

The Living Well Apartments - Stage 1



We're breaking the mould
of traditional retirement living.



Park Lane

ARVIDA RETIREMENT & CARE



Arvida's mission is to challenge ourselves to make our residents' lives better with everything we do. This philosophy is carried into our design and development principles.

Living Well

At Arvida we recognise that what was OK for retirement living in the past is not what people are looking for today and into the future. Kiwis are living more independent lives, making our own choices and wanting to continue to live this way into our retirement. We want to remain part of the greater community, not retreat into a gated one.

We are inspired by the performance standards set by the international Living Building Challenge principles and as a result have created a development that is regenerative both for the local community and the local environment.

The concept of regeneration

We looked at the materials, whether they were locally sourced, considered their environmental impact and how their characteristics would enhance our living environments. We also looked at the community aspects, including creating inter-generational interaction with the greater community. All facets of the design and their impact on the lives of our residents were carefully considered.

Staying socially connected

We believe retaining great friendships

and connections in later life is extremely important. Living Well Park Lane is all about retaining and developing these connections, as well as sharing new experiences.

Our residents help run things at the village, which is open and interacts with the public every day through our wellness centre.

So rather than being a gated community, we're an open one! We welcome visitors, friends and family to come and enjoy our company and living spaces, share our crafts and produce and help us maintain our connection with the people of the city.



How would you like to be a part of our community and continue to feel a sense of pride and purpose? Well now you can, because at Park Lane we're breaking the mould of traditional retirement living.

Sharing our experiences and knowledge with gardens, produce and market days

We want all our residents to feel younger for longer and actively engaged in life. We believe retirement isn't so much about slowing down, but rather doing more of the things we've always loved to do.

Doing what we love helps us jump out of bed in the morning!

The Living Well Park Lane community will enable you to enjoy your retirement in a way you probably never thought was possible. We'll grow and make our own produce and have regular market days in the garden to help us share with others in our community.

If you're keen on working with your hands, our blokes' shed will be the perfect place to use your skills! If you love quilting or craft, there will be an abundance of ways that you can share your interests and creative ideas.





'Attitude' - our Wellness Centre café

We'll have a café of course. But not just any café - this café will be stocked with our produce, our jam, our honey, our veges and seedlings. You can even whip up a batch of scones to go with our customers' coffee and tea if you're keen to do some baking! There will be a great local menu and we'd love to offer some of our own specialty dishes, so you can share your secret recipes. And if you'd like a part time job, why not help run things!

Raised gardens

We'll have a gardener to help us grow our own fresh produce in our special raised gardens and glass house and we'd love some extra hands if you're keen to help.

The local school kids will help us with compost, weeding and heavy work, and in return we can all get to know them and teach them skills they will retain for life. We all have knowledge to share, and that's a great way to stay part of things, right?



Grandkids love to visit

We'll also have a few chooks for eggs, and maybe even a piglet or two. We'll feed orphan lambs in season until they can be returned to the farm and we'll have chicks for the children of the local community to visit and enjoy.

There will also be a crèche that will be a centre for the public as well as your own family to utilise, right on your doorstep. There's nothing better for the soul than the sound of children's laughter!





Health professionals, chemist, and wellness coach

Our retail space will conveniently provide the services of health specialists, including chemist and medical professionals, as well as other fitness and wellness services for our residents and the public.

Gym, pool and fitness programmes

We all benefit from feeling as fit and well as we can and our gym will have equipment for all levels of fitness.

And a pool? Yes, our heated pool will allow us to provide year-round aqua aerobics and non weight bearing exercise programmes. Of course we will welcome other retired people from outside the community to join in the fun too!

A heated spa pool will also help ease those joints and muscles, and is a great way to relax after a day in the garden!

The building itself will be modern, light and designed to maximise space and optimise energy efficiency.

Most of all, the Wellness Centre will feel great to be in and we're sure that residents will love spending time there with friends and family.

