



Roosevelt Rise Onehunga

Stage One | Now Selling
Six Standalone Homes

4-12 Roosevelt Avenue,
Onehunga, Auckland





Considered living, quietly refined.

At Roosevelt Rise, home is shaped by a quiet sense of intention.

Set within the established neighbourhood of Onehunga, this boutique collection of **15 homes** brings together thoughtful design, everyday ease, and a natural connection to its surroundings.

Each home is designed and built by **Field Homes**, an **award-winning Master Builder and developer**, with a consistent attention to detail that carries from the earliest planning stages through to completion. The result is a collection of homes that feel balanced, enduring, and comfortable from the very beginning.

With cafés, green spaces, and the coastline all close at hand, alongside seamless access across Auckland, Roosevelt Rise offers a way of living that feels both connected and comfortably your own.

A place to settle into, and to grow with, over time.



Stage One

Now Selling

6 Standalone Homes

Construction Start: May 2026

Estimated Completion: November 2026

Stage Two

3 Standalone Homes +

6 Duplex-style Homes

Estimated Start: Early 2027

Estimated Completion: November 2027

Why ROOSEVELT RISE?

A refined place to live

- A limited collection of 15 homes
- 2-4 bedroom layouts
- Standalone & duplex homes
- Space, light, and privacy

Everything within reach

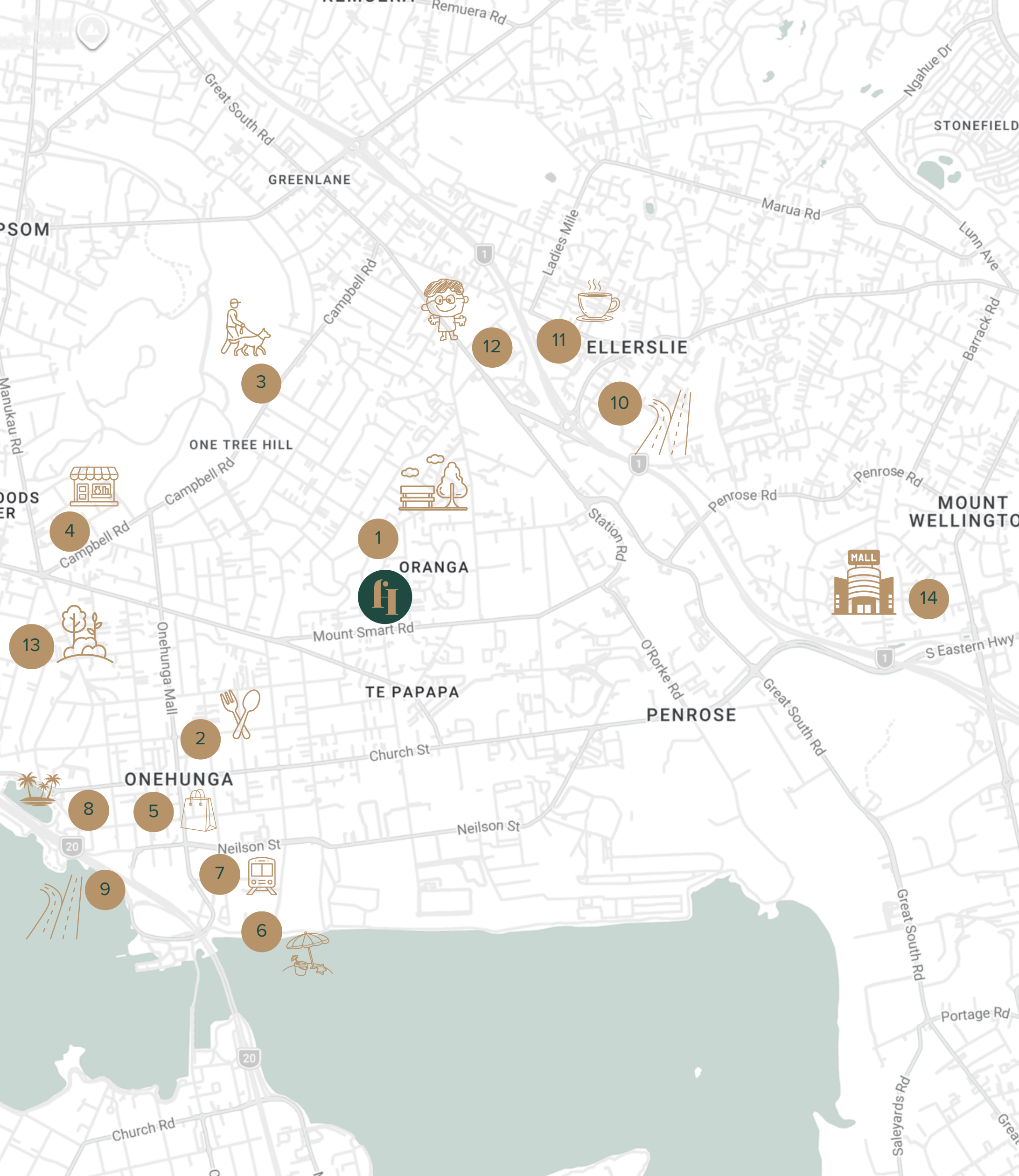
- Easy access across Auckland
- Close to established neighbourhood hubs
- Zoned for local schools
- Connected to key routes
- Cafés, green spaces & coastline nearby

