

Sanderson Group brings luxury retirement living to Auckland



The Hill Pukekohe

A welcoming place to call your own

Enjoy the finest retirement living in New Zealand

Welcome to The Hill Pukekohe

On behalf of Sanderson Group it is with great pleasure that I introduce our latest flagship retirement village - The Hill.

Since its inception in 1987, Sanderson Group has been a family owned and operated company that has built a reputation for creating some of the country's most desirable retirement villages.

We are committed to delivering premium retirement village projects along with first class facilities and care that meet the highest standards and requirements.

I believe we enhance our residents' wellbeing and quality of life by creating a luxurious environment that offers significant amenities, security, continuum of care and a friendly community atmosphere.

We invite you to experience this exceptional lifestyle that all our village residents love and enjoy.



Fraser Sanderson
Founder & Chairman
Sanderson Group



Pukekohe - it's where 'real' kiwis live beautifully

Set against the scenic rise of Pukekohe Hill, The Hill offers residents a coveted elevated outlook and a desirable location within a thriving and vibrant rural community. Stretching from the rugged west coast beaches to the calm eastern shores, the Franklin District provides a stunning backdrop for an active lifestyle.

Explore the lush Hunua Ranges, enjoy a round at the refurbished Pukekohe golf course, visit local water gardens, or ride the historic Glenbrook steam trains. This is a region rich in farming heritage - if you've enjoyed exceptional fresh produce recently, it likely came from right here.

Pukekohe town centre is just a four-minute drive away, offering a selection of boutique cafes, fine food grocers, art galleries, and essential medical services. While the area retains its friendly, "small-town" spirit, you remain perfectly connected.

Auckland City's amenities and the international airport are within easy reach via the motorway or the direct electric rail service to Britomart. It is the perfect setting for a beautiful retirement.

Close proximity to little luxuries and key conveniences

Retail & Supermarkets

Pukekohe Village Centre

4 minute drive

Zone Shopping Centre

4 minute drive

Mitre 10 Mega

5 minute drive

Woolworths

3 minute drive

Pukekohe Farmers Markets

6 minute drive

Transport

Pukekohe Train Station

5 minute drive

Auckland International & Domestic Airport

40 minute drive

Cafes & Restaurants

Your Local Coffee Roasters

5 minute drive

Franklins Bar & Eatery

5 minute drive

The Monarch

5 minute drive

Medical

Pukekohe Hospital

3 minute walk

1 minute drive

Pukekohe Family Doctors

3 minute drive

Franklin Hospital

25 minute walk

3 minute drive

Recreation Parks & Sports

Pukekohe Golf Club

15 minute drive

Maxwells Golf Retreat

20 minute drive

Pukekohe Hill Reserve

30 minute walk

5 minute drive

Pukekohe Racecourse

5 minute drive

Pukekohe Tennis Club

5 minute drive

Pukekohe Bowls Club

3 minute drive



A home to be proud of

Enjoy coming home to a thoughtfully crafted villa designed for modern living.

Choose from a selection of stand-alone villas featuring either two or three bedrooms. These range in size from 150m² to 275m² and include either a single or double garage.

Homes and facilities at The Hill are spacious and positioned to take advantage of the northerly aspect and sunshine hours. High gable roofs, cedar cladding and hand moulded Belgian bricks are some of the architectural features that complement the surrounding landscape.

Each villa is designed for absolute comfort and luxury with a modern layout and high-spec fittings. Designer kitchens and bathrooms feature elegant stone benchtops and vanities with premium tile finishes. Living areas and bedrooms invite calm relaxation with deluxe furnishings such as ultrasoft carpets and elegant sheer curtains. A scullery, heated bathroom floors, master ensuite and a walk-in wardrobe are included in most villa designs.



Crafted for lasting beauty

Timeless design and materials

Our vision for The Hill is to build residences of exceptional style that are timeless in their design and blend harmoniously with the semi-rural setting.

Clad in quality materials such as Canadian cedar and Belgian bricks, the building's façade offers durability and classic appeal.

Thoughtful attention is given to the details of interior construction and design to create well-appointed spaces of the highest quality and standard.

Carefully selected materials and finishes enhance the aesthetic appeal of each villa to create an atmosphere of understated elegance and lasting comfort.

