Minor Dwelling

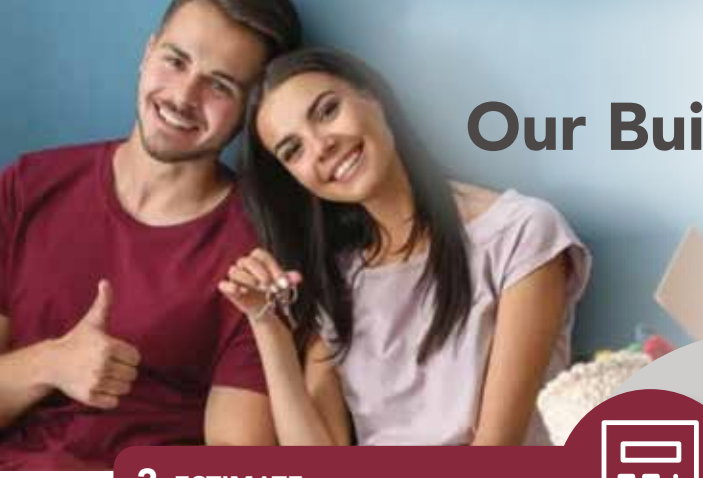
by KEITH HAY HOMES

Minor Dwelling Range

Discover a smarter way to make the most of your land with our new "Minor Dwelling" range. These thoughtfully designed, self-contained homes offer flexible living solutions for modern Kiwi lifestyles, from extra space for family to rental income or home offices. With new regulations making builds simpler and more affordable, it's never been easier to add value, functionality and future potential to your property. Browse our range of carefully crafted plans to find the right fit for your lifestyle!

KEITH HAY HOMES

www.keithhayhomes.co.nz



Our Building Process

1 ENQUIRE

Come in and meet with one of our friendly New Build Consultants to discuss what is important to you in a home. We will make it easy for you by asking all the right questions and listening to your requirements so we can provide you with the right building solution.

2 ESTIMATE

Once we have helped you to select what plan will work for you, your New Build Consultant will provide you with a **free, no obligation** estimate for your new home.

3 PFA & SITE INSPECTION

If you are happy with your estimate the next step is to pay an initial deposit called a "Preliminary Fee Agreement" (PFA). This allows us to complete a site inspection.

4 CONTRACT PREPARATION

Once we have completed the site inspection we will obtain all required engineers reports, finalise quotes and provide you with a full specification list of inclusions for your home. This allows our team to prepare an accurate building contract for you.

5 CONTRACT ISSUED

We will issue you with your building contract tailored to suit your project and circumstances with all agreed inclusions and the obligations of both parties. You will take this agreement to your solicitor and, if needed, to your bank for approval.

6 UNCONDITIONAL AGREEMENT

Your contract will go "unconditional" once you and your solicitor sign and finance is confirmed.

7 BUILDING CONSENT

We will then finalise your plans and lodge your application with Council to gain your building consent. If you have purchased one of our pre-consented or pre-built homes, you will only need a site consent making this step faster.

8 CONSTRUCTION STARTS

The exciting phase of construction begins! Our team will keep you updated with weekly progress. This will take around 3 to 4 months unless you have fast tracked this stage with one of our pre-built homes.

9 DELIVERY AND HANDOVER

Congratulations, your home has been built and is ready to be delivered! Once on site, connection to services and site works will be completed and keys handed over to your new Keith Hay Home.

Welcome
to Keith Hay Homes

Welcome to our New Zealand owned and operated family business. If you're looking for a home builder you can trust then you've come to the right place. Keith Hay Homes has been trusted by over 50,000 New Zealanders since 1938.

As a family business, Keith Hay Homes literally stakes our name and reputation on customer satisfaction. Built on a solid foundation of honesty, integrity and trustworthiness, our family promises to offer you only the very best for your family.

Our knowledge, experience and customer service are unsurpassed, allowing us to build quality, affordable properties tailored to meet your needs – quickly and efficiently.

Our extensive range of Minor Dwelling plans are designed to suit a variety of needs and lifestyles - whether you're looking for two or three bedrooms, a spacious kitchen, living and dining area, or seamless outdoor living options. We transport your home completed for minimum disruption. If there are access issues we can build your home on your site.