Care in every detail

- Designed, built, and delivered in-house by our award-winning team
- Considered materials and workmanship
- 10-Year Master Build Guarantee
- 12-month Defect Warranty







Discover

1	Fergusson Domain Park	200m
2	Onehunga Mall	1.6km
3	Cornwall Park	1.6km
4	Royal Oak Town Center	1.9km
5	Dressmart Outlet	2km
6	Manukau Foreshore Walkway	2.5km
7	Onehunga Transport Centre	2.5km
8	Onehunga Bay Reserve	2.8km
9	State Highway 20	2.8km
10	State Highway 1	3km
11	Ellerslie Village	3.2km
12	Little Wings Early Childhood	3.5km
13	Monte Cecilia Park	3.5km
14	Sylvia Park Shopping Centre	5.6km

Discover

Sylvia Park Shopping Centre

Auckland's largest shopping destination, offering supermarkets, retail, dining and entertainment all in one place.



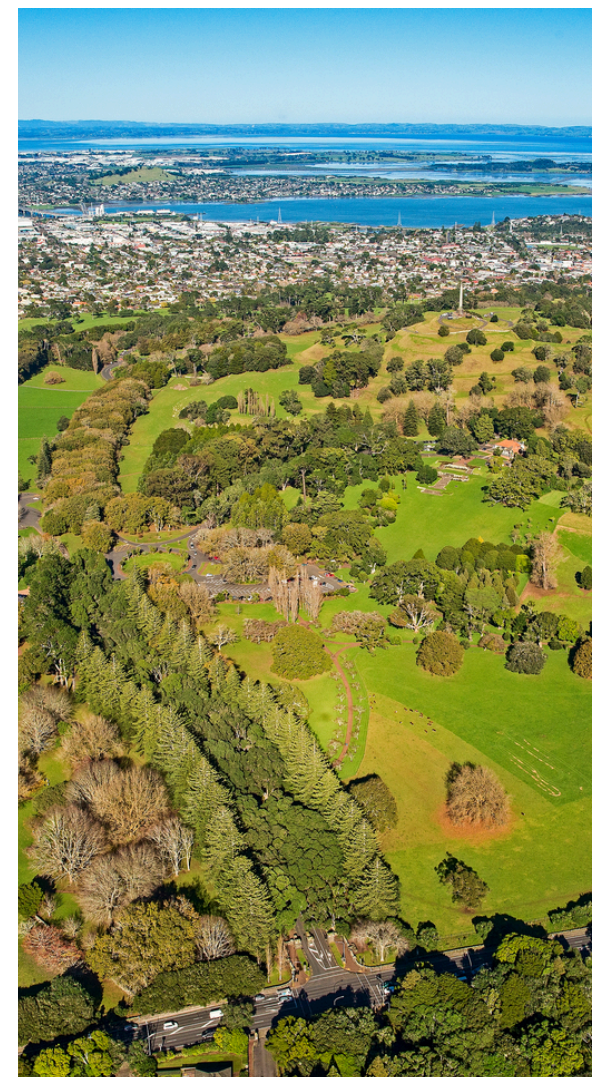
Onehunga Mall

A vibrant local centre with cafés, dining, everyday amenities and nearby Dress Smart outlet shopping.



Ellerslie Village

A charming village hub with boutique retail, cafés, restaurants and a strong community atmosphere.



Cornwall Park

One of Auckland's most iconic parks, featuring expansive green spaces, walking trails and year-round recreation.

A photograph of a modern bedroom interior. A large window with a black frame looks out onto a lush green landscape with trees and a house. A bed with a light-colored headboard and a brown blanket is in the foreground. A small table lamp is on a nightstand next to the bed. A beige armchair is visible on the left.