The Wellness Centre is
our front door to the
greater community

The heart of our community

Park Lane will have a uniquely designed Wellness Centre built specially for us and all village residents will have automatic membership. Others in the greater community who want to visit and use the facilities can also join and pay an annual or short term fee. The Wellness Centre will form the social heart of our community and will be a great place to meet with friends, stay fit, healthy and have fun.



The attitude of living well

A unique apartment lifestyle

We want to enjoy living independently and well for as long as possible here at Park Lane. But as we age, we can face challenges that are not always easy to deal with. We've concentrated on this development design and the overall village concept to help give all of our residents a way to remain engaged with life and retain a positive attitude to living well.

We believe this is what keeps us feeling younger and enjoying life for longer.

Living Well Park Lane is more than simply a home to live in. It is a beautiful, environmental and energy-friendly building in a landscape filled with opportunities and things to do. It is a place where you can share your skills and knowledge. You can stay engaged with one another, with family and friends and with the greater community outside the village.

The JASMAX difference

Jasmax is a group of leading New Zealand architects who share our values and who have embraced the opportunity to create one of the country's best retirement villages here in Christchurch.

We are all passionate about the concept of individual and community wellness and there is no other community designed like this. It is truly unique for the city of Christchurch and for New Zealand.

The Arvida Group:

Park Lane is an Arvida village, which means we are fully immersed in the attitude of living well!

To help you feel younger for longer and actively engaged in life, we embrace the 'attitude of living well', which focuses on five key elements.

Eating well - our on-site chefs provide great food which is prepared fresh daily.

Moving well - from Tai Chi to low impact walking, we encourage you to continue engaging in your choice of movement to support mobility, balance and strength.

Resting well - we recognise the importance of rest and relaxation.

Thinking well - we recognise the importance of providing opportunities to engage your mind and value what your life experiences and knowledge bring to our village.

Engaging well - we encourage engagement with family, friends and local community, as well as an active involvement in personal interests.

We share an attitude of living well, which is as important for our staff at Arvida as it is for our residents.



**FUTURE WELLNESS CENTRE
STAGE 3**

Living Well Apartments - Park Lane Site Map

Our Wellness Centre with café, shops and crèche is our doorway to the greater community and visitors will be welcomed into our garden and parkland area.

Each apartment will have outlooks over 900m² of parkland. Apartments will be connected by beautiful timber decking and walkways with exercise equipment conveniently positioned around the garden.

Common areas offer a café, bar, dining area and communal lounge, gas fire, creative room for crafts and a dedicated cinema.

Our library will have computers and broadband for everyone to use.

We'll host market days on the lawn amongst our seasonal gardens and animal enclosures. Our outdoor area will have a built-in BBQ and pizza oven, a fireplace, blokes' shed, bowling green, raised garden beds and glasshouse.

Our garden club will help manage our fruit trees, veggie gardens, berry vines and other produce in our 'active landscape'.

* Site map - artist impression only



We love Market Days in the garden!

Inspired by the traditions of the AMP Show Grounds that used to be next door, we all enjoy our market days immensely! These are special times where we can welcome the greater community into our garden to admire our crafts, sample our culinary skills and hospitality and share in great conversations. Our productive gardens ensure fresh produce is always available to sell, including herb seedlings, vegetables, seasonal fruit and honey.

There is always a great range of jams, marmalade, pickles, sauces and other specialties, with the garden acting as a fabulous backdrop to enjoy the day surrounded by the rich and healthy fragrances of our scented flowers and herbs.

Fruits of the soil

The garden walk and the productive courtyard will contain fruit trees including mandarins, plums, pears, apricots and apples, under-planted with flourishing herbs including thyme, rosemary, chives and parsley, all lined with artichokes, rhubarb, and lavender.

Wisteria and a climbing grape vine will adorn the courtyard over the raised veggie gardens, providing a seasonally changing mini living landscape, as well as healthy home-grown food to eat!