- 100% New Zealand owned
- 3rd generation family business
- Owned and managed by David Hay, son Matthew Hay and daughter Roseanne Hay.

We're so confident in our ability to deliver that our Managing Director David Hay, provides a personal guarantee with every contract issued. This guarantee assures that we'll complete the project and honour all obligations. Having successfully navigated multiple recessions, we believe our guarantee is unique among builders today offering you maximum security.

Front cover image: Hideaway 70 (artist impression with optional extras)

** All plan images in this brochure are an artist impression only and may include optional extras*

Our Minor Dwelling Range

At Keith Hay Homes, we're committed to offering building solutions that fit the way Kiwi families live today and into tomorrow. Introducing our new Minor Dwelling range: smart, standalone homes designed to make the most of your land, increase flexibility and unlock new opportunities without the complexity of traditional builds.

Minor dwellings are self-contained homes that sit on the same title as your existing residence but are secondary in scale and purpose. These homes are perfect for a range of uses including spare accommodation, retirement living while staying close to family, home offices, creative spaces, rental income potential and future flexible expansion options. A minor dwelling has its own kitchen, bathroom and living space - just like any other home - but is designed to be compact, efficient and integrated with your existing property.

New Zealand has introduced significant regulatory changes that make building minor dwellings, also known as granny flats easier and more cost-effective. Minor dwellings can be built up to 70m^2 without a traditional building consent provided they are simple in design, comply with the New Zealand Building Code, are constructed or supervised by a licensed building professional and all exemption conditions are met. Homeowners are required to notify their local council of their intention to build via a request for a Project Information Memorandum (PIM). Resource consents will also be simplified or removed for many minor dwellings, meaning fewer hurdles to get your build underway. These changes are part of the Government's broader housing strategy to support more cost-effective housing options, unlock underutilised land and help bring more homes to families and renters across Aotearoa.

With land values and housing costs rising, minor dwellings give you a practical way to expand your living space without moving, subdividing or taking on complex development. Browse our range of thoughtfully designed plans to suit your section, lifestyle and budget. From compact homes to contemporary three-bedroom options, Keith Hay Homes takes care of everything from design to delivery, using quality materials and experienced builders you can trust.

Built To Last

Our home designs are all styled with your future in mind and have been specifically created for New Zealand's environmental conditions and lifestyle. We build for the high rainfall and harsh sunlight in New Zealand.

A Keith Hay home is built to last for generations and so we are very particular about the builders and contractors we use and the selection of construction materials. We source our materials for leading NZ manufacturers and suppliers who are here to stay and will continue to stand by their products in years to come. Therefore our homes are built from proven materials which are correctly installed and constructed by professionals under strict quality control. All of our homes are built to last, ensuring that your home does not require ongoing costly maintenance or repair.

Our plans are well designed to maximise space, provide energy efficiency and a healthy home for you and your family. We offer affordable quality with peace of mind.

Building A Home

Building your home is a significant financial commitment for you and your family so it is important to get it right. Our friendly and experienced New Build Consultants will work with you to bring your ideas to life and make the process of building your home easy, hassle-free and within your agreed budget and timeframe. Here are some of the things our satisfied customers love about dealing with Keith Hay Homes:

We Listen	Our philosophy is to provide you a home that works for you, so we take the time to listen and understand your needs and desires.
We're experienced	We're experts so you don't need to be. Our New Build Consultants are experienced and will work with you to address all important considerations, including how to utilise your section to get the best layout for your lifestyle while maximising sunlight and indoor-outdoor flow.
Stress-free project management	Building a home can be stressful and time consuming. You can stay as involved as you want to be and we'll take care of the rest. We can manage the project for you from start to finish.
Flexibility and future proofing	We understand that your needs are unique and change over time. Much consideration has been given to designing a home that can adapt and grow with you.

Why Transportable?

Keith Hay Homes is New Zealand's pioneer of transportable homes.

Whether you have an urban, rural, coastal, or commercial site, a Keith Hay Home can be transported nationwide. Our houses and educational buildings have travelled over 500kms and have been craned in on steep sites.

If you have access issues, it's no problem for us to build directly on your site.

