

BAYLEYS

SOUTHLAND REAL ESTATE

enliven
— Southland —

PEACEHAVEN

Introducing the Peacehaven Villas

Stage 1 selling now



Live Connected. Live Confident. Live Well.

After more than 100 years of walking alongside Southland families, we know what matters most is genuine connection, meaningful choice, and the confidence that comes from being in a safe, supported and enriched environment.

Our Peacehaven Villas are thoughtfully designed contemporary homes which honour your independence while nurturing the relationships which enrich life. Our architecturally-designed residences offer premium finishes and thoughtful amenities, but more importantly, they're part of a vibrant community where neighbours become friends and every day brings new possibilities.



As Southland's only aged care provider offering all four levels of care, we understand life's journey can take unexpected turns. That's why Peacehaven Village offers you the peace of mind that comes with a range of care options, right here in your community, should your needs ever change.

Choose from floor plans designed around how you want to live, whether entertaining grandchildren, pursuing hobbies, or simply enjoying the quiet satisfaction of your own space. This is your opportunity to write the next chapter of your story in a place which celebrates who you are and supports who you're becoming.

As a charitable organisation, every investment we make is an investment in you and in Southland.

Introducing The Peacehaven Villas

Our Peacehaven Village redevelopment marks an exciting moment in the long history of our site. Thirty-eight new Occupation Right Agreement (ORA) villas along with a new residents lodge are to be built as part of the project, with 12 villas available in stage 1a.

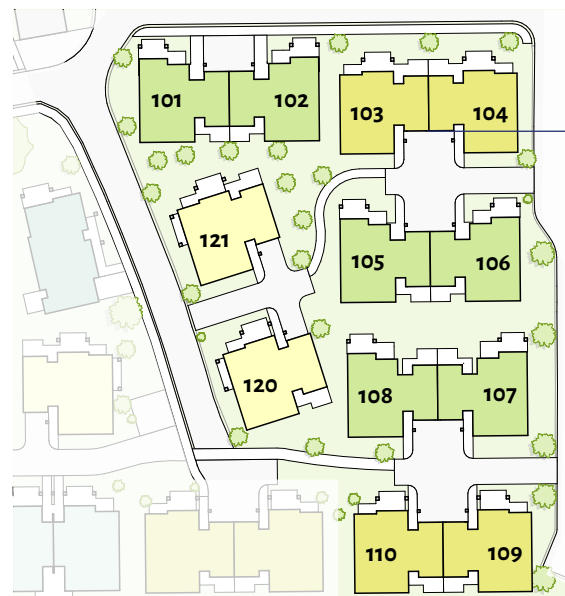
Our architecturally-designed villas feature quality components to reflect your style and needs, and are set in large, beautifully cultivated grounds, providing the space and privacy to live in comfort and security.

The Peacehaven Villas prioritise modern, open-plan layouts and flexible living options, with contemporary finishes and colour schemes. All units are available to purchase under an ORA.

When you choose Peacehaven Village you're also choosing a vibrant community, supported by a host of amenities which provide ongoing opportunities for companionship and social interaction. Our on-site café, existing residents' community centre and numerous and varied activities will soon be bolstered by a new residents' lodge which will enable a wide range of activities, able to respond to current and future residents.

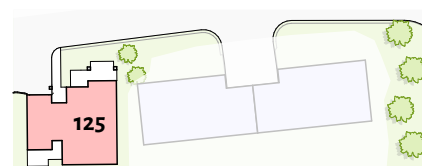
Hosted on the same site as the Peacehaven care home, it means as a village resident, you will enjoy the same Enliven philosophy of care meaning you can continue to be supported if your needs change in the future.*

Peacehaven Villas Stage 1a



Legend

-  Standalone Villa
-  Duplex Villa opt 1.
-  Duplex Villa opt 2.



Legend

-  Showhome

*subject to needs assessment and bed availability.



