

# APPENDIX C

## INDICATIVE BUILDING TYPES

## Typology

# WALK-UP APARTMENTS

- » Village form and character
- » Up to 3 levels above shared semi-basement parking (1 per unit)
- » Generous lobby / lightwell for access stairs (and lift if necessary)
- » Compact footplates with generous out-door living spaces
- » Concrete construction with dressing/cladding for effect
- » Mid-level of interior finish
- » No shared amenities such as gyms, saunas, pools anticipated



1 Bedroom



Internal Area 52m<sup>2</sup>  
External Area 8m<sup>2</sup>

2 Bedroom



Internal Area 82m<sup>2</sup>  
External Area 15m<sup>2</sup>

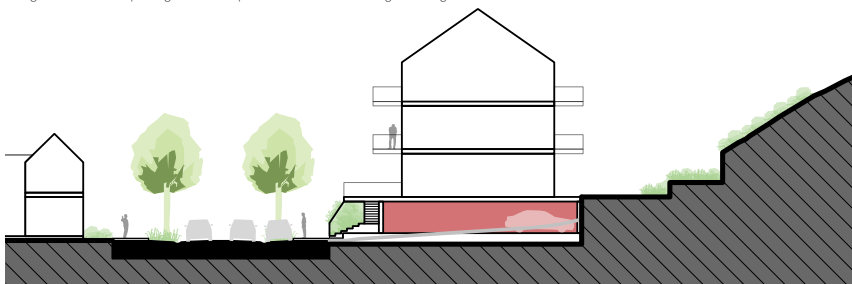
3 Bedroom



Internal Area 95m<sup>2</sup>  
External Area 15m<sup>2</sup>



Using semi-basement parking to retain slopes and create north-facing rear living courts



## Typology

## TERRACES / DUPLEX

- » 2–3 levels
- » Compact footplates (40–60m<sup>2</sup>)
- » Limited setbacks from lanes
- » Compact out-door living spaces
- » Lightweight construction (steel + high-density fibre cement) with dressing/cladding for effect
- » Mid-level of interior finish (same as
- » 1 car space in carports (side or rear)

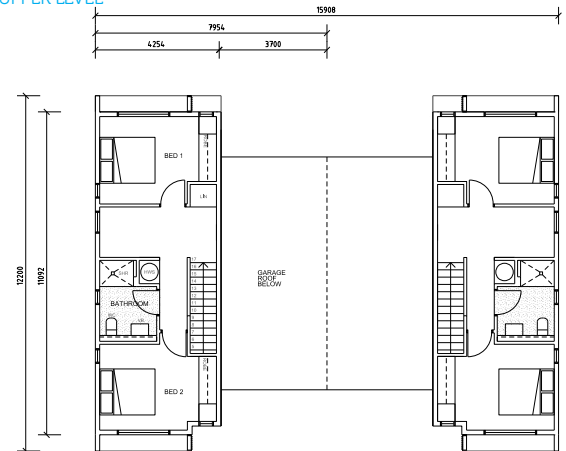


## AMODE

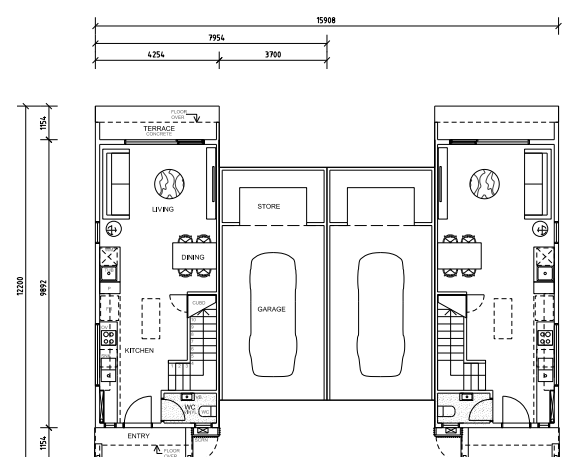
AREA	GFA (sqm)
GP + 30 (garage)	