Everyone is welcome to contribute to the garden and fruit tree care. Local primary

school kids will help us manage compost, hay and garden bed preparation each season with our resident gardener, enjoying the outdoor environment and learning great life skills.





Cross laminated timber is a unique building construction innovation that was chosen for our project for the inherent characteristics and qualities that only natural timber can provide.

Cross laminated timber for a safer, warmer, healthier building

The natural characteristics of cross laminated timber have provided us with a building with impressive seismic integrity and a superior earthquake rating for safety. Combined with innovative inter-locking technology, this system meets and exceeds the most demanding earthquake and seismic design requirements. For the people of Christchurch, this provides greater peace of mind, knowing these homes have the very best earthquake engineering built in, right from the start.

Timber is hygroscopic, which means it can exchange moisture with the surrounding air. It acts as a 'buffer' against short term changes in humidity and temperature, naturally creating a warmer and dryer environment for living. Our timber construction and Accoya cedar cladding

combination is visually warm and has superior thermal performance, requiring less energy to heat and cool. This will mean less energy consumption and lower on-going costs for us all.

Cross Laminated Timber is also a sound environmental choice. Trees are great storers of carbon, reducing carbon dioxide in the atmosphere as they grow and storing the carbon in the timber. The cross laminated timber and cladding used in our construction products has been responsibly sourced from sustainably managed and certified forests.

Cross laminated timber is also a very clean product with no volatile organic compounds, leaving the living space air in your home drier, cleaner and healthier to breathe.



Apartment choices

We have a choice of 4 great floorplan layouts to suit your personal needs, from our Premium 1 bedroom to our Premium 3 bedroom apartments, all with specially designed indoor/outdoor balconies. We also offer an extra large Premium 2 bedroom, study, double balcony and double bathroom option, for those who want the largest apartment available.

Each apartment is appointed with the very best New Zealand made and locally sourced appliances, carpets, cabinetry, hardware and durable surfaces. There is also an opportunity for you to be able to tailor your apartment decor to your personal tastes if you wish.

Premium 1 brm apartment

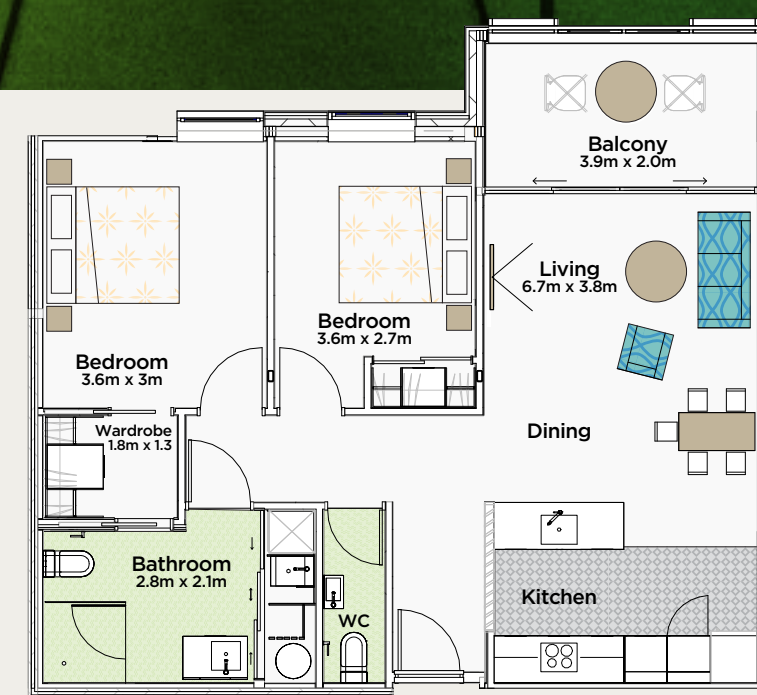
Spacious, warm and light, these one bedroom, one bathroom apartment homes have an open plan kitchen, dining and living area, laundry and indoor/outdoor balcony/patio with garden outlook.