Interior Colour Schemes

Classic

A crisp and refined aesthetic that feels timeless yet fresh. The Classic scheme is light and bright, evoking a sense of clarity and openness. Soft neutrals pair with bright, clean finishes, while honey-toned woods add warmth and depth. With a focus on simplicity and balance, this scheme offers a canvas for personal expression while maintaining a sophisticated, enduring charm.

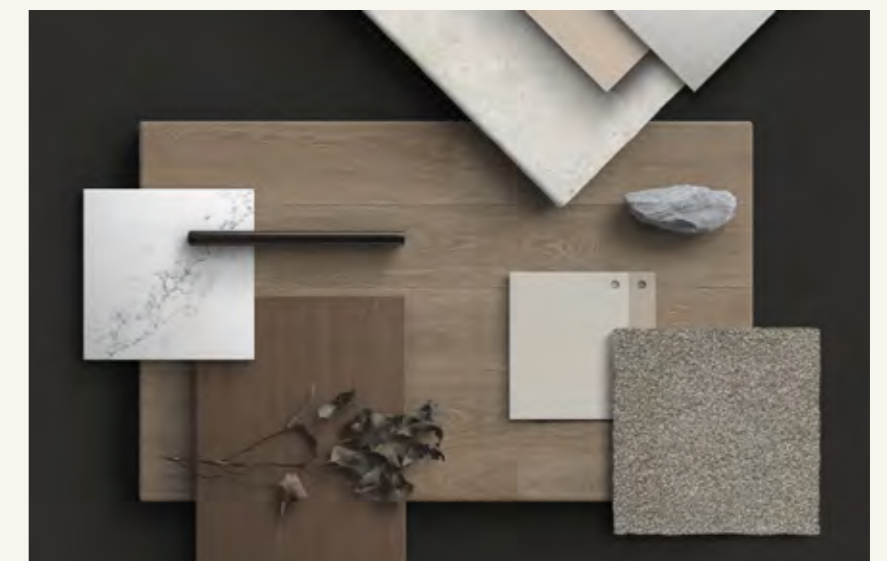


Country

Inspired by the character and charm of farmhouses, the Country scheme brings warmth and familiarity to modern living. Subtle rustic details, such as tongue-and-groove profiles and softly textured flooring, create a space that feels welcoming and lived-in. A palette of warm neutrals fosters a sense of comfort, offering a relaxed yet refined take on country living.

Contemporary

A bold interplay of contrast and sophistication, the Contemporary scheme offers a refined, modern edge. Darker wood tones and plush carpets set a rich foundation, offset by light stone and sleek surfaces for a striking yet harmonious balance. Thoughtfully curated materials bring a sense of depth and texture, creating a space that is effortlessly stylish, confident, and tailored for modern living.



A clubhouse at the heart of the community

Our clubhouse is the centrepiece and social heart of The Hill.

Architecturally designed, it is an inviting, luxurious facility where residents come together to enjoy a fulfilling social life with friends, an essential aspect of creating a comfortable and rewarding retirement.

Here you can take time to enjoy a morning coffee or relax with some quiet reading in the library, play a game of billiards or join in a game of cards, and participate in a range of other activities.

Recreation on offer at the clubhouse extends to a bowling green, croquet court and pétanque terrain, the perfect setting for a bit of healthy competition with your friends. Or you may prefer to relax and watch it all unfold from the comfort of a deck chair while enjoying the surroundings.

Our clubhouse spa offers a welcome retreat for wellbeing with state-of-the-art indoor pool and gym facilities, and our boutique cinema is the ideal place to finish off the day with a film. The clubhouse also caters for larger village functions and special events.



Indulge in world class amenities

Clubhouse facilities

Residents' Lounge

Billiards Lounge

Boutique Cinema

Coffee Bar

Wine Bar

Dining Area

Library & Reading Room

Consultation Rooms

Hobby Rooms

Health Spa & Pool

Dance Floor

Sports facilities

Heated Swimming Pool

Outdoor Lawn Bowls

Indoor Bowls

Yoga / Exercise Room

Gymnasium

Croquet & Pétanque



Health spa & pool

Relax, rejuvenate or rehabilitate within a modern and fully equipped health spa and pool facility.

Enjoy laps in the state-of-the-art indoor heated pool, or challenge yourself to a workout in the gymnasium with a range of cardio and resistance-based training equipment and advice available.

Residents can make use of our full and complimentary tailored wellness treatments and programmes.





