

Village Growth Pressures and Plans September 2018

Our future

The Silver Tsunami in the Mid North

The percentage of people over the age of 65 set to increase significantly for the next 30 years

- 52% growth in over-65s in the next 10 years
- Quadrupling of over-85s in the next 20 years

Retirement migration could double or triple these figures

Anticipate at Kerikeri Retirement Village alone a need for:

- 300 independent living units (currently 87)
- 100 care beds (currently 66)

The apartments we are building will go some way to delivering this extra capacity, but we will need more.

Our future

NZ Healthy Ageing Strategy (Ministry of Health - December 2016):

- designed to help older people "live well, age well and have a respectable end of life in age-friendly communities"
- "The changing population has major policy, funding, and planning implications. We need to plan well to make sure we are well-equipped nationally, regionally, economically and socially. We need to have the right infrastructure in place to keep people in good health and provide for those who are not".

Clear expectation that aged care providers and local government will meet the need.

How we are responding

More growth, reasonably rapidly

The space we have enjoyed to date has been a luxury

- intensify housing; eg, more apartments, villas (in duplex / triplex format), etc
- buy land and property currently on our boundary

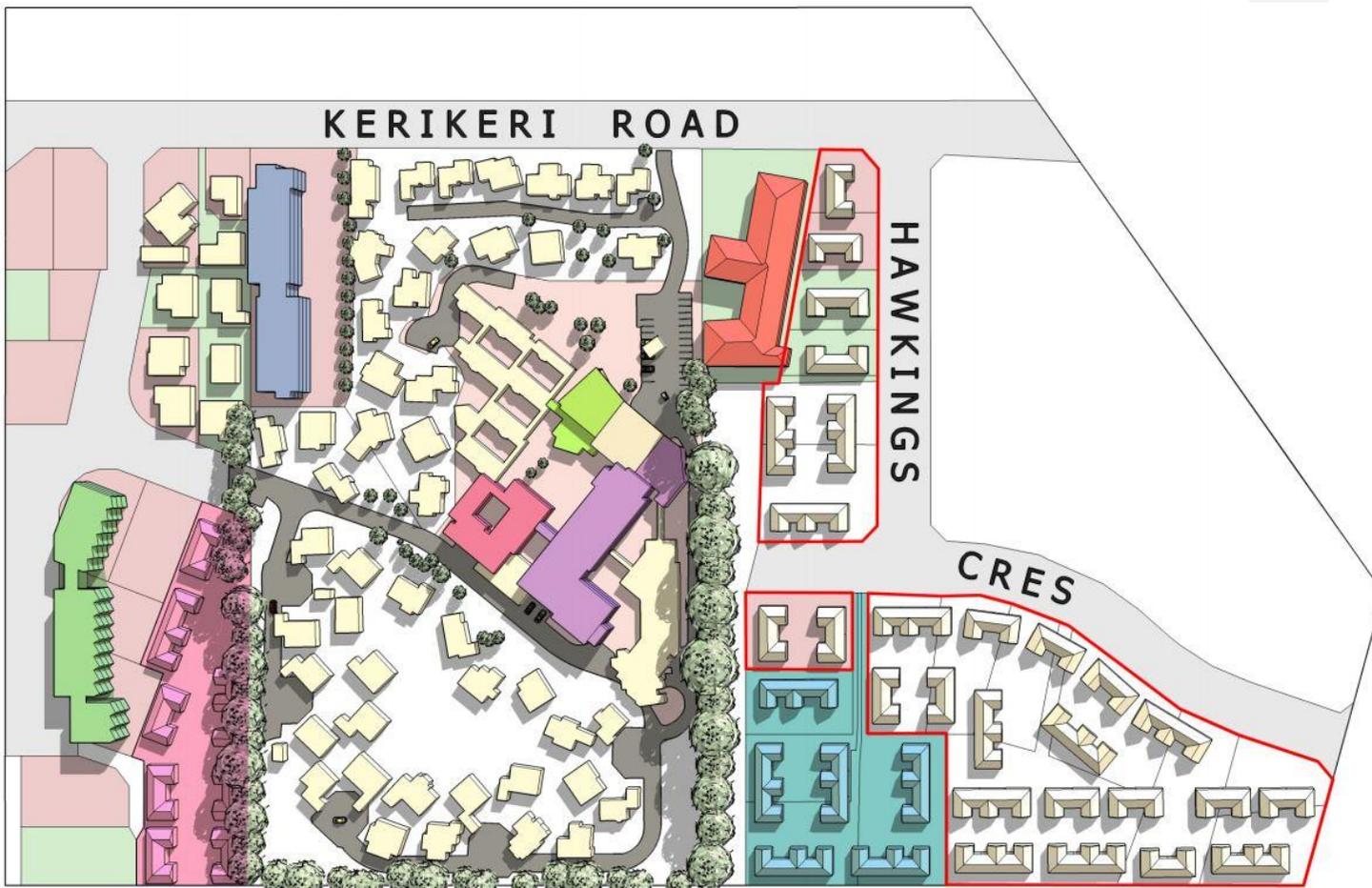
No time-scales; as and when it becomes available

Fair, and even competitive, market prices - we will not pay over the odds

Long-term vision:

- fully integrated with the community - "naturally occurring retirement community"
- a seamless blend between us and the Village

Out...



- STAGE 01 - 30 unit apartments
- STAGE 02 - community centre
- STAGE 02a - 18 villas
- STAGE 03 - repurpose existing community centre
- STAGE 04 - day centre & rest home rebuild
- STAGE 05 - 2-3 storey apartment block
- STAGE 06 - 18 villas
- STAGE 07 - 3 storey apartments
- areas of future development

Out...



... and Up



Opportunities for our District

Employment - 64 employees for every 100 Independent Living Units

- Nurses, Healthcare Assistants, Home Support services, cleaners
- Physio & Diversional Therapists
- Maintenance; carpentry and associated building trades
- Gardeners, horticulturalists
- Hospitality; chefs, laundry services
- Transport
- Service providers; accountants, lawyers, marketing, advertising

Education and Training - to meet the employment needs of the sector

Social and cultural benefits - retirement options for Māori: a *tikanga Māori* aging strategy

GDP Impact

- construction of retirement and care facilities
- seniors, employees in the sector spending their dollars in the region

Pressing challenges

Affordable/rental accommodation in the region

Demand for safe, comfortable and manageable places to live is peaking and will do so through to 2045.

Conscious of the need to support living requirements for elderly who can't afford own accommodation, while avoiding 'ghetto-ising'

More than one in three retirement villages considering introduction of rental accommodation

Our approach: grow both the quantity and the variety of accommodation available:

- studio apartments
- cottages
- townhouses
- and shortly... apartments

Pressing challenges

Comprehensive acute medical care

We already offer basic medical care for the elderly

More comprehensive and accessible range of care options

Local government

Infrastructure – accurate forecasting (sewerage, water, traffic, facilities)

Rating – understanding its impact on the elderly

Zoning – affordable housing, services and facilities

Courageous leadership - ‘Think Big’; get ahead of the curve instead of playing catch up; see the wave and ride it, rather than just surviving it

Our future

The Silver Tsunami - how should the Far North react?

'Mend and make do': attempt to survive the wave
or

Grab the wave and make the most of the ride