The benefits of this type of off-site construction are significant:

Quality control	Building off-site in a controlled construction yard with more constant supervision allows for improved efficiency, less wastage and greater quality control.
Minimal disruption	By building off-site we minimise noise for your neighbours and ensure a safer environment for contractors and the public. Any existing buildings can continue to be used right up until the house is ready to deliver.
A smaller carbon footprint	More efficient use of materials and fewer deliveries and trips to the site reduce the environmental impact.
Minimal impact to your land	By building off-site we also minimise waste and environmental impact to your land.
Cost efficiency	Our construction yard is a level, all-weather construction environment, resulting in less weather-related delays for more efficient building. If your site is located in a remote coastal or rural area you may also find that labour is scarce and travel costs for builders to go to your site are prohibitive. A transportable home built off-site can be a more affordable choice.
Quick build times	Minimal delays and maximum efficiency means you'll be in your home sooner and face less rent or finance costs.

Choose your exterior look

All homes in our Minor Dwelling range are available in a selection of distinct exterior styles.

We know first impressions matter, which is why every plan comes standard with a thoughtfully designed exterior that balances style, durability and street appeal. Whether you're building for extended family, downsizing, or creating an investment property, there's a look to suit. After something even more distinctive? Many plans can also be upgraded to include our premium Legacy roof options, along with mixed cladding combinations for added character and visual impact.

Personalise your home further by selecting colours and finishes that reflect your taste. To help bring your ideas to life, every customer receives a complimentary consultation with a Resene colour specialist.

Talk to our team today about the possibilities for your new home.

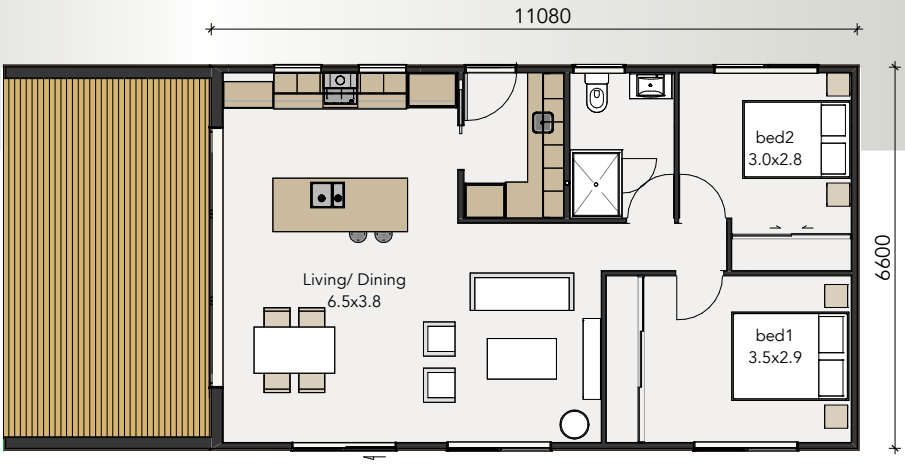
**Images show our LEGACY 100 plan with different styles and cladding options. Minor Dwelling standard plans are based on a gable roof.*

Artist impression with optional extras

70m²

HIDEAWAY 70

2 BEDROOM, 1 BATHROOM,
1 LIVING/DINING, 1 LAUNDRY/SCULLERY



The Hideaway 70 minor dwelling offers a highly functional layout designed for everyday convenience. This 70m² two-bedroom home features a kitchen with a central island bench that creates a natural gathering point within the home. This flows seamlessly through to a hidden laundry and scullery, providing valuable additional storage whilst keeping utility spaces neatly tucked away.

Generous open plan living and dining form the true heart of the home, creating a warm and connected central space where everyday life unfolds. Designed for easy interaction and relaxed living, this area brings the kitchen, dining and lounge together in one cohesive zone.

