



YOUR GUIDE TO

Te Whare-iti



AFFORDABILITY

We 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.

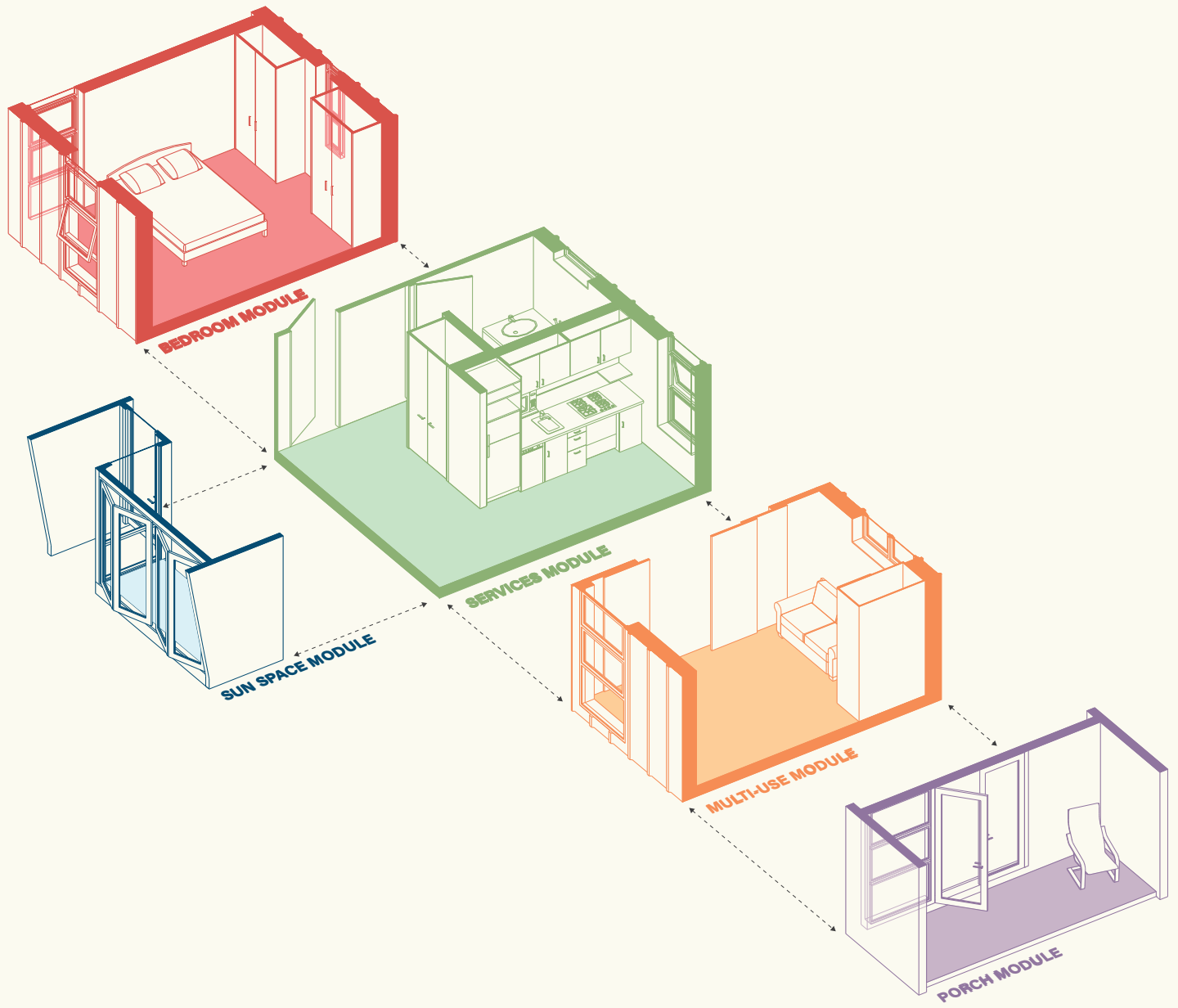
QUALITY

With our help you can plan your home to unlock the potential of your site with a prefabricated, architecturally designed Te Whare-iti.

