



Appendix C

Architectural Design Statement



McCOYWIXON
ARCHITECTS

PAPANUI PAK N'SAVE SUPERMARKET ARCHITECTURAL DESIGN STATEMENT

INTRODUCTION

My name is Niko Peter Young. I am a registered architect in New Zealand. I have been involved in the field of architecture and design for over 24 years.

I am a fellow member of the New Zealand Institute of Architects (FNZIA) and a director of the multi-award winning Dunedin-based Architectural practice McCoy and Wixon Architects Ltd.

This Architectural design statement has been prepared as part of the resource consent application for the proposed Papanui Pak n'Save supermarket.

The following Architectural drawings form part of this statement:

RC01	Location Plan
RC02	Site Plan - Supermarket
RC03	Site Plan – FSI Head Office
RC04	Basement and Ground Floor Plan
RC05	North & East Elevations
RC06	South & West Elevations
RC07	Fuel Site Elevations
RC08	Supermarket Perspectives
RC09	Views from Main North Road
RC10	Views of Entry
RC11	Section Through Northern Access
RC12	Material Palette

BACKGROUND

This is a new-build project on a prominent Papanui corner site located at 171 Main North Road, Papanui and will be integrated with the current Foodstuffs South Island Ltd head office site at 155 – 165 Main North Road, and a cluster of existing mixed-use retail spaces located at 3 – 7 Northcote Road. The mixed-use retail spaces together with the Pak n'Save supermarket will form a resilient Local Centre to the Papanui community providing a range of shopping activity with safe accessible parking facilities. Going one step further the supermarket will utilise its centrally located position (with direct access onto 2 significant arterial routes) and branding to provide a reference point as a resilient emergency food hub.

Considering the effects of the 2011 Christchurch earthquakes and the responsibility to provide essential food supplies in such events Foodstuffs (SI) Ltd propose to establish, operate and maintain a resilient supermarket with associated fuel site, providing an essential emergency coordination facility for the area. The resilient emergency facility will have the following features:

McCOYandWIXON ARCHITECTS LTD
242 Stuart Street, PO Box 5456, Dunedin 9058
T 03 477 2030 F 03 479 0694 E architects@mccoywixon.co.nz
www.mccoywixon.co.nz

Directors

Hamish Wixon BBSc BArch(Hons) FNZIA
Regan Hall NDAT BArch(Hons) ANZIA
Niko Young NZCDArch BArch(Hons) FNZIA
Matthew Mitchell BArch(Hons) ANZIA
Sherree Hasler

Practice Manager



- Use of the supermarket building for essential food distribution.
- Waste water and fresh water tanks enabling a 3-day storage supply in times of emergency
- Permanent on-site generators for essential power supply with significant fuel supply for continued long term use (provided by the fuel site).
- Existing on-site well (M35/1472) to be used for emergency purposes pursuant to a separate resource consent
- IL4 Structure
- Large carpark area for assembly, distribution and adequate space for helicopter landing area to assist in wider region distribution in major events (Site carpark levels are elevated to mitigate flood risk).
- Direct access onto a major arterial route (Main North Road), linking the city centre to the Northern suburbs and linkage to Northcote road linking the east and west.
- Direct access to the Foodstuffs South Island Head office.

In addition to the resilient supermarket features listed above the key elements of the proposed development include:

- New PAK'nSAVE fuel facility;
- Underground covered carparking facility.
- Retention of the existing retail buildings and automotive servicing facility located at the corner of Main North Road and Northcote Road. Associated car park and access redesign to integrate this site with the wider site, including the proposed supermarket;
- Retention of the existing Foodstuffs Head Office but with vehicle access upgrade, and improved integration with the wider site;
- Demolition of three residential properties associated with the Foodstuffs Head Office car park upgrade at 155 – 161 Main North Road (all Foodstuffs owned);
- Overall upgrades to the site associated with the development including changes to signage, site access, car parking and landscaping;
- Piping of the Lydia Street Drain following realignment of the right of way for access
- New signalised intersection on Main North road improving all movement access to and from the proposed supermarket, existing retail buildings and the Foodstuffs South Island Ltd Head Office.

SITE

The overall combined site of 155 – 171 Main North Road and 3 – 7 Northcote Road is bound on two sides by two main roads; Northcote road to the north and Main North Road to the east. The west internal boundary bounds commercial property currently owned by the applicant Foodstuffs (SI) Ltd. The south internal boundary bounds a combination of residential properties and St Josephs Catholic Primary School.