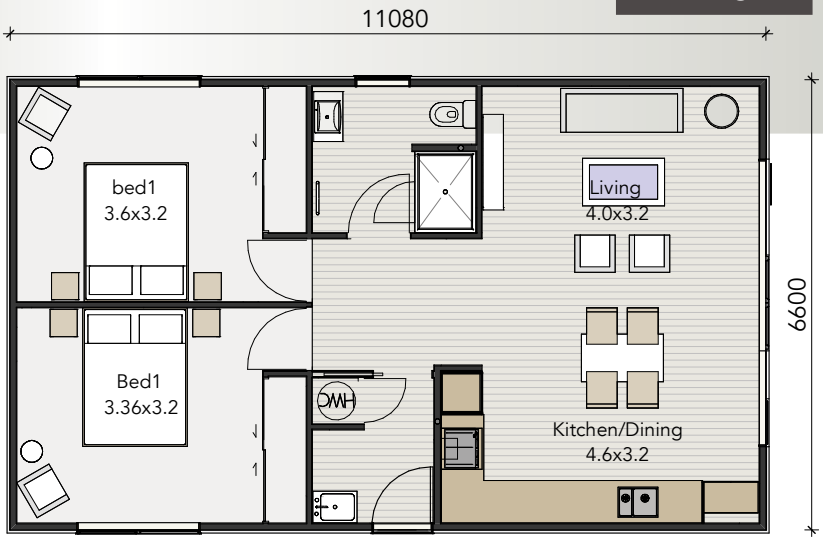
The boxed gable end with covered deck creates a seamless indoor-outdoor connection (optional extra).

Ideal for homeowners seeking a minor dwelling with enhanced storage and practicality, the Hideaway 70 is well suited to secondary living, extended family accommodation or premium rental use.

OASIS 70

70m²

2 BEDROOM, 1 BATHROOM,
1 LIVING/DINING, 1 LAUNDRY



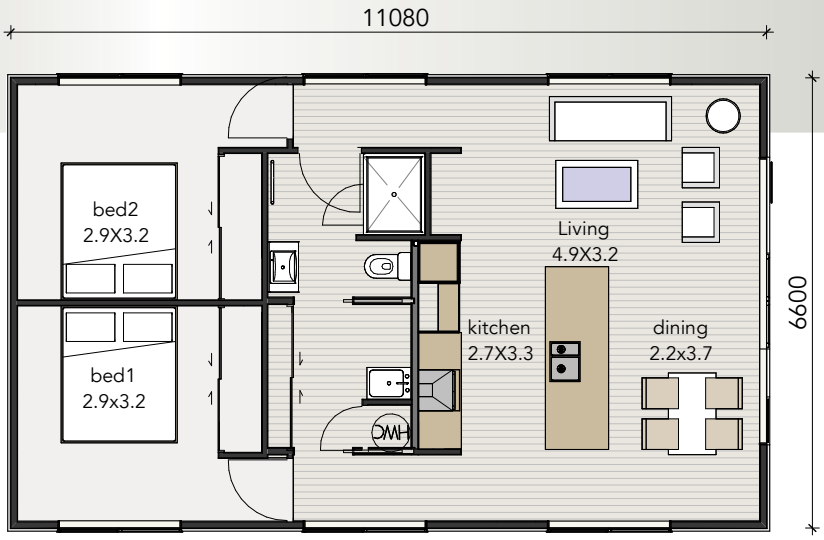
The Oasis 70 minor dwelling is designed for those who value generous bedroom proportions and open, flexible living spaces. The L shaped kitchen positioned against the wall allows for a larger dining and living area.

The Oasis 70 is an ideal option for secondary living, extended family accommodation or premium rental opportunities. Large ranch sliders open out from the living area, creating an easy connection to the outdoor space, enhancing the overall sense of openness - perfect for entertaining or relaxed everyday living.

70m²

RETREAT 70

2 BEDROOM, 1 BATHROOM,
1 LIVING/DINING, 1 LAUNDRY



The Retreat 70 minor dwelling offers a refined take on compact living, combining smart spatial planning with elevated finishes throughout.