We developed Te Whare-iti 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 combined in 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.

We hand you the keys to your new home typically 5 months after signing the contract.



MODULAR DESIGN



Think of our modules as the building blocks that create your home. Our flexible modular system allows you to design living spaces that perfectly fit your needs and site. Check out our range of modules that you can choose from, we'll do the rest!

THE MODULES



01



02



03



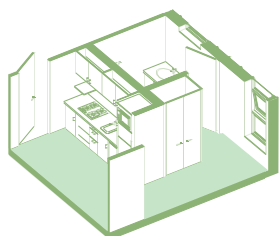
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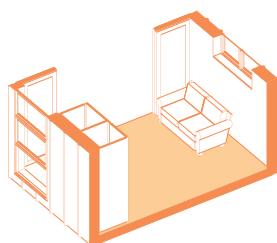
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01

SERVICES

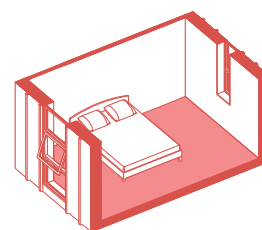
The services module is typically central to all Te Whare-iti and contains the kitchen, bathroom, and laundry.



02

MULTI-USE

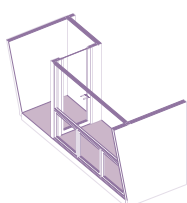
The multi-use module is a versatile living space that can be extended with a porch module or closed off with optional sliding doors.



03

BEDROOM

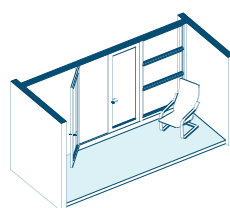
Bedroom modules are available in three sizes, with wardrobes as an optional extra. We use link modules to create hallways between rooms, where necessary.



04

SUNSPACE

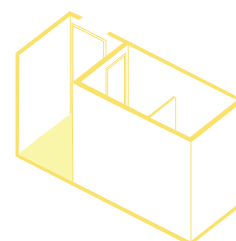
The sunspace module can be connected to one side of the services module, to add space for a dining table, study nook, or extra kitchen space.



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 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 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 assembly plant in Porirua in nine weeks. While the offsite work is being completed, we prepare your site, ready for installation.

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, ensure that all services are connected, and build any custom decking that is a part of our agreed package.



BIRD'S EYE VIEW OF A CUSTOM TE WHARE-ITI DECK

EXTERIOR CLADDING



IRONSAND SOLAR RIB

Te Whare-iti exteriors use a colour coated SolarRib profile steel or aluminium corrugate cladding in Ironsand or Gull Grey.



IRONSAND



GULL GREY



IRONSAND SOLAR RIB WITH GULL GREY SUNSPACE



FRONT PORCH PLYWOOD



SUNSPACE PLYWOOD

The exterior faces of the porch and sunspace modules are painted or stained plywood in your choice of Resene's range.



PORCH PLYWOOD



"I think prefabricated, modular systems like what Te Whare-iti have developed are the solution. Would absolutely recommend it if you're looking to build an intelligent, comfortable, and quality house."
-Tessa

MODULAR DESIGN

We offer a range of modules that can be configured to suit your needs and the specifics of your site. Our architect works with you to create the ideal design from our standard modules.



DIFFICULT SITES

Our innovative modular solution enables us to prefabricate modules offsite and transport them to your site for installation. We deliver the modules by truck and, when necessary, crane them onto tricky hill sites.



QUALITY CONSTRUCTION

Our skilled and experienced construction team build your home to the highest standards, from a carefully selected palette of quality sustainable materials. We take care of every aspect of your project, from start to finish, making sure it runs smoothly and efficiently.



EXTERIOR CLADDING

CROSS-LAMINATED TIMBER (CLT)



CLT STRUCTURE

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 CLT panel surfaces are exposed on the interior walls and ceilings, highlighting the natural grain of the timber and finished with natural linseed oil.

PLYWOOD

Our alternative structural system is a timber framing, with poplar plywood lining. Similar to the CLT, the plywood is clear finished to show off the natural timber. We use a negative detail around the ceiling and wall joints to achieve a sleek and considered finish. This can be a great option when a lighter module is needed to be craned onto sites.



