



Te Whare-iti

STANDARD INCLUSIONS



The Te Whare-iti system was developed as a response to higher density requirements for Aotearoa's urban centres, and to employ sustainable values in high quality healthy homes.

Explore how the range of architecturally designed modules can be connected into unique layouts and combinations. We work with you to achieve the best combination for you and your site. The modules are prefabricated offsite, transported onto your site, and connected to services.

AFFORDABILITY

We aim to deliver and install your complete home in half the time and with less cost than a traditional site-built equivalent.

SUSTAINABILITY

Our homes reduce your environmental impact and energy costs, making sustainable living accessible and affordable.

QUALITY

Plan your home to unlock the potential of your site with our prefabricated, architecturally designed Te Whare-iti.

THE MODULES

02



04



06



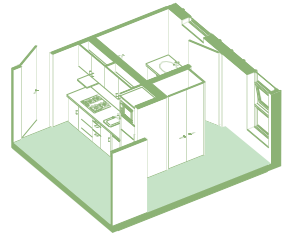
01



03

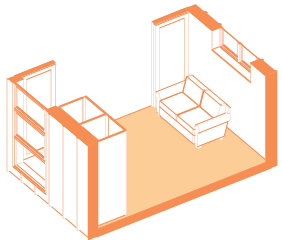


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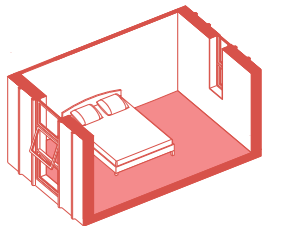
01 SERVICES

The services module is typically central to all Te Whare-iti and contains the kitchen, bathroom, and laundry.



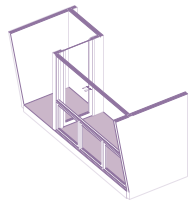
02 MULTI-USE

The multi-use module is a versatile living space that can be extended with a porch module or closed off with optional sliding doors.



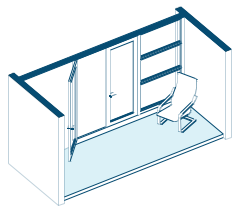
03 BEDROOM

Bedroom modules are available in three sizes, with wardrobes as an optional extra. We use link modules to create hallways between rooms, where necessary.



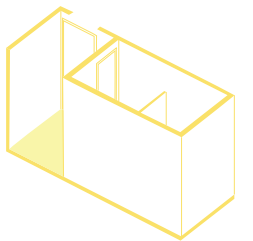
04 SUNSPACE

The sunspace module can be connected to one side of the services module, to add space for a dining table, study nook, or extra kitchen space.



05 PORCH

The porch module acts as a covered entrance into the multi-use space and can provide an outdoor living area.



06 ADD-ONS

Add-ons include alternative shower solutions and joinery with options for a built-in pantry, wardrobes, and storage cupboards. Link modules and ensuite modules can also be used to extend the house.

THE PROCESS

01



DESIGN AND CONSENT

Our architecturally designed modules can be arranged in many different configurations. We guide you to get the best combination of modules to your your budget and site. Our turnkey package includes all standard phases of building consent and project management.

02



OFFSITE MANUFACTURE

Our construction team prefabricate the modules at our offsite manufacturing site in Porirua in nine weeks. While the offsite work is being completed we will also prepare your site with piles and services connections.

03



TRANSPORT AND INSTALLATION

Your completed modules are delivered by truck and/or crane and placed on piles installed by us in advance. Our team connect the modules together, ensure that the services are connected, and build any custom decking.



BIRDS EYE VIEW OF A CUSTOM TE WHARE-ITI DECK

CROSS-LAMINATED
TIMBER (CLT)



SUNSPACE CLT INTERIOR

The primary structure of the building is cross-laminated timber chosen for its strength, durability, and sustainability due to its high rate of carbon sequestration and low rate of waste on site. The panels are pre-cut to the size specification and the offcuts are repurposed into other project elements, such as steps or tables. The CLT panels are left exposed on the interior walls and ceilings, highlighting the natural grain of the timber and reducing the need to plaster and paint.

EXTERIOR CLADDING

Te Whare-iti exteriors use a SolarRib profile steel corrugate cladding in Ironsand or Gull Grey. The exterior faces of the porch and sunspace modules are stained plywood in your choice of Resene's ColourWood range.



IRONSAND



GULL GREY



SUNSPACE PLYWOOD



PORCH PLYWOOD

INTERIOR FINISHES



CLT WINDOW CUTOUT

Interior finishes are primarily natural materials, such as wool carpet, bamboo flooring, ceramic tiles, and oiled timber. By avoiding gib and synthetic flooring, and minimising the use of paint we have significantly reduced the VOC off gassing, therefore increasing the long-term healthy home benefits for occupants.

New Zealand wool carpet

1

Compressed bamboo flooring

2

Marmoleum flooring

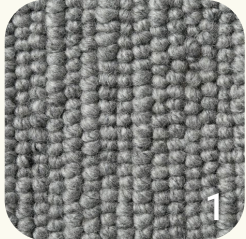
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Ceramic tiles

4

FLOORING
OPTIONS

The flooring options are available in a range of colours and finishes. The standard offering consists of a tiled bathroom with marmoleum through the rest of the services module and sunspace. Bedrooms and multi-use modules have New Zealand wool carpets. Bamboo flooring can be substituted in place of marmoleum or carpet for an additional cost.



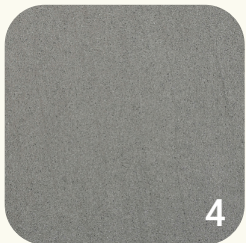
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4

SERVICES MODULE



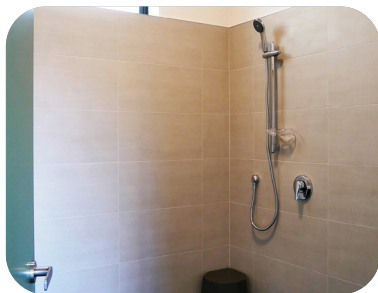
KITCHEN

Kitchen cupboard joinery and benchtop are standard fixtures in the services module, with diswasher, oven/stovetop, rangehood, and sink included.
Additional pantry cupboard available at extra cost.



LAUNDRY

Laundry cupboard joinery with laundry sink is included in the full-sized services module. Space allowance is made for stackable washer and dryer (not included). The compact services module does not allow for a laundry.



BATHROOM

Bathroom includes wall-hung w/c, basin, mirror, and towel rail. Shower options are available at varying prices: fully tiled wetfloor or full cubicle shower.



MULTI-USE MODULE SLIDING DOORS



WARDROBE JOINERY

JOINERY

Custom joinery options are available for the standard modules in a range of colours and finishes. The options include bedroom wardrobes, built-in pantry, and multi-use module storage. Additional sliding doors can be added between modules to create divisions of space.



CUPBOARD HANDLES



DOOR HANDLES



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