of colour schemes and carpets are available for villas in the Lochlea Lifestyle Resort. Residents who purchase prior to construction can also select from the range of good quality floor coverings and drapes, with further opportunities to alter the design of service areas for ease of mobility. Air conditioning units feature in all villas.

WHAT'S IN THE VILLAS

Key Features

- Drapes and Blinds
- Flooring - Carpet and Tiles
- Wall Oven and Ceramic Cooktop
- Rangehood
- Fisher & Paykel Single Drawer Dishwasher
- All villas have walk-in showers, Totara and Rimu villas have tiled showers
- Shower Slide and Mixer
- Heated Towel Rail
- Heated Bathroom with Extractor Fan
- Emergency Nurse Call System
- Smoke Detector
- TV Connections in Master Bedroom and Living Area
- Phone Connections in all Bedrooms and Living Area
- Front Door Viewer and Door Bell
- Automatic Garage Door
- Laundry Tub
- Clothes Line
- Heat Pump
- HRV/DVS Systems

RATA

170m²

Bedrooms: Three
Bathrooms: Two
Garaging: Double

Key Benefits

- Gas fire
- Alfresco dining
- Plenty of space for entertaining



RIMU

163.9m²

Bedrooms: Three
Bathrooms: Two
Garaging: Double

Key Benefits

- Sunny patio and deck
- Two car garaging
- Plenty of space for visiting family and friends



RATA



RIMU

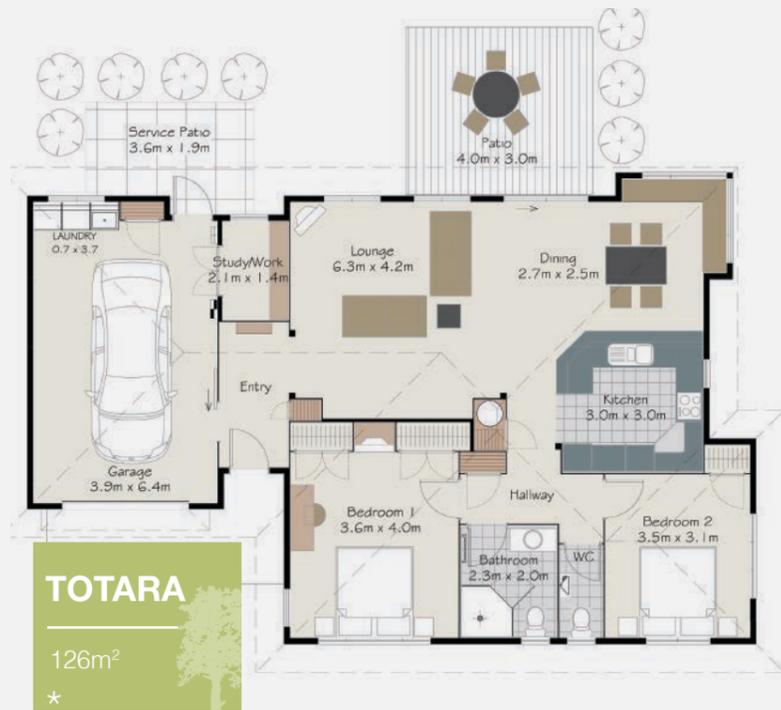
* Villa plans subject to change.

ABOUT THE VILLAS

All Lochlea Lifestyle Resort villas are constructed using outstanding design features, contributing to a healthy, safe and energy efficient environment for our residents.

The reinforced concrete foundation is insulated against the damp and cold of the natural ground. Walls and ceilings are also insulated and built from a high density wood panel, designed so that there are no air gaps or draughts. Double glazing is used throughout the villas and is slightly tinted to reduce glare from the sun.

Together these elements protect the home from winter cold and the heat of the summer. The main bedrooms have been designed to be spacious and comfortable and the resort provides ample parking for visitors.



TOTARA

126m²

*

* Villa plans subject to change.



TOTARA

IT'S ALL ABOUT LIFESTYLE

We understand the decisions ahead are important and we strive to do our very best to assist you make the right choice.

At Lochlea Lifestyle Resort life is about doing what you want, not what you have to.

To find out more about our villas and apartments contact Tony Sands on 03 307 9080 or visit www.lochlearesort.co.nz



MAPLE

109m²

OAK

100m²



MAPLE



OAK



THE APARTMENTS

The apartments are partially furnished with good quality floor coverings and drapes. They are two storeyed with lift and stair access from the foyer. Residents have the ability to enjoy a meal or a chat in the communal dining/lounge on the ground floor. Laundry facilities are located on both floors. A scooter park is located beside the front entrance to the apartments with internal access to the ground floor hallway and plenty of carparks are available for residents and guests.