Legend

	Village and Carehome Facilities		Showhome
	New Resident's Lodge		Standalone Villa
	Existing Townhouse Units		Duplex Villa opt 1.
	Future Villa phases 2, 3 & 4		Duplex Villa opt 2.
			Existing Resident's Lodge



New Townhouse Interior Fit Out Details

Architecturally-designed, with meticulous attention to detail, our new villas offer retirement living with a touch of panache. Nestled in the heart of our existing village, our new villas take their lead from the terracotta brick cladding and dark coloursteel, gabled rooflines of the existing village, interpreted with a contemporary spin. With a mix of brick, timber and plaster cladding, contrasting coloursteel roofing and powder-coated double glazing, large windows, and a north-facing covered deck which can be closed in to make a conservatory and extend your living space, these villas not only make a statement but have been created to be comfortable for years to come.

We recognise Southland light and warmth are important. With open-plan, north-facing living, heat pump heating and a warm neutral interior colour scheme, your home will look and feel warm and be the perfect backdrop for your furnishings and accessories.

With your future needs in mind, our Premium duplex villas have a main bathroom which connects to both the master bedroom and the hallway and a second standalone half bathroom for guests. While our Premium Plus standalone villas have a private en-suite bathroom off the master bedroom and large wardrobes and a second full bathroom which connects to the second bedroom and the hallway for guests.

Choice is important, and you have several different floor plans to choose from. Some of our Premium villas also offer the option of a flexi space adjacent to the living area which can be used as an extension of your living space, a movie room, an office or as a second bedroom. The choice is yours.



Villa Overview

	Premium Plus ^{**}	Premium ^{**}	Standard
Internal floor area	112.7m2 approx	109.9m2 approx	90.5m2 approx
Bedrooms	2 (or 1 bedroom plus a flex space)	2 (or 1 bedroom plus flex space)	2
Bathrooms	2	1.5	1
Internal access garage	1	1	
Walk thru wardrobe	In some	No	No
Kitchen appliance pack	Yes	Yes	Yes
Separate laundry	Yes	Yes	Yes
Front covered deck	Yes	Yes	Yes
Enclosed conservatory*	Optional	Optional	Optional
Single garage (internal access)	Yes	Yes	No
Service courtyard	Yes	Yes	Yes

**Additional cost applies*

*** Only Premium Plus and Premium Villas are available in Stage 1*



Premium Plus Villas

Interior features

Kitchen	Primestone zero silica engineered stone benchtop and back splash Premium handles and tapware in brushed nickel finish Decorative pendant lighting over the counter
Flooring	Extra heavy duty, tufted cut pile carpet in living areas and bedrooms. Luxury vinyl tile timber look floor in kitchen Non-slip tile floor in bathroom Non-slip vinyl floor in laundry area Garage carpet
Window treatments	Double track curtains – decorative sheers on front track and blackout lining at back.
Bathroom	Fully tiled walls and floors Feature tiles in en suite Comfort height toilet suite
Kitchen appliances	All villas come complete with a kitchen appliance package including a ceramic glass electric hob, wall oven, combination fridge/freezer, microwave oven and dishwasher.
Laundry appliances	The laundry area has a built-in tub and benchtop with plumbing fittings underneath for a front-loading washing machine and condenser clothes dryer. Appliances are not supplied as part of the villa, but these can be provided at an additional cost.
Heating	Air conditioning unit Underfloor heating in bathrooms Bathroom heater Heated towel rail



Premium Plus

Ensuite and bathroom

↑
North Indicative Only

Lounge	13.4 m ²
Dining	6.8 m ²
Kitchen	7.1 m ²
Entry	7.3 m ²
Garage / Laundry	22.6 m ²

Bedroom 1	14.0 m ²
Bedroom 2	11.6 m ²
Ensuite	4.2 m ²
Bathroom	4.5 m ²
Total area	112.3 m²

*A range of plan configurations are available in Stage 1a.