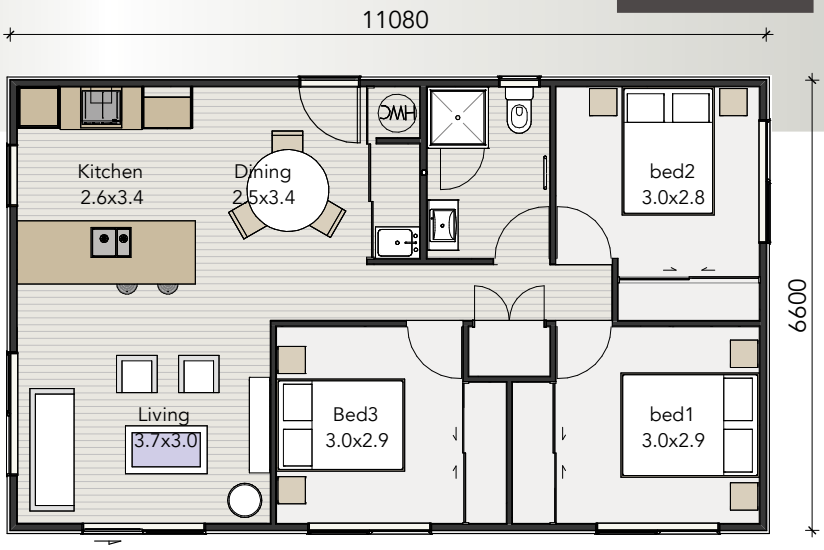
This 70m² two-bedroom layout places both bedrooms on the left-hand side of the home, creating a clear separation between zones. A walk-through bathroom and laundry connects the sleeping quarters to the kitchen, living and dining – the heart of the home. This thoughtful layout enhances flow and functionality, making the home feel larger and more considered than its footprint suggests.

Ideal as a stylish holiday home or premium rental, the Retreat 70 delivers a sense of space and ease of living that suits both short stays and long-term use. It's a well-balanced design that brings a touch of luxury to everyday living within a compact footprint.

COMFORT 70

70m²

3 BEDROOM, 1 BATHROOM, 1 LIVING/DINING



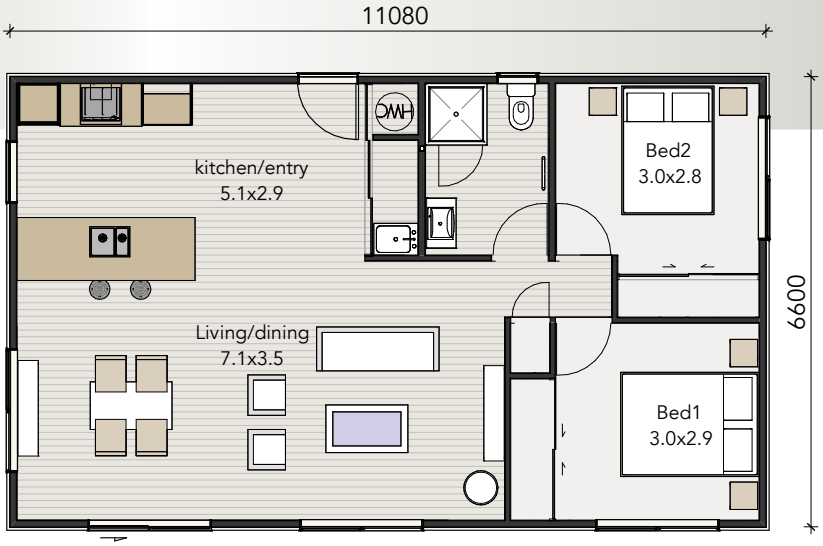
Designed for those who need extra sleeping space without increasing the overall footprint, the Comfort 70 three-bedroom minor dwelling offers a clever and efficient layout. Three bedrooms are complemented by a well-planned kitchen, living and dining area, designed to maximise functionality within the space.

This makes it an attractive option for families, shared living or higher-yield rental opportunities. It's a practical, affordable solution that delivers flexibility within a compact design.

70m²

HAVEN 70

2 BEDROOM, 1 BATHROOM, 1 LIVING/DINING



The Haven 70 minor dwelling offers the most generous living space in the two-bedroom range, making it ideal for those wanting a more open, relaxed and spacious feel. The extended living and dining area is complemented by additional windows, allowing natural light to flow through and enhance the sense of space throughout the home.