The site consists of multiple zones with reference to the Christchurch City Council District Plan including Industrial General, Commercial Local, Access (Res) and Residential Suburban.

The existing cluster of retail facilities to be retained at 3-7 Northcote Road (zoned Commercial Local) are generally consistent with the Commercial Local standards, being built up to the road boundary in a number of areas, with buildings occupying the majority of the road frontage with setbacks for road entries and pedestrian access and garden plot areas.

The proposed supermarket site (zoned Industrial) currently houses the vacant former industrial and office buildings associated with Murdoch Manufacturing that will be demolished to make way for the new supermarket. The scale and bulk of the existing buildings are broken over a range of buildings but are similar in mass and height to the proposed. They are predominantly two stories with a central four storey building set well back from the street frontage. The existing landscaping consists of mature shrubs and trees with large grassed areas to the Main North Road frontage.

The supermarket site is effectively rectangular in plan with a total site area of 15,612m².

The site housing the existing retail buildings to the north of the supermarket is 3,302m² in area and semi rectangular with both road boundaries tapered towards a radiused intersection. The total existing building area for this site is approximately 774m² for retail and 158m² for the Oil Changers workshop.

The existing supermarket site is relatively flat and will have a raised building platform approximately 500mm above the existing ground levels. The building floor level has been set to comply with the District Plan Flood Management Area (FMA) with a defined floor level of 19.50m above sea level as agreed with Christchurch City Council Network Planning City Water and Waste. This also provides sufficient surface water fall away from the building in all directions, while maintaining a suitable level relationship with all boundaries.

There are to be two customer vehicle entry / exit points to the supermarket via access ways off Main North Road to the north and south corners of the supermarket site. The two roundabouts each located on the access way also provide vehicle linkage to both the retail buildings to the north and the Foodstuffs SI Ltd's head office building.

Service vehicles will make their way to the enclosed western service yard entry and bulk store/loading bay via Lydia street from Northcote Road. This provides a clear and safe separation between public and service vehicles. Refer to Ableys Transport report for further detail on traffic flow and access to the site.

The two entry/exits to the existing cluster of retail buildings and Oil Changers site off Main North Road and Northcote Road remain with an additional link to the supermarket site as noted above.

The existing Foodstuffs (SI) Ltd head office site currently has two exit/entries onto Main North Road with a third using a shared access way via Lydia street onto Northcote Road. The entries via Lydia street and the south entry onto Main North Road remain. The northern Main North Road entry/exit to the site has been moved further south in line with the south wall of the existing office building along with the relocated Foodstuffs (SI) Ltd pylon sign.

BULK AND LOCATION

The bulk & location commentary summarised below refers to the site at 171 Main North Road housing both the proposed new Pak n'Save Supermarket and Pak n'Save fuel site.



Basement Carpark gross area (inside face of basement) =	5,611m ²
Ground floor gross area =	6,265m ²
First floor gross area =	802m ²
The total gross floor area of all levels is =	12,320m²
Total Site Area	15,612m ²

The plot ratio (site density) is .40.

The new supermarket plan is generally rectangular in form with various rebates and projections forming the entry/exit points for either vehicles or pedestrians.

The building position is located toward the west of the site with the back of house service yard bounding the western internal boundary leaving the eastern frontage open for public carparking (108 car parks) and a Pak n'Save fuel site easily navigated off two main access roads via Main North Road. The large open space provides visual awareness on approach aiding access and way finding within the site. The main public building frontage (facing east) is set back from the eastern boundary by 69m. In a major event nominated areas within the east facing asphalt carpark will be available for helicopter pads for distributing food by air to remote areas.

There are two main public entries to the market located on the east face. One is located centrally on the east elevation with the second being on the north end, setback from the main façade line. Accessibility to the market is via accessible walkways adjacent to the entry and within the basement carpark via an accessible passenger lift.

Service vehicle and truck deliveries circulate in one direction via a fully enclosed bulk store on the north end of the building adjacent to the Main North Road / Lydia Street access road. Unloading is confined to this area and separate to the public carpark and public entry. Additional servicing areas are to the west of the site fully enclosed by a secure 2m high fence with truck access gates to the north and south. Having the service area with associated truck turning movements out of public site and separate to the public interface provides a safer pedestrian environment with entry and exit to the supermarket. It also avoids both congestion and excessive heavy vehicle manoeuvres through the site.

Covered basement carparking provides an alternative carpark area that will be heavily utilised in wet conditions. 168 covered carparks are provided in the basement along with nine bike stands and trolley storage.