Premium Villas

Interior features

Kitchen	Primestone zero silica engineered stone benchtop with a tiled backsplash Premium handles and tapware in brushed nickel finish Decorative pendant lighting over the counter
Flooring	Extra heavy duty, tufted cut pile carpet in living areas and bedrooms. Luxury vinyl tile timber look floor in kitchen Non-slip vinyl floor in bathrooms and laundry Garage carpet
Window treatments	Double track curtains – decorative sheers on front track and blackout lining at back
Bathroom	Fully tiled walls in main bathroom Paint finished walls in water closet Comfort height toilet suite
Kitchen appliances	All villas come complete with a kitchen appliance package including a ceramic glass electric hob, wall oven, combination fridge/freezer, microwave oven and dishwasher.
Laundry appliances	The laundry area has a built-in tub and benchtop with plumbing fittings underneath for a front-loading washing machine and condenser clothes dryer. Appliances are not supplied as part of the villa, but these can be provided at an additional cost.
Heating	Air conditioning unit Bathroom heater Heated towel rail



Premium Villa

Shared ensuite & bathroom, plus water closet

↑
North Indicative Only

Lounge	13.5 m ²
Dining	7.2 m ²
Kitchen	7.1 m ²
Entry	6.9 m ²
Garage / Laundry	22.1m ²

Bedroom 1	14.4 m ²
Bedroom 2	11.1 m ²
Ensuite	4.2 m ²
Bathroom	2.7 m ²
Total area	110.0 m²

*A range of plan configurations are available in Stage 1a.



Standard Villas

Interior features

Kitchen	Marble look laminate benchtops with coloured glass splash back Premium handles and tapware in brushed nickel finish Decorative pendant lighting over the counter
Flooring	Extra heavy duty, tufted cut pile carpet in living areas and bedrooms. Luxury vinyl tile timber look floor in kitchen Non-slip vinyl floor in bathroom and laundry area Garage carpet
Window treatments	Double track curtains – decorative sheers on front track and blackout lining at back.
Bathroom	Tarkett Wallguard vinyl wall covering Comfort height toilet suite
Kitchen appliances	All villas come complete with a kitchen appliance package including a ceramic glass electric hob, wall oven, combination fridge/freezer, microwave oven and dishwasher.
Laundry appliances	The laundry area has a built-in tub and benchtop with plumbing fittings underneath for a front-loading washing machine and condenser clothes dryer. Appliances are not supplied as part of the villa, but these can be provided at an additional cost.
Heating	Air conditioning unit Bathroom heater Heated towel rail

Please note, no Standard Villas will be built in Stage 1



Standard Villas

Shared ensuite & bathroom

↑
North Indicative Only

Lounge	13.9 m ²
Dining	7.7 m ²
Kitchen	7.1 m ²
Entry	7.4 m ²
Laundry	1.5 m ²

Bedroom 1	13.1 m ²
Bedroom 2	10.93 m ²
Ensuite/Bathroom	4.2 m ²
Total area	91.8 m²



Living in a village

With a focus on providing holistic support to help our residents enjoy the greatest level of independence possible, there are a range of services available onsite to ensure residents continue to get the most out of life.

Opportunities for social interaction are plentiful, with the Anderson Hall community centre available for social gatherings, meals, exercise classes, entertainment, and happy hours to name a few.

The village also boasts its own onsite café which provides a great place to have a quick coffee, a light meal or just catch up with friends and family.





Why Peacehaven Village?

Moving into a lifestyle village is a big step – and one worth exploring. We invite you to take a tour and see for yourself what makes Peacehaven Village such a special place to call home.

Here are just a few reasons why residents love it here:

The perfect size

Peacehaven Village offers the best of both worlds – big enough to provide variety and privacy, yet small enough to create a close-knit, friendly community where it's easy to feel at home.

Be part of something new

We're currently undergoing an exciting transformation, and there's never been a better time to join us. Enjoy independent retirement living while becoming part of Peacehaven Village's next inspiring chapter.