Stage One

Now Selling

6 Standalone Homes

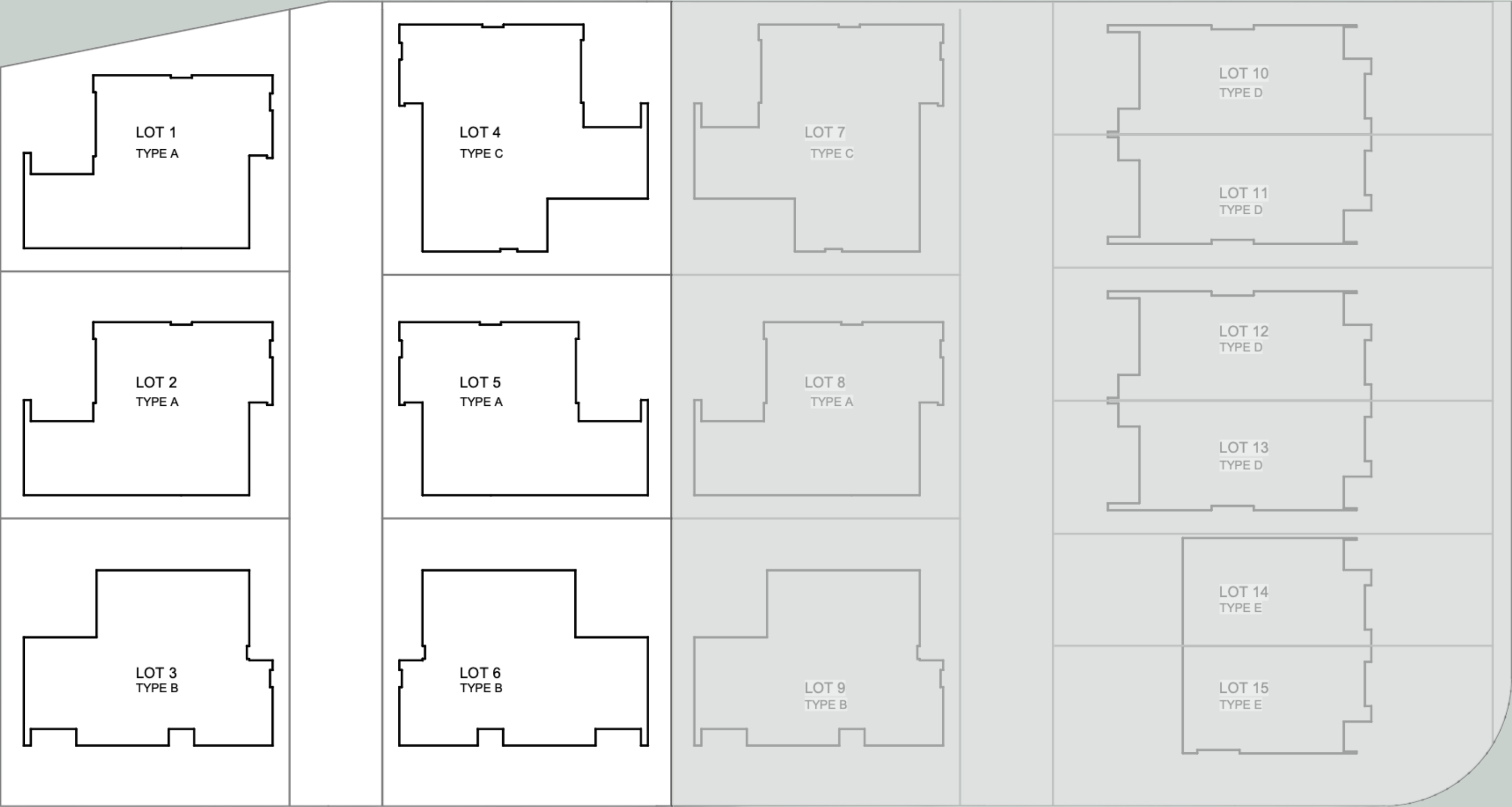
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Masterplan

Stage One | Lot 1 - 6

Stage Two | Lot 7 - 15



Landscape | Stage One



Magnolia 'Little Gem'
Lot 3 and 6



Lemon 'Meyer'
Lot 1



Corokia 'Geenty's '
Along front yard and
driveway



Michelia 'Figo'
Side yard adjacent to
accessway



Viburnum 'Eve Price'
End of driveway

* Landscaping shown is indicative only and subject to Council approval.