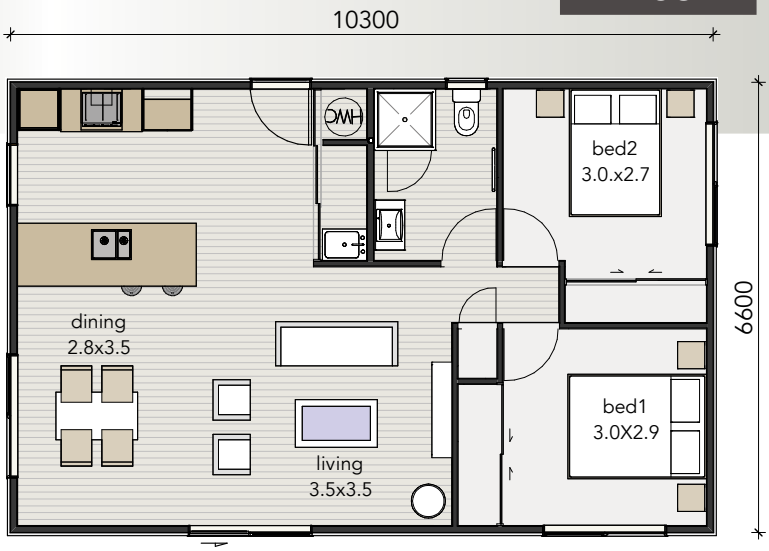
The kitchen has an island bench positioned against the wall, creating a practical hub that connects seamlessly with the entry, living and dining zones. This thoughtful layout maximises usability while keeping the space feeling open and uncluttered.

With its larger footprint and well-balanced design, the Haven 70 is well suited to longer-term living, extended family accommodation or a high-quality rental. It's an ideal choice for those wanting the comfort of extra space without stepping up to a full-sized home.

NEST 65

65m²

2 BEDROOM, 1 BATHROOM, 1 LIVING/DINING



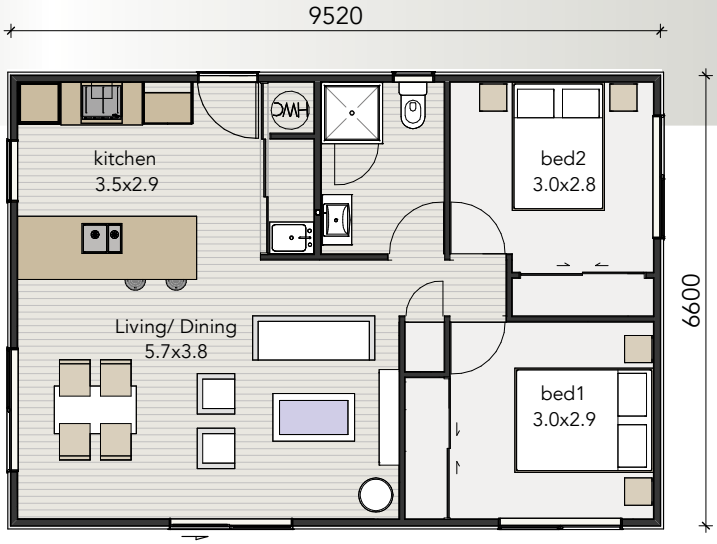
The Nest 65 minor dwelling builds on the efficiency of the 60m² layout, offering the same practical two-bedroom design with a slightly larger kitchen, living and dining area.

This plan has been carefully designed to remain cost-effective while providing a slightly more spacious feel. It's an excellent option for homeowners wanting extra comfort without stepping up to a larger footprint.

60m²

NOOK 60

2 BEDROOM, 1 BATHROOM, 1 LIVING/DINING



The Nook 60 minor dwelling is a smart, cost-efficient home designed to make the most of every square metre. Featuring two well-proportioned bedrooms and an open-plan kitchen positioned against the wall, the layout maximises living and dining space for a more open, functional feel.

With a centrally located bathroom and a clear separation between living and sleeping zones, the design supports easy day-to-day living while maintaining privacy where it matters most.

The exterior delivers a timeless appeal, while keeping build costs under control.

Versatile and practical, this plan is well suited as a minor dwelling for extended family, a comfortable downsizing option, or rental. It also works well as a holiday home, offering a compact footprint without compromising on comfort or functionality.

