



OFFICIAL OPENING OF FRANKLIN VILLAGE MARKS MAJOR MILESTONE FOR OCEANIA

Friday 13 February 2026

For immediate release

Oceania Healthcare has officially opened Franklin Village in Pukekohe, marking the completion of phase one of its flagship retirement village development and welcoming its first residents, amid growing demand for retirement living across New Zealand.

The development was formally opened by Minister for Seniors Casey Costello, who cut the ribbon at an on-site ceremony.

“The completion of Franklin Village’s first stage is an important achievement for Oceania” said Oceania Chief Executive Suzanne Dvorak. “It reflects how we are thinking about the future of retirement living, at a time when New Zealand’s ageing population is driving increased demand for well-designed communities that can respond to changing needs over time.”

Phase one comprises 31 architecturally designed villas, a completed community centre, and a resident workshop, establishing the foundation for future stages of the development. The community centre includes a café, cinema, resident lounge and bar, wellness centre and swimming pool, providing shared spaces that support wellbeing, social connection and an active lifestyle.

The villas have been built to Homestar 7 version 5 standard, creating energy efficient homes designed for comfort, durability and everyday living. Sustainability measures across the village, include rainwater harvesting tanks, on-site stormwater management, and native planting to support local biodiversity, reflecting Oceania’s commitment to sustainable development. Together these initiatives support Franklin Village’s target of achieving a Green Star Communities rating.

Oceania confirmed that phase one was delivered on time and within budget, with planning for subsequent stages already underway.

Following the September 2025 acquisition of an additional 3.7 hectares of neighbouring land, Franklin Village will ultimately span 11.6 hectares. The site will be developed in stages over the coming years, with capacity for approximately 200 villas when complete.



“Having a site of this scale allows us to take a long-term, thoughtful approach to development,” Ms Dvorak said. “It enables us to plan intentionally for the kind of retirement community we want to create, while maintaining the standards our residents expect as the village evolves.”

In December 2025, Franklin Village was formally blessed by local iwi, Ngāti Tamaoho, to provide a safe and welcoming environment for residents and the wider community.

Franklin Village is located next to Oceania’s Franklin Care Centre, providing residents with the reassurance of established care services nearby, should their needs change over time.

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Note to Editors

- Franklin Village was designed by Peddlethorp Architects
- Villas and the resident workshop were built by Generation Homes; The Lodge was built by Aspec Construction
- More information: [Franklin Village website](#)

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