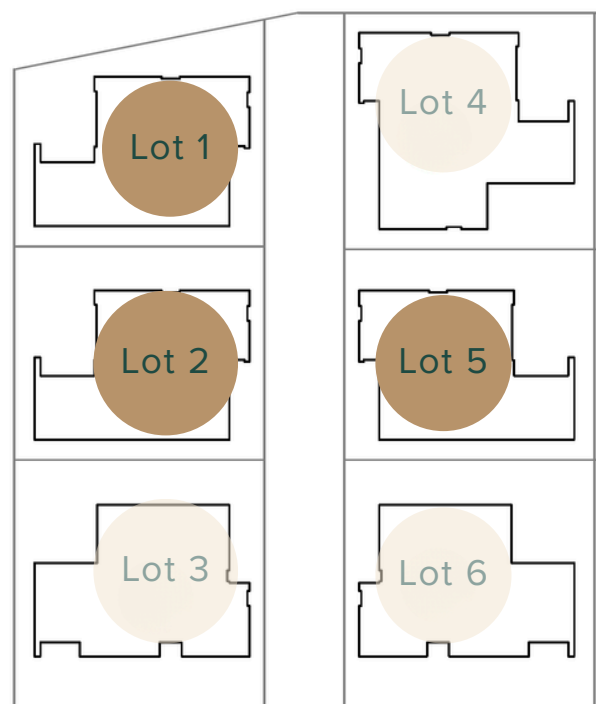


Floor Plan | Type A

Black and warm timber are balanced with white surfaces, creating a clear and ordered space.

A **U-shaped** kitchen supports an efficient and comfortable workflow.

Distinct zones for cooking, dining, and living create a bright, layered environment with a strong sense of order and spatial clarity.



*Kitchen designs shown are indicative only and may be subject to change during the construction process.