5 YEAR
PERSONAL
GUARANTEE

Our Guarantee To You

Our quality control and construction methods are of the highest standards. Our builders and contractors are all highly-skilled tradesmen who take pride in their work. It is our policy to use only top quality materials from other leading New Zealand manufacturers and suppliers.

We are committed to ensuring that our buildings are specified with the most up-to-date materials in today's market that meet or exceed regulatory standards. Our buildings are all water-tight. In over 85 years of operation we have not had one "leaky building".

We are so sure of the quality of our homes that they come with a personal guarantee from our Managing Director David Hay to give you protection and peace of mind. This guarantee is more comprehensive than any other building company and even better than a Master Builder's guarantee. David Hay personally guarantees protection of your deposit, progress payments and completion of your home.

As pioneers in transportable housing, Keith Hay Homes has stood the test of time and so have our homes. Innovation is in our genes, we've been leading the industry since 1938 and we're here to stay. We guarantee you can trust Keith Hay Homes to deliver.

"I've been in the building industry for 40 years now and there are a lot of different options out there but we chose Keith Hay Homes for our investment property because they are a third generation building company which just gave us a piece of mind. We found the team at Keith Hay to be very good to deal with, very professional and it was great getting a fixed price and knowing that our product was going to be completed on time. We did a two site subdivision, quite a challenging narrow site so Keith Hay managed to find a great plan."

***Shane**, Wellington*

"Thank you again Keith Hay Homes and the entire team we met over the project. We are thoroughly happy and impressed with the finished project. The journey was a great experience and we couldn't recommend you and your team more to anyone out there looking to build a new home!"

***Kantilal Limbachia**, West Auckland*

Success Through Satisfied Customers

This was the vision of Keith Hay (CBE) when he began his business in 1938 at the age of 21. More than 85 years later this dedication to customers has created one of New Zealand's most successful building companies.

In 1949, Keith Hay pioneered transportable homes providing quality, affordable housing in both urban and rural New Zealand. Keith Hay's contribution to the building industry was honoured by his induction into the New Zealand Business Hall of Fame in 2006.

Today, Keith Hay Homes is still proudly a family owned and operated company. Keith Hay's son David is Managing Director and has been working in the family business for over 40 years. David's son Matthew and daughter Roseanne are third generation family members working in the business. Keith Hay Homes is proud of the reputation they have established within the New Zealand building industry. Customers have and always will be our number one priority.

Keith Hay

David Hay,
Managing Director

Matthew Hay,
General Manager

Roseanne Hay,
Finance, Purchasing,
Administration & HR Manager

Consider The Benefits:

- We have more than 85 years experience.
- We're family owned and operated - not franchised.
- David Hay's personal guarantee that your home will be completed.
- David Hay's 5 year personal guarantee on workmanship.
- We live and breathe our values of honesty, integrity and trustworthiness.
- We offer value for money - quality homes at an affordable price.
- We have a history of excellent customer service.
- Our top quality designs are based on decades of experience.
- Innovation is in our genes and remains central to our business.
- We have a quick build time.
- Transportable homes minimise site interruptions.
- Our homes are built in a controlled environment for maximum efficiency.

WHANGAREI
09 435 1511
4 GREAT NORTH ROAD, KAMO

WARKWORTH
09 425 0103
138 STATE HIGHWAY 1, RD1,
NORTH WARKWORTH

WEST AUCKLAND
09 836 3731
29 THE CONCOURSE,
HENDERSON

DRURY
09 294 8124
CNR FIRTH STREET & GREAT
SOUTH ROAD, DRURY

HAMILTON
07 829 9809
STATE HIGHWAY 1,
RD8, HOROTIU

BAY OF PLENTY
07 573 5954
601-603 STATE HIGHWAY 2,
TE PUKE

BULLS
06 322 1024
21-29 BRIDGE STREET,
BULLS

CHRISTCHURCH
03 349 9102
533 MAIN SOUTH ROAD,
HORNBY

OTAGO/SOUTHLAND
021 945 473
MOBILE BRANCH

HEAD OFFICE
09 621 0070
73 CARR ROAD,
MT ROSKILL,
AUCKLAND

KEITH HAY HOMES

0800 KEITH HAY www.keithhayhomes.co.nz