Fair and transparent weekly fees*

Our weekly fees are reviewed annually and aligned with NZ Superannuation increases – giving you clarity and peace of mind.

Change of heart guarantee*

If you decide village life isn't quite right within your first 90 days, you can cancel your agreement and have your capital payment returned (T&Cs apply).

No ongoing fees after departure*

All weekly fees stop once your contract ends and you've permanently vacated the village – no unexpected costs.

Flexibility to move*

Want to relocate within the village? You're welcome to transfer to another home, with some transfer fees applying.

Smooth transition to care*

Should your needs change, the Peacehaven care facility offers all levels of care on site, however, you also have the choice to request a move to any of the other facilities we own and operate. (Subject to room availability and completed needs assessment).

Café on site

Elms Café is a vibrant hub for residents, family, and visitors alike. It's perfect for hosting, socialising, or just enjoying a great coffee – all without leaving the village.

Peace of mind

With 24/7 emergency monitoring (provided by a third party) and a caring onsite team, you can feel confident your wellbeing and independence are always a priority.

Long established purpose of supporting our community

By choosing Peacehaven, you're joining a village with a proud legacy of supporting Southlanders – and helping to make our community a better place for everyone.

*Based on our current standard ORA and any relevant terms and conditions

The purchase process made simple

Step one	Select the unit you'd like to live in
Step two	You will be provided with an application form to complete. Additionally, you may be asked to provide a medical report from your GP.
Step three	Return the completed application form – and medical report if requested – to the village for review and approval.
Step four	Once your application is approved, it will be sent to our solicitors, who will prepare the full ORA and forward the relevant documents to your solicitor.
Step five	We will supply you with the details needed to make your security deposit.
Step six	You will need to arrange a meeting with your solicitor, who will review the village's Disclosure Statement, ORA, Code of Residents' Rights, and Code of Practice documents with you. Once you and your solicitor are satisfied, both of you will sign the documents. The signed copies will then be returned to our solicitors for final signing by our team.
Step seven	Your security deposit should be paid to Covenant Trustee Services Ltd, the village's statutory supervisor, who will hold it in trust until the sale is finalised.
Step eight	Once the agreement is signed, a 15-day cooling-off period starts. During this time, you can change your mind and cancel the agreement. If you do cancel, you'll receive a full refund of any deposit you've paid.
Step nine	Your solicitor will transfer the final settlement amount to Covenant Trustee Services Ltd, who will hold these funds—along with the original deposit already in their care—until settlement is complete.
Step ten	Once settlement is completed you will be given the key to your new home by our village team who will be on hand to welcome you to our village and help you settle in. Our team will also spend some time with you to get you orientated and answer any questions you may have about the village rules and village life.



Amenities

Social/recreational programme

Community complex

Outings

Fitness complex

Café

Library

Laundry services

Chapel

Community gardens

Housekeeping services

Hairdresser

Respite and carer support*



*subject to needs assessment and bed availability.



What to expect

Peacehaven Village has a village team available to support your health and wellbeing needs and help you navigate village life;

The security of living in a community of like-minded people who want to maximise their independence and enjoyment of their retirement years;

Opportunities for social interactions with other residents and the wider community;

Regular village updates, meetings and newsletters;

24/7 emergency support;

Preferential access to our Enliven care home facilities when you (or your partner's) care needs change (subject to a needs assessment and room availability). This gives residents peace of mind they can remain in surroundings they have come to love and are familiar with. The care homes offer short and long-term care in rest home and hospital level, dementia, palliative and respite care.

Frequently Asked Questions

What is a retirement village?

A retirement village is a vibrant community of like-minded individuals who share similar interests, life experiences, and a desire for a fulfilling, carefree lifestyle. Residents enjoy the freedom to live independently while embracing the convenience of having everyday tasks — like home and garden maintenance — expertly managed by the village team. It's a place where community, connection, and peace of mind come together to create an enjoyable and enriching way of life.