Floor Plan | Type A

STANDALONE HOME

LOT 1, 2, 5

*4 3

LAND AREA

LOT 1 151m²

LOT 2 160m²

LOT 5 158m²

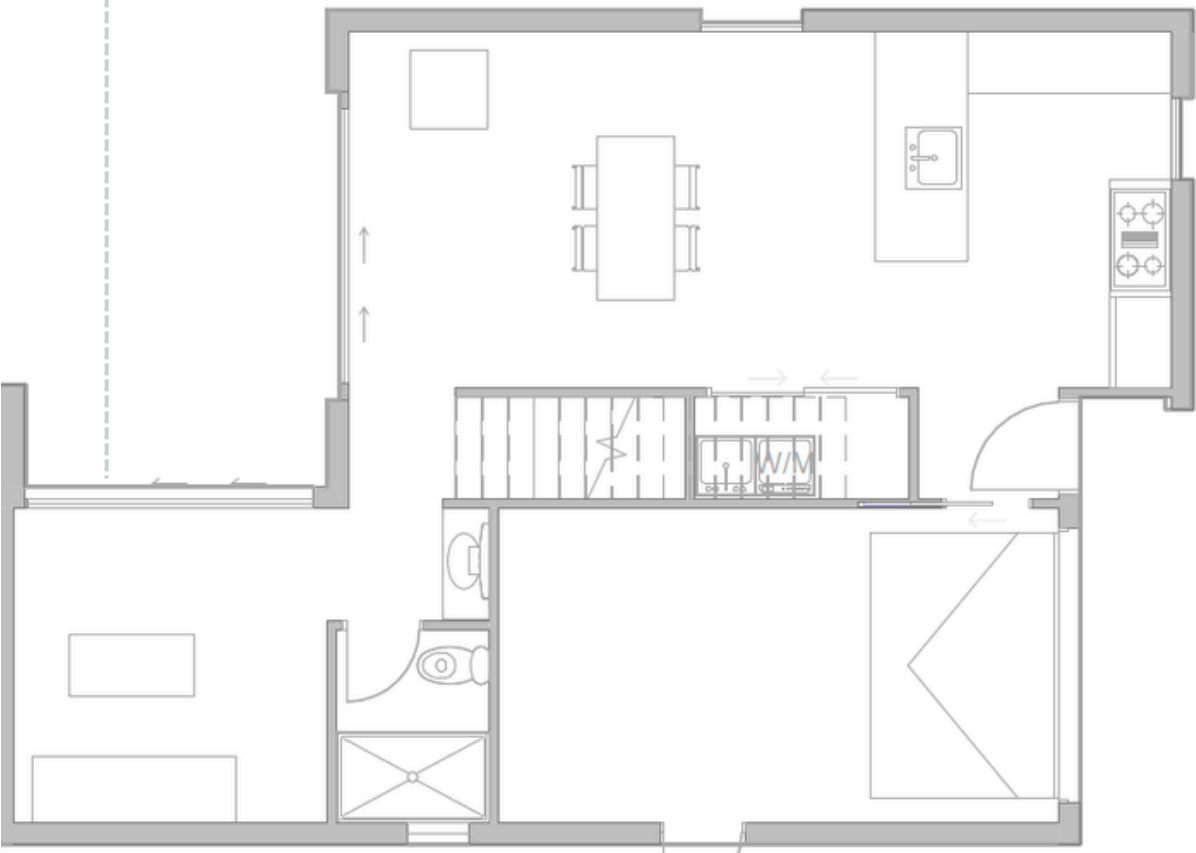
FLOOR AREA 144.3m²

STUDY / SITTING 1

GARAGE 1



*Optional 4th bedroom layout, subject to regulatory approvals.



GROUND FLOOR



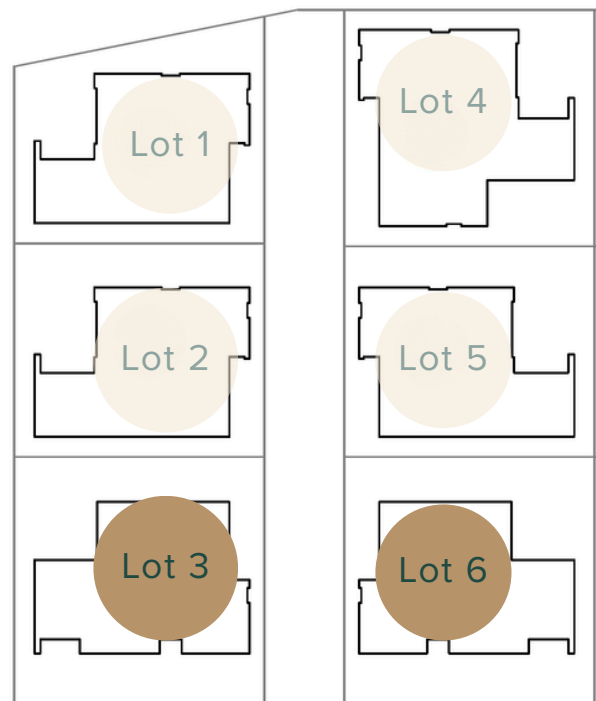
FIRST FLOOR

Floor Plan | Type B

Timber, black, and white form a lighter palette.

The **L-shaped** kitchen connects naturally to the dining area, enhancing light and flow.

The **open-plan** living and dining area enhances natural light and flow, creating a clean, comfortable modern living environment.