PLYWOOD LINING



PLYWOOD LINING

INTERIOR FINISHES

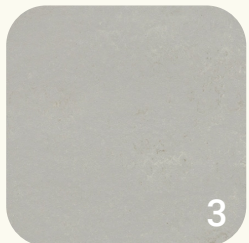
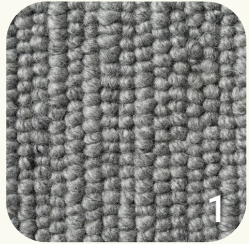


CLT WINDOW CUTOUT

Interior finishes are primarily natural materials, such as wool carpet, bamboo flooring, ceramic tiles, and oiled timber. By avoiding plasterboard 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 3
- Ceramic tiles 4

FLOORING OPTIONS



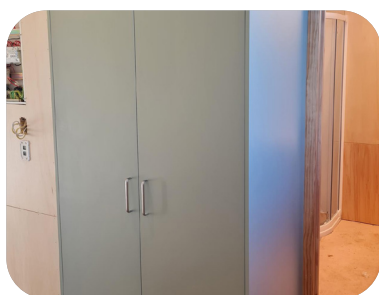
The flooring options are available in a range of colours and finishes. The standard offering consists of a tiled bathroom with marmoleum through the rest of the services module and sunspace. Bedrooms and multi-use modules have New Zealand wool carpets. Bamboo flooring can be substituted in place of marmoleum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

SERVICES MODULE



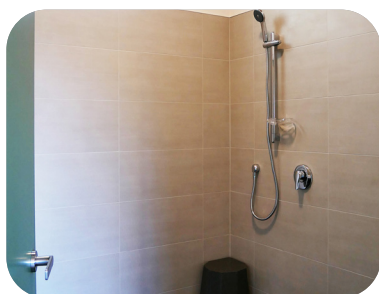
KITCHEN

We have a highly efficient standard kitchen design that comes fully fitted with top range appliances, including dishwasher, oven/stovetop, rangehood, and sink. An optional additional freestanding pantry cupboard is available as an extra.



LAUNDRY

Laundry cupboard joinery with laundry sink is included in the full-sized services module. Space allowance is made for stackable washer and dryer, which can be added to the standard package on request. 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 divide the open plan space and create a separate room for alternative uses such as visitor accommodation.



CUPBOARD HANDLES



DOOR HANDLES

MINI SERIES

SLEEPOUT

Configure the sleepout however you want it. An extra room for a teenager or an at-home office, the options are endless.

From \$60,000+

STUDIO

Our studio options, with or without a kitchen, are a perfect tiny home to use for short term rental or as a granny flat. Under 60m² in size, they comply with new rules, so no consent is needed from 2026.

From \$110,000+

MINI ONE BED

Bigger than a studio, the mini one bed is our most economical space saving solution to fit on small sites, while providing all of the amenities of a one bedroom home.

From \$190,000+



SLEEPOUT



STUDIO



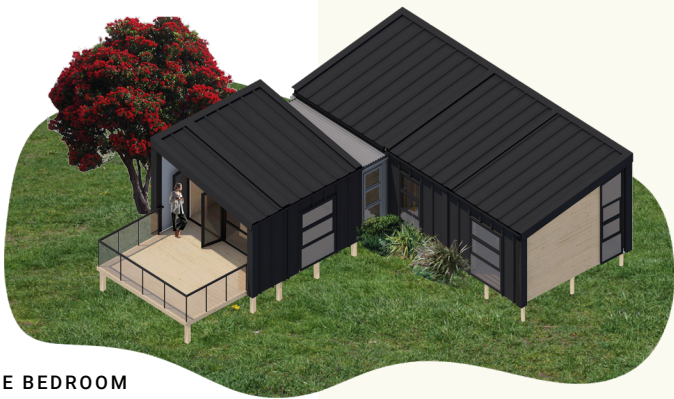
MINI ONE BED



ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

STANDARD RANGE

ONE BEDROOM

From \$280,000+

Explore a range of potential layouts for a one-bedroom home. Our modular designs can be tailored with various configurations to perfectly fit your site as a secondary dwelling or standalone home.