Premium 2 brm apartment

Warm, light and very spacious, these two bedroom apartments have a bathroom and separate toilet/powder room, walk through built-in wardrobe, open plan kitchen, dining and living area, laundry and indoor/outdoor balcony/patio with garden outlook.



Premium 1 brm Apartment
70sqm including balcony



Premium 2 brm Apartment
87sqm including balcony/patio



5 Star Lifemark Award

All apartment choices have achieved the 5 Star Lifemark standard for luxury home living.

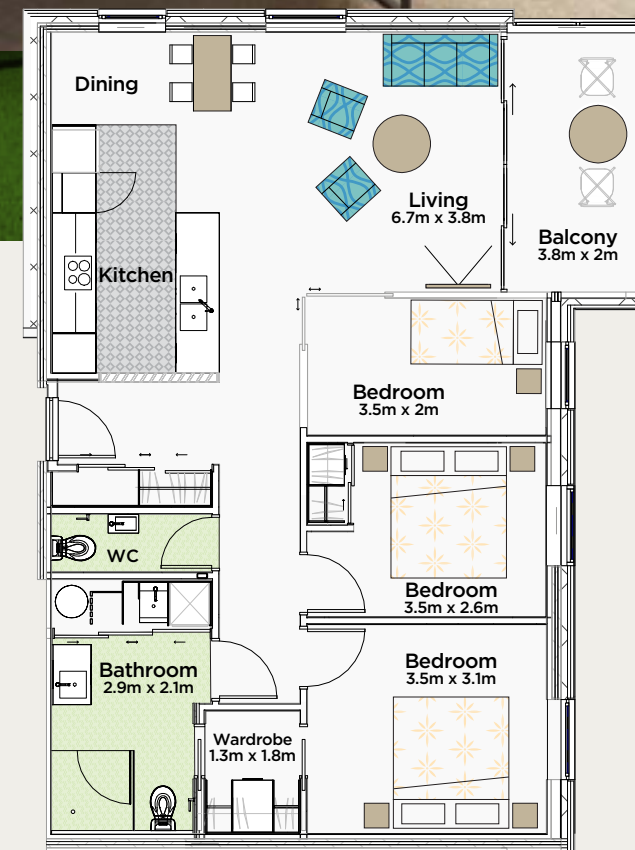
The attitude of living well.

Premium 3 brm apartment

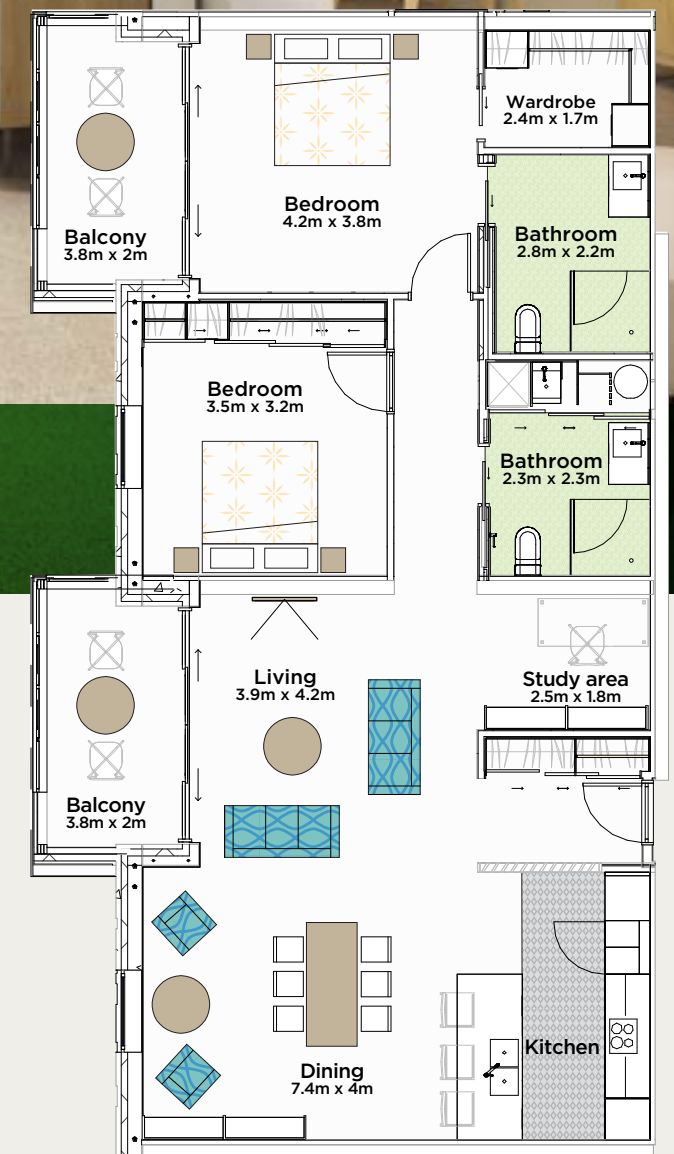
This large, warm three bedroom apartment (or two bedroom with large study), has one bathroom and separate toilet/powder room, walk through built-in wardrobe, open plan kitchen, dining and living area, laundry, balcony and lovely garden outlook.