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Floor Plan | Type B

STANDALONE HOME

LOT 3, 6

4 3

LAND AREA

LOT 3 187m²

LOT 6 186m²

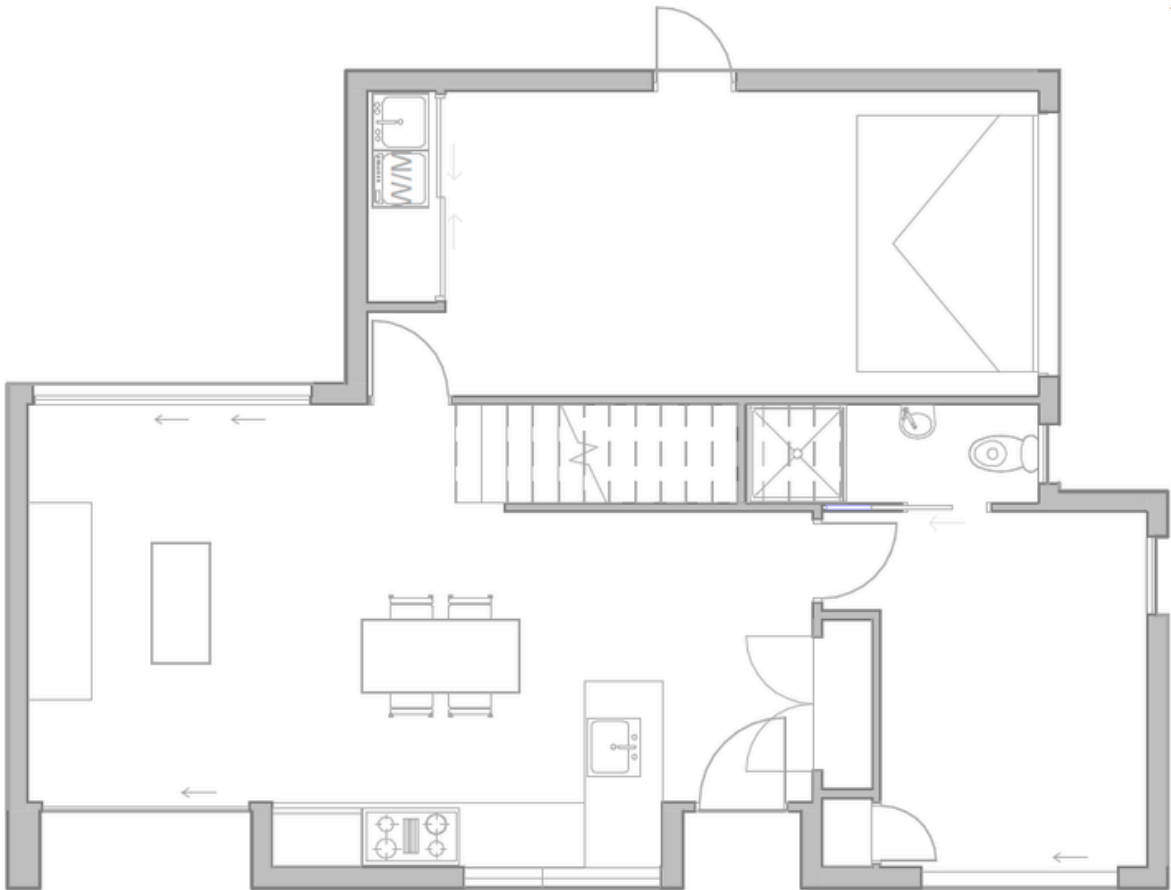
FLOOR AREA 155.4m²

STUDY / SITTING 1

GARAGE 1



GROUND FLOOR



FIRST FLOOR

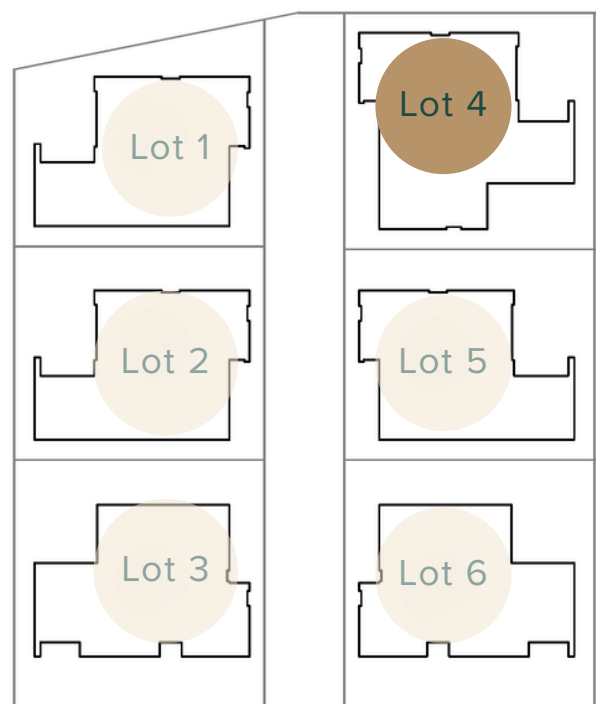


Floor Plan | Type C

A soft white and timber palette creates a clean, bright space.

A U-shaped kitchen with island maintains a clear and intuitive layout.

Clearly arranged kitchen, dining, and living areas create a light, airy environment that feels bright and layered throughout.