TWO BEDROOM

From \$350,000+

Our two-bedroom prefabricated house options. Adapt your home with our standard modules for a unique layout that fits your site and budget.

THREE BEDROOM

From \$450,000+

Larger spaces for a family, the three-bedroom can be supplemented with additional ensuites and living areas.

LARGER LIVING

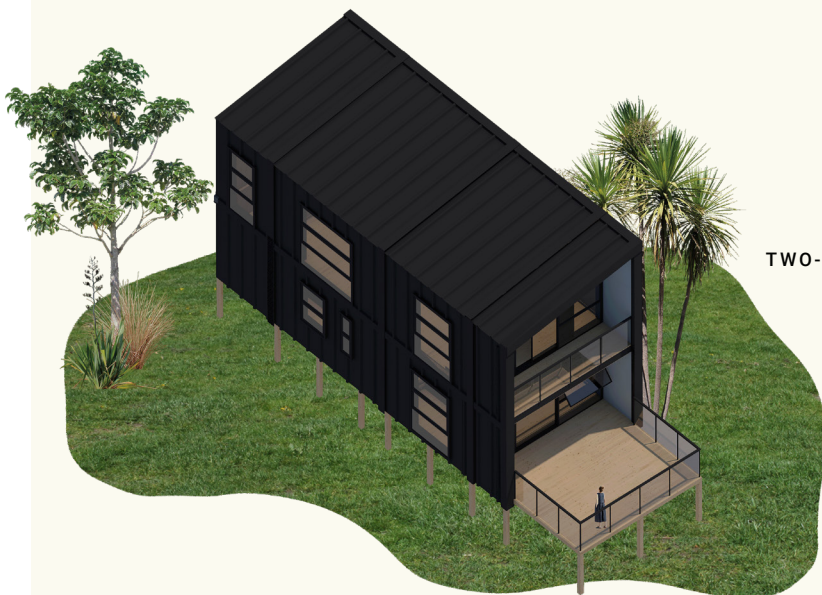
Price on enquiry for our larger options

TWO-STOREY

Our stair module has been developed to create a two-storey option that combines our standard modules into new configurations. A great solution for small or tight sites.

MULTI-GENERATIONAL

Discover versatile multi-generational homes with four or more bedrooms. Customise using our standard modules for sustainable and affordable living tailored to your needs.



TWO-STOREY



MULTI-GENERATIONAL

FAQS

What is included in the price?

The indicative prices (GST inclusive) include the initial design work of drawing a suitable plan for your site, any necessary consent applications, and the construction of the modules at our Porirua assembly site.

Once we have reviewed your site, we price the cost of transporting and installing modules on your site, earthworks, and connecting services. The installation cost will vary depending on the accessibility of the site and location in proximity to services.

Will I need a consent?

Currently, sleepouts don't need a consent. From 2026, it is expected that secondary dwellings smaller than 60m² won't need a consent. Any larger homes do require a consent, but the cost of the consent application is included within our price.

Can I change the layout of one of the plans?

Te Whare-iti modules are designed for efficient connection. The combinations are many and varied, and can be made to suit the needs of most purchasers.

The plans shown on our website are indicative of some of the many layouts we can achieve with the modules. We will work with you to create the best configuration to suit your site.





"The finishing is excellent and people constantly ask about who built it - we have no hesitation in recommending the team and their solutions."

-Matthew

FAQS

Can we add modules to our existing house?

We can't add modules directly onto a house as adding to a building is not part of the consented standard modular system. However, we can add a custom design link, such as a deck, from the standalone Te Whare-iti to your house.

Would a standard two-bedroom Te Whare-iti fit on my section?

Simply tell us the address of your site and we will tell you if it is feasible.

Where do you deliver to?

We deliver to most areas in the North Island with suitable road access. At this stage we are unable to deliver to the South Island.

What if we don't have easy road access?

We can crane modules into place from a road or flat public area within 30-50m. This means we can often deliver houses onto steep hillside sites without direct road access.

**MODULAR,
SUSTAINABLE
HOMES DESIGNED
FOR YOU**





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