Extra large Premium 2 brm, 2 balcony, 2 bathroom plus study apartment

This is our largest premium two bedroom apartment with two bathrooms, an extra study area, walk-in wardrobe, open plan kitchen, extra large dining/living area ideal for entertaining, laundry, storage and two balconies with garden outlooks. This apartment really does represent the very best available in luxury retirement living!



Premium 3 brm Apartment
103sqm including balcony/patio



Extra Large Premium 2 brm, with
two bathroom, two balconies plus study
143sqm including two balconies/patios



The attitude of living well.

Interiors

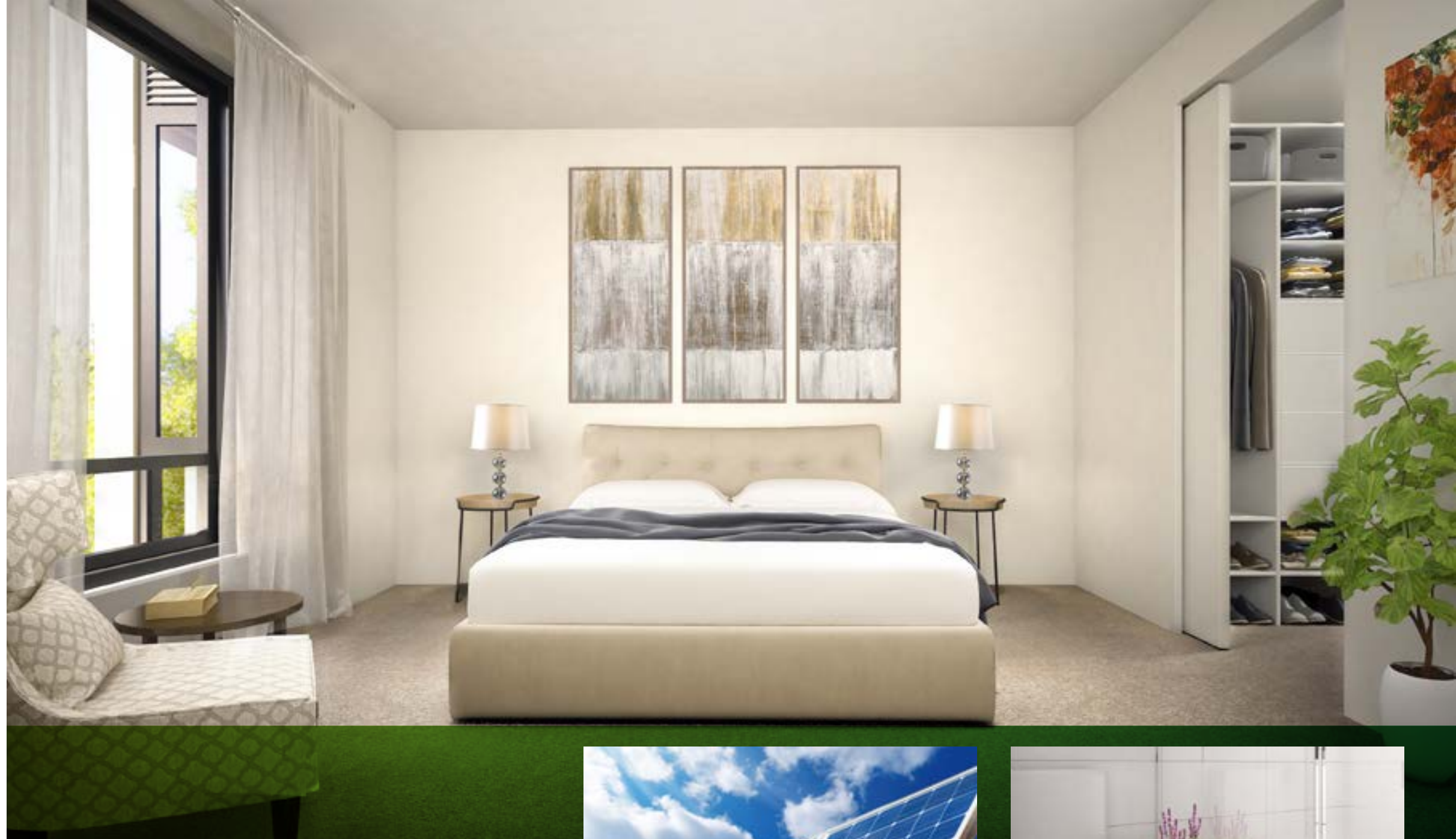
Floor to ceiling glass sliding doors and tall windows flood these modern apartments with light and air. Living spaces are enhanced with cavity slider doors, intelligent storage systems and natural wool carpets for warmth and comfort. Fully tiled flat floor bathrooms add both luxury and safety to all wet areas. All rooms are naturally insulated and energy efficient and require very little extra heating.

Interior features and inclusions

- Indoor/outdoor balcony
- Double glazing, LED lighting
- Emergency call system, smoke alarm
- Internet and TV connections
- Built in wardrobes, linen cupboards
- Choice of drapes / curtains
- Fully carpeted, quality underlay
- Heat pump, heated towel rails
- Two drawer contemporary vanity and mirrored cupboard

Appliances and surfaces