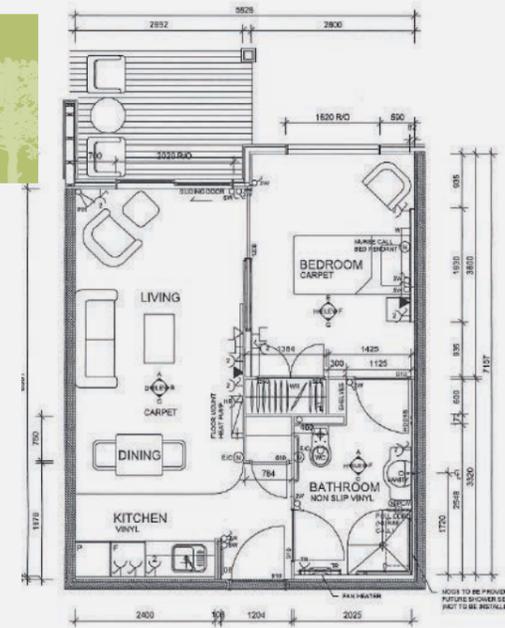
WHAT'S IN THE APARTMENTS

Key Features

- Drapes
- Flooring – Carpet and Non Slip Vinyl
- Small Fridge
- Convection Microwave
- Phone & Data Connections
- Door Viewer
- Intercom between apartment & lobby
- 40" TV
- Mitsubishi Heat Pump
- Smoke Detector
- Walk in Shower with Non Slip Flooring
- Shower Slide and Mixer
- Heated Towel Rail and Extractor Fan
- Emergency Nurse Call System

PLAN A

32.69m²



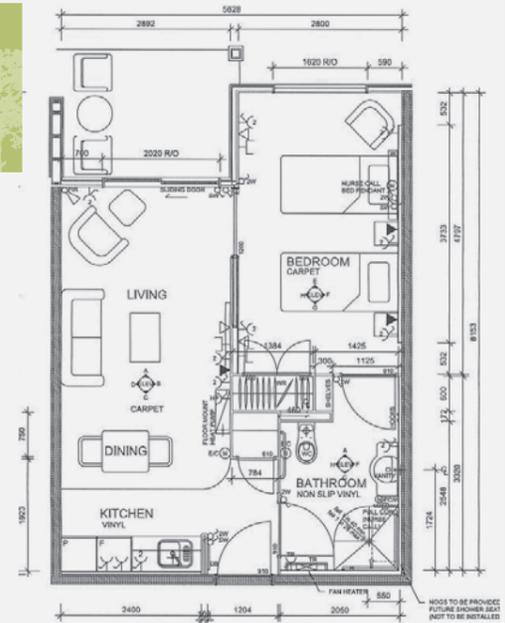
Bedrooms: One
Bathroom: Ensuite with dual access

Key Features:

- Kitchenette
- Private Balcony
- Heat Pump
- 40" TV

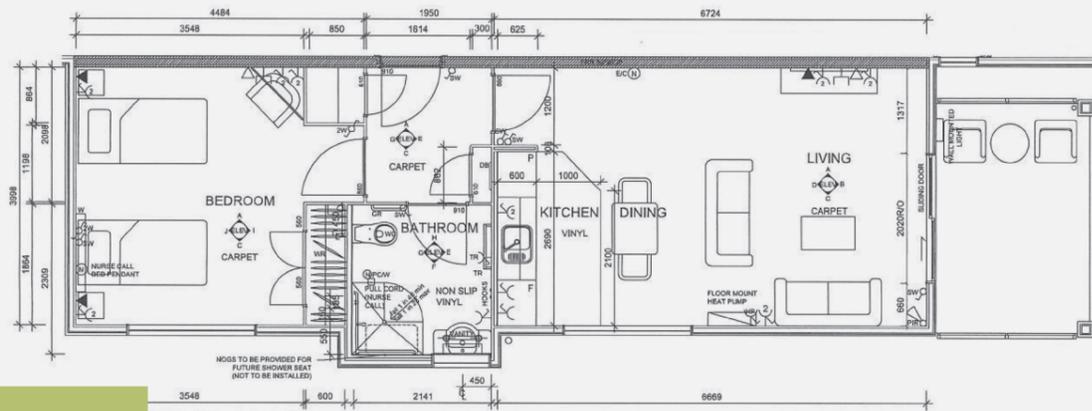
PLAN B

35.48m²



Bedrooms: One
Bathroom: Ensuite with dual access

- 24 Hour Nurse Call Button
- Scooter Park
- Car Parking

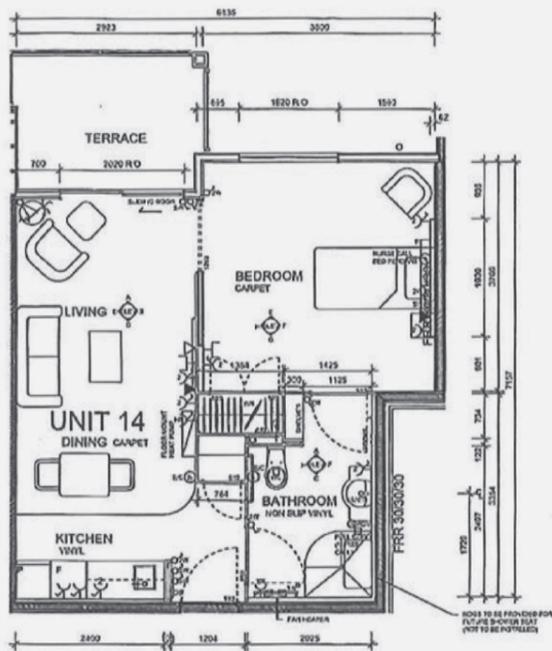


PLAN C
47.96m²

Bedrooms: One
Bathroom: Ensuite with dual access

Key Features:

- Kitchenette
- Private Balcony
- Heat Pump
- 40" TV
- 24 hour Nurse Call Button
- Scooter Park
- Car Parking



PLAN D
42.7m²

Bedrooms: One
Bathroom: Ensuite with dual access

Key Features:

- Kitchenette
- Private Balcony
- Heat Pump
- 40" TV
- 24 hour Nurse Call Button
- Scooter Park
- Car Parking



WHAT IS A LICENCE TO OCCUPY?

A Licence to Occupy gives you the right to live in the villa or apartment for your lifetime and the right to use and enjoy, in common with others, the land, buildings and facilities intended for common use in the village.

Lochlea Lifestyle Resort provides the benefits and certainty of a Licence to Occupy, with the advantage of an independent Statutory Supervisor. Neither the operators nor the Statutory Supervisor guarantee the issue of occupation licences by Lochlea Lifestyle Resort.

As is customary with retirement villages, residents are charged a weekly fee, covering a range of items to help ensure peace of mind.

At Lochlea Lifestyle Resort this covers:

- Property Insurance (not Content)
- Council Rates
- Administration Costs
- Exterior Maintenance Dwellings
- Full Use of All Community Facilities
- Maintenance of Facilities
- Emergency Call System
- Rubbish Removal
- Garden and Lawn Maintenance
- Resort Courtesy Vehicle

Lochlea Lifestyle Resort is a registered retirement resort under the Retirement Villages Act 2003 and also meets the requirements of the Retirement Villages (General) Regulations 2006.

Applications can be made on the Agreement For Occupation Licence available from the administration office at Lochlea Lifestyle Resort, 25A/25 Charlesworth Drive, Ashburton.

TONY SANDS

Resort Manager



"Our core focus here at Lochlea Lifestyle Resort is to provide a safe and secure environment through all stages of life, for you or your loved ones. There's plenty to enjoy at Lochlea, including new modern villas and assisted care apartments, companionship, relaxing lifestyle, and even opportunities to develop new interests if you wish. So why not make a time for a personal tour of the complex, I would be delighted to show you around. See you soon."

To find out if Lochlea Lifestyle Resort is the right fit for you and your family, call Tony Sands today on (03) 307 9080 for a personal tour of the facility.

FREQUENTLY ASKED QUESTIONS

Q. Can my family and friends visit me at Lochlea Lifestyle Resort?

A. Yes, definitely. Your dwelling is your home and your visitors are most welcome to visit and use the resort amenities with you.

Q. Is there a 24 hour emergency facility?

A. All villas and assisted care apartments are equipped with an emergency call system which is connected 24 hours a day with a staff member on duty. The villa call system is located in Lochlea Lifestyle Resort. The apartment call system is located at Radius Millstream Hospital. If the staff member leaves the duty room at any time, they will have a special phone with them to receive emergency calls. In the event that the staff member is unavailable the call will be transferred to the security company who will respond immediately. Response to calls will be either by phone or visit.

Q. Can I bring a pet?

A. Yes, subject to Resort Management approval at the time of your application. Your current cat, caged bird or small dog will definitely be considered. Assisted Care Apartments, no pets.

Q. Can I have my own garden?

A. We encourage residents to take an active part in the creation of their gardens but you can do as little or as much as you like. The resort landscape gardeners will look after your garden along with the resort grounds and gardens. Residents also have the option to have their own raised vegetable box adjacent to their villa.

Q. Can I rent or lease out my home?

A. No. The dwelling is for the sole use of the person named in the Occupation Licence and their visitors.





Phone 03 307 9080
www.lochlearesort.co.nz

25A/25 Charlesworth Drive,
Ashburton 7700