What is an Occupation Right Agreement?

The Occupation Right Agreement (ORA) is the agreement signed between you and us which gives you the right to occupy your villa and enjoy all the amenities and services the village has to offer. While we retain ownership of the land, the ORA ensures your long-term comfort, security, and peace of mind in your new home.

What is the Disclosure Statement?

The Disclosure Statement is designed to give you a clear and comprehensive overview of the village—how it's owned, managed, and operated—so you can feel fully informed and confident in your decision. It also outlines the wide range of services available to you, along with details about costs, fees, and your financial return should you choose to move on. To support your peace of mind, we ensure you receive a copy of the Disclosure Statement well before signing your ORA, so everything is transparent from the start.

Can my family trust purchase an Occupation Right Agreement?

The Occupation Right Agreement (ORA) must to be held in the name(s) of the resident(s) who will be living in the village, ensuring all rights and services are directly connected to those enjoying the home, meaning a family trust can not purchase an ORA.

Can I rent all or part of my residential unit to someone else?

The residential unit is reserved exclusively for the resident(s) named in the Occupation Right Agreement (ORA), helping to maintain the safety, privacy, and sense of community that make village life so enjoyable. While renting out the unit isn't permitted, your family and friends are always welcome to visit and enjoy your new home with you.

Can I bequest my Occupation Right Agreement?

The Occupation Right Agreement (ORA) is designed to support you throughout your time in the village and is not transferable. It concludes when you (or your surviving spouse or partner) permanently leave the village or pass away. While the ORA itself can't be bequeathed, your estate will receive any financial return owed under the terms of the agreement, helping to provide peace of mind for you and your loved ones.

Can guests stay with me?

Yes, absolutely! Family and friends are warmly welcome to stay with you and share in your village lifestyle. Guests can stay for up to four weeks within a 12-month period, and if you ever need a longer visit, we're happy to consider it—just reach out for prior written approval. We're here to help make special moments with your loved ones as easy and enjoyable as possible.

Are there any restrictions to entry?

The village is designed for individuals aged 70 and over who are looking to enjoy an independent and active lifestyle. You (and your partner) should be in good health and able to live independently.

Where can I park my car(s)?

Most homes in the village (except those in the standard villas*) include a convenient single internal-access garage. Additional parking within the village is available for visitors, guests, and essential service providers. If you have a second vehicle, caravan, motorhome, or boat, we recommend arranging offsite parking to help keep the village safe and accessible for everyone.

*not available in Stage 1.

Are there other village rules I need to know about?

Yes, our village rules are in place to help ensure everyone enjoys a safe, respectful, and peaceful environment. They set out clear and reasonable expectations to support the health, wellbeing, and quiet enjoyment of all residents, while fostering a strong sense of community. From time to time, these rules may be updated to reflect the evolving needs of the village.

Do I have to market my unit?

No, you won't need to worry about that. Once you end your ORA and leave your unit, we'll take care of the refurbishment and all aspects of marketing your home. We'll also share the marketing plan with you and keep you regularly updated on the progress of the sale.

What other costs will I have?

Alongside your weekly fees, you'll simply continue to cover your usual day-to-day living expenses—just like you would in any home. These may include things like groceries, utilities (such as power if separately metered), phone and internet plans, satellite TV, contents and car insurance, medical costs, and any personal care services you choose to use.

Where can I get other independent information on retirement Living?

There are plenty of excellent resources available to help you make informed decisions about retirement living. Trusted organisations and websites such as the Retirement Commission, Sorted.org.nz, Eldernet, and Village Guide offer independent advice, helpful tools, and up-to-date information to support you on your journey.



Contact Us

After more than 100 years of walking alongside Southland families, we know what matters most, genuine connection, meaningful choice, and the confidence that comes from being truly supported.

Contact us today to see how we can help you.

For more information, visit our website enliven.sld.nz

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