- Fisher & Paykel wall oven, ceramic cook top, rangehood (Baumatic), dishdrawer, microwave, fridge/freezer, washing machine and dryer
- Quality Methven tapware
- Soft-close kitchen cabinetry and heritage hardware
- Caesarstone bench top
- Natural timber kitchen floor



Thermal insulation

The exterior of the building is clad in natural Accoya timber and roofed with King Span roofing. All walls, ceiling and roof surfaces are moisture membrane sealed and insulated for sound and warmth. The built-in energy saving characteristics of this development make it one of the most innovative and cost efficient spaces available for retirement living. All building materials have been carefully sourced and integrated into the design for their unique properties, providing warm, airy and light environments for luxury living throughout.



Solar energy

Energy requirements for the main building complex will be supported by our own bank of roof-mounted solar panels generating up to 100kW of power. Together with the built-in thermal properties of the building, we expect energy bills to be very low.



Tiles and Carpet

We have selected local Godfrey Hurst 100% New Zealand made wool carpets for all of the apartment bedrooms and living areas. Bathrooms are spacious and warm, featuring Brymac Geostone tiles with flat entry showers, glass doors and heated towel rails.

Our EVs (electric vehicles) will save you money, and there is less parking space required...

Result: we're able to offer you more lifestyle benefits!