## UPPER LEVEL



## GROUND LEVEL



## Typology

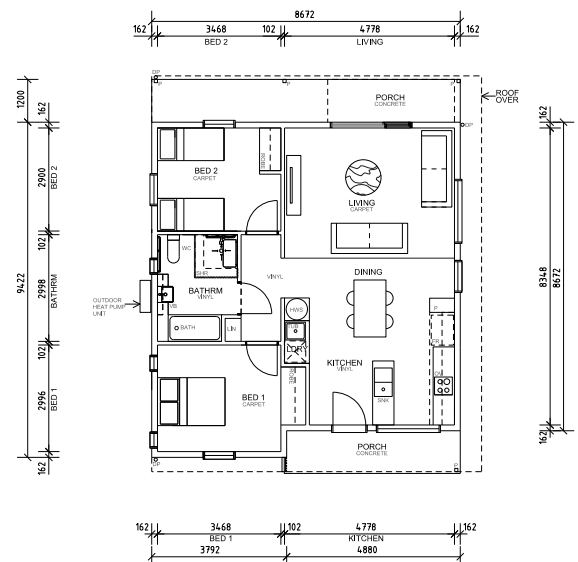
**URBAN COMPACT HOUSE (COTTAGE)**

- » 1–2 levels
- » Compact footplates (50–90m<sup>2</sup>)
- » 2+ bedrooms
- » Limited setbacks from lanes
- » Compact out-door living spaces
- » Lightweight construction (steel + high-density fibre cement) with dressing/cladding for effect
- » Mid-level of interior finish (same as
- » 1 car space in carports (side or rear)



AMODE

AREA	GFA (sqm)
78	





## Typology

## VILLAGE HOUSE

- » 1–2 levels
- » Larger sites (300m<sup>2</sup>+)
  - » Compact footplates/ multiple buildings connected by linking elements to maximise sites
- » 3+ bedrooms
- » Classic Central Otago “barn House” style
- » 2 car garaging - attached or separate
- » Can work well with Loft Garages to provide additional secondary accommodation / income

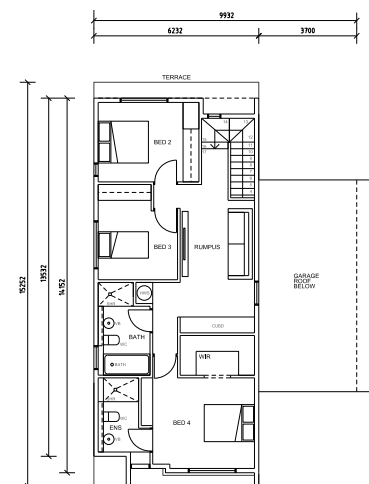


## AMODE

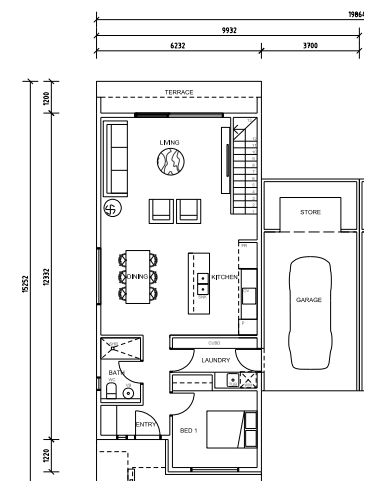
AREA	GFA (sqm)
	187 + 30 (garage)



## UPPER LEVEL



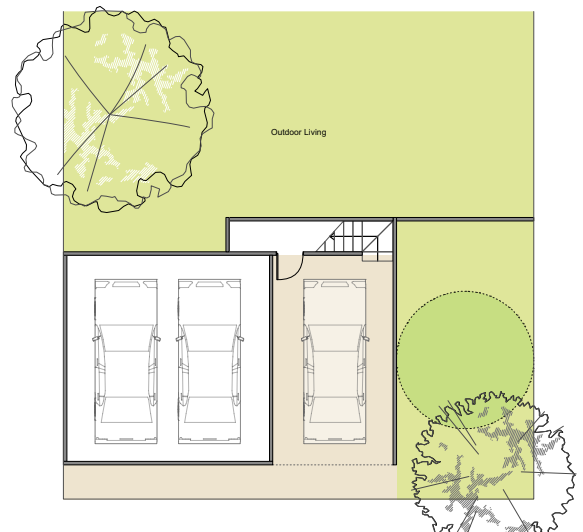
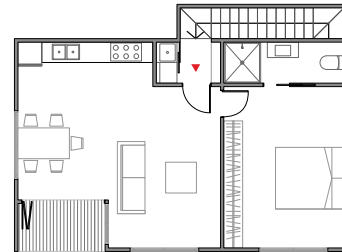
## GROUND LEVEL



## Typology

# LOFT GARAGE

- » Apartment alternative or secondary accommodation
- » 1 level above garage
- » Micro sites (70m<sup>2</sup>+)
- » Typically 1 bedroom
- » Works in conjunction with a principle dwelling
- » 1 car space for loft - remainder for principle house



Adapting techniques of traditional village development

## MULTIPLE FORMS & LINKING ELEMENTS

### Low cost linking elements add:

- » Additional living areas to houses
- » Create streetscape
- » Create diversity
- » Create place



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