Onsite café

Our onsite café will be a great place to catch up with family and friends for a morning coffee, lunch, or to pick up a few essentials from the deli. The café's architecture and design reflect a connection between The Hill and the greater Franklin region. Part of the Pukekohe community, the café will be an important place for our residents and members of the public to gather and enjoy good food and good company.





Support that evolves with your needs

Comprehensive health & wellness support

Following the construction of the homes we will build our own boutique care residence to cater for residents who require medical assistance of the highest level of care and comfort.

In keeping with the high standard of the village, our care suites will provide spacious accommodation within a boutique hotel-like environment. The Sanderson Group level of quality and refinement is carried through every aspect of the village, and our boutique care residence will be no different.

Deluxe Care Suites

- A variety of large premium suite sizes and configurations
- Private ensuite
- Access to entertainment and activity lounge
- Exceptional levels of care and attention
- Healthy and delicious foods prepared by our expert kitchen team

The care residence will be permanently staffed with registered nurses and health care assistants. Visiting doctors and specialists will add to the medical services on offer.

If extra level of care is required, our on-site care staff will ensure you receive a support plan tailored to your individual needs.

Selected services from the care residence can be provided to individual homes.

As a member of The Hill you will receive priority access to any of our Sanderson Group care facilities.

Retirement that feels like living

Enjoy more of what you love, in a place designed for relaxed living, lasting independence, and effortless daily life.



The Hill
Pukekohe



About Sanderson Group

Sanderson Group is a family-owned business established in 1987, and has over 30 years experience building and running luxury retirement villages.

Fraser Sanderson was a founding member of the New Zealand Retirement Village Association (RVA) and helped to set up the RVA's original Code of Practice and Building Code. As a leader in the retirement village field, Sanderson Group continues to uphold the industry's latest code of practice and all relevant legislation.

Today Sanderson Group are recognised as leaders in the luxury retirement market having developed and operated some of New Zealand's most iconic retirement villages.

Our expertise and passion for building outstanding retirement villages with first-class communal facilities and quality aged care has completely changed the standard of retirement living in New Zealand.

Our villages are impeccably designed, enviably located and fastidiously executed, an ethos that has led us to set the standard in modern-day luxury retirement living. Our desire to deliver complete luxury to discerning buyers has seen

"If it's not good enough for our family, it's not good enough for yours"

us change the way retirement villages are developed in New Zealand.

A meticulous eye for detail and a knack for picking the very best locations mean Sanderson Group villages are widely regarded as market-leaders and innovators. We are proud of our track record so far, yet continually seek out ways to set new benchmarks.

In an industry often associated with corporations and multinationals, Sanderson Group stands alone as a family-owned, family-operated business. "If it's not good enough for our family, it's not good enough for yours" has always been a guiding principle for Sanderson Group.

That is why each Sanderson Group village has a high standard of quality and embraces a community connection that is simply unmatched.



sandersongroup.co.nz

Sanderson Villages

Past & Present



The Pitau



The Hill



Bethlehem Shores



Queenstown Country Club



Tamahere Country Club



Bethlehem Country Club



Ōmokoroa Country Estate



Ōmokoroa Country Club



Matamata Country Club



Bayswater



The Avenues



Cascades



Tamahere Country Club

Interested in learning more about life at The Hill?

Contact our sales team today:

Elisha Masemann
Sales Manager

027 843 4455
elisha@thehillpukekohe.co.nz

Show Home & Sales Office: 13 Deol Drive, Pukekohe



The Hill Pukekohe

thehillpukekohe.co.nz

DISCLAIMER: This brochure was prepared prior to commencement of construction. The information in this brochure is presented by the Seller and Developer (different parties) as general information and no representation or warranty is expressly or impliedly given as to its accuracy, completeness or correctness. Computer generated images, walk throughs and render images used on this brochure are the artist's impression and are an indicative of the actual designs. Photographs of surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views. The photographs are indicative only. Changes may be made during the development and dimensions, fittings and specifications are subject to change without notice. All fittings and finishes are subject to availability at the discretion of the Seller and Developer. Buyers are encouraged to undertake their own investigations before deciding to buy. All sales are subject to the terms and conditions offered by the Seller in its formal ORA and disclosure documentation issued after an expression of interest is made by the Buyer.

The Hill Pukekohe is developed and operated by the Sanderson Group. Copyright ©2026 The Hill Pukekohe. All Rights Reserved