We offer free electric cars because it's good for the environment, it'll save you money and the parking space we save is used for a wellness centre, heated pool, landscaping and larger social areas.

We have the very latest in EV technology for all of our apartment residents, so you can use one of our new vehicles any time you need one. You'll never need to own a car again!

Our vehicles will be maintained, serviced and kept up to date, so you don't have to worry about a thing! Simply book a vehicle for that shopping trip or weekend away and go for it. It's just as if you own it.

Not sure what an electric car is like to drive? Why not take one of ours for a spin. You'll be surprised how easy and fun they are to drive!

Mitsubishi Outlander VRX 4WD

Electric/petrol hybrid, full camera monitoring system, heated and powered leather seats, parking sensors, LED lighting etc.



Nissan Leaf SV

Fully electric, 165km range, Bluetooth hands-free phone system, heated seats, quick charging etc.



BMW i-3

Fully electric, 125 kW of power and a range of 330kms before recharging is required. Packed with all the modern European car features, including rain sensor wipers and lights, heated leather seats, parking assistant, navigation system, automatic air conditioning and LED lighting.



How much could you save?

Imagine the money you can save! Not only will you avoid tying your cash up in a car, but you'll also avoid all the associated maintenance and running costs.

The cost of owning and running a petrol vehicle in New Zealand has been surveyed by the Automobile Association, including all costs such as fuel, depreciation, insurance, servicing and maintenance.

The AA estimates that the average annual cost of owning a medium sized vehicle is approx \$10,431*. So you could save around \$200 per week by using one of our electric cars*.

That's a saving of \$869 per month!

Of course you'll save the purchase cost as well – \$25,000 to \$50,000, depending on the car, because we'll buy and provide them for you.

* Source: NZAA Running Cost Report 2016

At a glance...
here are the key points you need to know:

Living Well Park Lane

– The community and wellness centre

- Environmentally friendly design using locally sourced materials, innovative cross laminated timber for superior seismic credentials, solar panels for energy efficiency and attractive natural Accoya cladding
- Landscaped seasonal parkland garden, outdoor seating and walking areas
- Full use of electric vehicles
- Café, bar, dining area and communal lounge and gas fire
- Bowling green nestled within the apartment landscape
- Floor to ceiling living wall feature
- Creative room for crafts, hobbies and a dedicated cinema
- Outdoor BBQ, pizza oven, fireplace, blokes' shed, productive gardens and glasshouse
- Heated swimming pool and gym in our wellness centre for the use of our residents and public club members
- Small farm animals, chickens and bees
- Public café, produce store, crèche, pharmacy, medical rooms and hairdresser

Living Well Apartment features

Apartment Living Areas

- Lifemark 5 Star certified, and specially designed balcony for great indoor/outdoor living
- Double glazing, wall and ceiling thermal and moisture membranes
- LED lighting, emergency call system and smoke alarms throughout
- TV and internet connections
- Built in wardrobes, linen cupboards and your choice of drapes and curtains

Lounge

- Fully carpeted with 100% NZ wool and quality underlay
- Mitsubishi R2 Heat pump

Kitchen

- Caesarstone bench tops, Fisher & Paykel wall oven, ceramic cook top, dishdrawer, fridge/freezer, microwave and Baumatic rangehood
- Soft-close kitchen cabinetry, quality Methven tapware and glass splashbacks
- Natural timber kitchen flooring

Bathroom


- Fully tiled bathroom with level-entry shower and glass screen and door
- Two drawer vanity, mirrored cupboard and heated towel rails

Laundry

- Fisher & Paykel washing machine, dryer and Mico tub.
- Hot water cupboard and linen shelving.

If you want to be a part of this exciting new community that is redefining the future of retirement living... call us today. We'd love to arrange a viewing and answer any questions you may have.





We'd love
the opportunity
to welcome you to
Living Well Park
Lane, where you can
continue to enjoy life
to the full. Don't
miss the chance to
be part of this
very special
community!

The attitude of living well.

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