



COUNTRY CLUB

HUAPAI VILLAGE



“

An enjoyable new chapter
in our lives – where some
of the biggest decisions are
between the swimming
pool and the golf course.

Derry & Jenny Faulder

Country Club Residents



Nestled amidst the picturesque landscape of West Auckland's wine country, rests the charming retirement haven known as Country Club Huapai.

A collaborative project by Hopper Living and Cabra Developments, this idyllic community was meticulously designed to offer retirees a tranquil countryside setting that harmoniously blends the best of rural and urban living.

Situated on the historic grounds of the original Nobilo Estate winery, in close proximity to the quaint Huapai Village, and located only 28kms northwest of Auckland's bustling CBD.

The Huapai/Kumeu area is renowned for its exceptional local wineries, delectable dining options, vibrant food markets, and an array of charming boutique shops. This location truly has it all.





Being a member of Country Club Huapai grants you exclusive access to its resort-like amenities.

Dive into the indoor pool or enhance your well-being at the gym and fitness areas. From the wellness area, can gaze upon the outdoor bowling, putting, and pétanque greens, and join in the friendly competition and social interaction.

The main building welcomes you through the grand reception area, and boasts a cozy café/restaurant, as well as bar and social lounge that transition beautifully onto outdoor spaces. The games area includes pool, darts, PlayStation and much more. For those seeking tranquillity, the well-stocked library provides the perfect nook for reading, while various common rooms cater to enthusiasts of arts, crafts, and activities. Pamper yourself at the onsite hair studio or consult with professionals in the health rooms.







Village Management

Operated by a Management Company under the ownership of the Hopper/Cabra Partnership. The Country Club takes pride in its commitment to serving its residents, and is responsible for employing a dedicated team that enhances the experience of the residents. As the village steadily grows and the resident population increases, the staff will be expanded to ensure that the evolving requirements of the residents are dutifully met.

At Country Club Huapai, residents will reside in their homes under the terms of an Occupation Right Agreement, often referred to as an ORA. This agreement grants residents the legal right to occupy their specific dwelling and outlines the obligations and responsibilities that both the resident and the operator must adhere to. The ORA, along with other documents provided by the operator, operates within the framework of the Retirement Villages Act and is officially recorded with the Register of Retirement Villages.

This registration process is in place to ensure strict compliance with the provisions outlined in the Retirement Villages Act, providing a vital layer of security to every Village resident. It guarantees that the terms of their occupancy cannot be subject to arbitrary changes, offering peace of mind to all residents. The Country Club Huapai is a registered retirement village.

What is an Occupation Right Agreement?

An Occupation Right Agreement (ORA) is the agreement the right to occupy your villa or apartment in the Country Club. An ORA is the most common form of tenure used by retirement villages in New Zealand.

Country Club Huapai is registered under the Retirement Villages Act 2003. The operation of retirement villages is governed by the Act and its regulations, the Code of Residents' Rights, and the Code of Practice, pave the rights for retirement village residents. When choosing to enter the Village, you will be required to sign the ORA in the presence of your solicitor, who will explain the agreement and your rights under the Act.

What costs are included in your weekly fee?

The weekly cost will cover:

- Property insurances (excluding your own contents, chattels and possessions)
- General utilities such as land, water and power rates
- Maintenance of the Village buildings, common areas, and grounds
- Use and maintenance of the facilities, including the Village van
- Alarm monitoring and security



Why choose a Hopper Living Village?

At Hopper Living, our commitment goes beyond business; it's about creating thriving communities where residents truly feel at home. Here are the key elements that distinguish us:

Family-Owned and Operated: Unlike many others in the industry, we are proudly family-owned and operated. This personal touch is infused into everything we do.

Share in Capital Gains: We offer the unique opportunity for residents to opt in and share capital gains, creating a true sense of partnership between us and those who call our Villages home.

Resident Empowerment: We actively encourage residents to have a say in their community by facilitating the formation of Resident Association Groups within each Village.

Bespoke Design: Our Villages are meticulously crafted with a focus on practicality, ease, and accessibility, keeping the needs and comfort of our residents at the forefront of our design and development process.

Personalised Management: The management of our Villages is tailored to provide exceptional service and care. Some of our shareholders are directly involved with our Villages, even on a personal level.

Lower Age of Entry: We generally offer a lower age of entry compared to our competitors, providing more flexibility and accessibility to a wider range of residents.

Pet-Friendly: All our Villages are welcoming to your furry companions, making it more comfortable for residents to enjoy their homes with their beloved pets.

*For further detail, please talk with one of our friendly Hopper Living team members.

COUNTRY CLUB HUAPAI

Retire Well. Retire Happy.



Country Club Huapai

23 Vintry Drive, Huapai

(09) 476 4220

COUNTRYCLUBHUAPAI.CO.NZ