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Floor Plan | Type C

STANDALONE HOME

LOT 4

*4

3

LAND AREA 177m²

FLOOR AREA 162.9m²

STUDY / SITTING 1

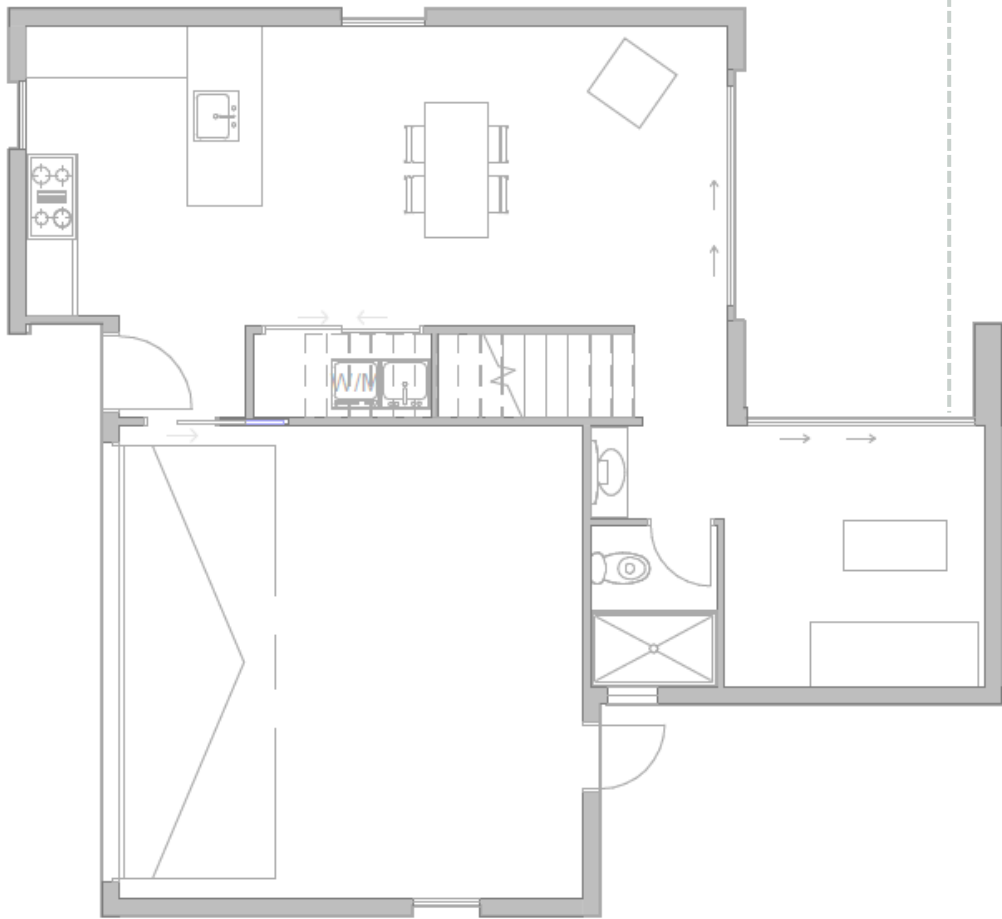
GARAGE 2



*Optional 4th bedroom layout, subject to regulatory approvals.



GROUND FLOOR



FIRST FLOOR







Exterior

Cladding

Type 1 James Hardie Oblique with vertical timber detailing.
Type 2 Midland slim-format brick in a clean white tone.
Type 3 James Hardie EasyLap™ Panel with linear texture.

Roofing

Metalcraft Coloursteel roofing and spouting.

Doors & Windows & Aluminium

Double-glazed aluminium joinery finished in Ironsand, paired with an aluminium entry door colour matched to the joinery for a cohesive exterior finish.

Lighting

Warm white surface-mounted/recessed lighting to entry areas, enhancing ambience and functionality.

Outdoor Living Areas

Private fenced outdoor living areas to each home, complemented by landscaped gardens and lawn areas.





Interior

Interior Partitions

Timber-framed interior partitions with 2.7m ceiling heights to living areas and 2.4m to bedrooms and study areas, lined with plasterboard and painted to a Level 4 square stop finish.

Ceiling

Plasterboard ceilings installed over timber battens, finished and painted to a Level 4 standard in Resene Seafog for a clean and seamless interior finish.

Doors

Finished in a soft neutral tone, with a standard height of 1980mm.

Hard Flooring

Tiled bathroom finishes selected to complement the overall interior palette.

Timber-tone SPC flooring to lounge and kitchen areas, selected for durability, ease of maintenance and a warm natural finish.

Carpet

Soft carpet to bedrooms, hallways and stairs.



Fixtures & Chattels

Kitchen & Living Area



Rangehood

Bosch Built-in Rangehood
53cm Grey



Dishwasher

Bosch Built-under
Dishwasher



Cooktop

Bosch 60cm
Electric Hob



Wall Oven

Bosch Built-in Oven
60x60cm Stainless steel



Drawer and Side Panels

18mm Melteca Bullet Pearl



Cabinetry



18mm Bestwood Oak
18mm Melteca Warm White



Tapware

Matt Black/Chrome



Heatpump

Panisonic



Fixtures & Chattels

Bathroom



Master Ensuite Shower
Frameless Glass Shower



Main Bathroom Shower
Walk-in style Shower



Toilet
Integrated Cistern Unit and
Eco-flush Capability



Vanity
Wall-hung Vanity in
A Warm Timber Finish



Tapware
Chrome/Black



Mirror
Frameless

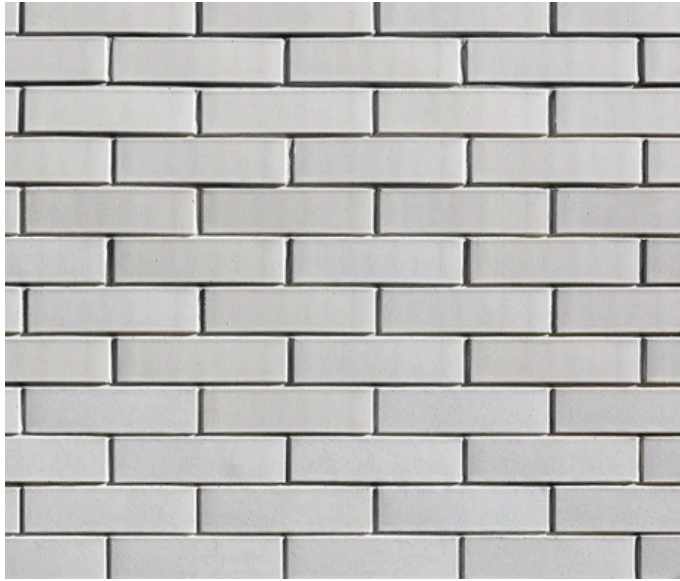


Heated Towel Rail
Chrome/Black

Colour



James Hardie Oblique
Resene Blackwood



Brickworks
La Paloma Madrid



James Hardie
EasyLap™ Panel
Dulux Gore



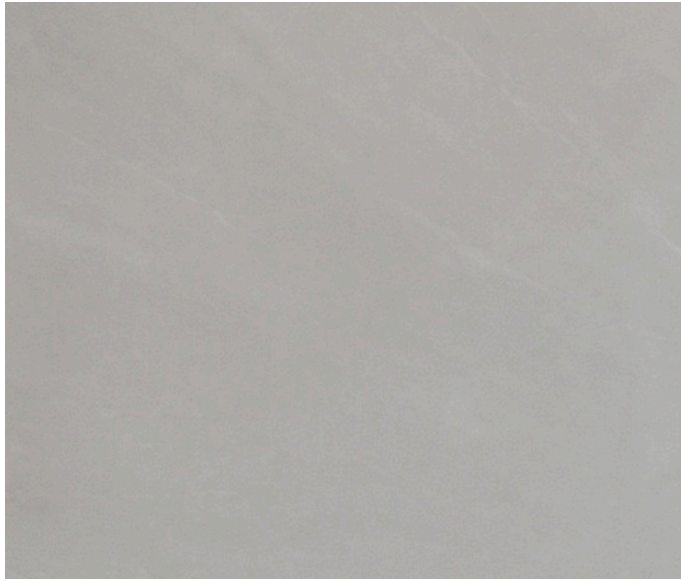
Roofing
Ironsand



Hard Flooring
Timber Tone



Carpet
Grey



Bathroom Tile
Warm Greige



Benchtop
Snow White

***Landscaping & Materials & Specifications Disclaimer**

All information, materials, specifications, and finishes described in this document are indicative only and are subject to change without notice. While every effort is made to ensure accuracy at the time of publication, Field Homes reserves the right to make substitutions, modifications, or adjustments as necessary to meet construction requirements, supplier availability, regulatory changes, or other practical considerations.

Any alternative materials or products used will be of equal or superior quality to those originally specified. These changes do not constitute a variation or entitlement to compensation or contract amendment by the purchaser.

This document does not form part of any contract or offer and should be used as a guide only. Final specifications, materials, and finishes will be confirmed in the sale and purchase agreement or related contractual documentation.

Recent Completed Homes



Olympus Terrace

5 Homes | Terraced Homes
2 Olympus Street, Owairaka, Auckland

Awards

2025 Property Industry Awards | **Merit Award**
Hawkins Multi Unit Residential Property Category

2025 House of the Year | **Silver Award**
Apartments, Duplexes and Terrace Housing Category



Moire West One

7 Homes | Standalone & Duplex Homes
36-46 Moire Road, Massey, Auckland

Awards

2026 Property Industry Awards | **Excellence Award**
Hawkins Multi Unit Residential Property Category

2026 House of the Year | **Gold Award**
Mixed Development Category



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