The supermarket roof form over the bulk of the market is a gable roof with gable ends facing east and west allowing the largest mass to be centred over the site. The east elevation has a maximum building height of 12.6m across the top of the yellow Pak n'Save parapet wall centred over the façade. The gable roof apex behind is set below the parapet with a building height of 12m above ground floor level. The gable roof form pitches down towards the north and south reducing the building scale at these edges. The eaves line to the north facing the single storey residential neighbours on Northcote road is 7.8m (over the bulk store) and 7.7m to the south facing the existing two storey Foodstuffs (SI) Ltd office building. The building form falls well within the permitted height plane and maintains an industrial scale shed form.



Refer to sheet No. RC05 & RC06, which indicates the various building heights.

The mass of the building is minimised to the main street elevations by creating depth and transparency revealing the internal volumes and activity within. Solid roof edge forms frame the building envelope above with transparent glazed facades below. Vertical expressed structure and screening to the Main North Road elevation provide depth and introduces relief to the glazed facades with shadow and filtered fenestration.

The fuel site is located centrally along the east aspect of the site and is accessed by the same entry and exists serving the supermarket. The fuel site consists of fuel pumps, shed, and overhead canopy with a maximum height of 5.64m above ground level providing weather protection to the pumps below. Locating the fuel site near Main North road provides visibility to oncoming motorists and distances itself from the pedestrian face of the supermarket entry. Adequate isle space for queuing is provided within the outer edges of the carparking circulation isles. The fuel site is set back from the Main North Road boundary by 4.5m (to the canopy edge) and is considered a permitted activity within the Industrial General zone.

Fuel tanks are located under ground and will also provide fuel supply to the supermarket generator.

Six 30,000lt water tanks are provided within the basement carpark located on the Western edge set back from the carparking area. These tanks provide resilient services in the form of water supply and waste water storage, for up to 3 days.

A stormwater attenuation tank runs along half of the south boundary (29.5m x 2.5 m) that matches the precast concrete panel height and seamlessly integrates with the architecture of the building. A planted landscape strip skirts both the building and tank along this elevation.

DESIGN

The proposed Papanui Pak n'Save Supermarket provides a well-balanced and articulated building volume that engages with the Main North road frontage and provides a large industrial scale building form complemented with a robust industrial Palette of materials expressing the structural detail throughout. The building form set back from the road frontage provides space for carparking and a fuel site easily navigated by the two access lanes off Main North Road and is softened by integrated landscaped edges.

Public entry to the proposed new market is via the east facing glazed façade (facing the carpark and Main North Road) set below a bold yellow Pak n'Save floating wall, generating an inviting and transparent approach. The double height volume experience at entry continues as you progress through the market and provides connection to the exterior context with an abundance of glazing both at high level to the south & full height to the east. The retail spaces are bathed in natural light providing a more pleasant shopping experience and in addition draws further attention to the activity within from the exterior. Vertical expressed steel structure to the east with webforge screening at high level gives visual relief through varied depth and shadow and decreases the level of reflection from the glazing. Both the glazed building frontage and fuel site provide activation to the Main North Road aspect of the site.

An administration mezzanine level is located above the north eastern corner of the retail / office area, parallel to Main North Road with a light filled main access stair fully glazed to the east. This promotes visual interest to this corner and highlights the movement within while allowing staff navigating the stairs to engage with the wider street context.



A second mezzanine floor is located on the west edge of the building located over the back of house service areas. Service, plant and staff areas are located within this floor plate along with an outdoor area for staff facing the afternoon sun. The mechanical services plant room is located centrally along this building line facing the existing Toll logistics depot isolating any potential noise from the street edge and residential neighbours.

Refrigeration condenser units are roof mounted and will be screened from residential zones and will not be visible from the road frontages as they are on the west edge of the building set well back from the eastern ridge and eaves lines.

The supermarket will be serviced through the north corners of the building via the bulk store isolated from the public interface. The building height along the north elevation is consistent with the neighbouring Toll Logistics depot to the west and is set back from the northern residential boundary by the access road between Main North Road and Lydia Street. This along with being on the south aspect of the residential zone mitigates sun shading effects to the residential neighbours.

A central focus was to design a building that is interesting and well modelled through articulation of facades, with varied transparency, depth and shadow lines that are aimed at reducing the bulk of the building as much as possible. To assist this concept the building form has been softened with vegetated street edges and a natural recessive earthy Palette of colours.

With regard to the existing retail tenancies at 3-7 Northcote Road, these will remain in their current form but will be repainted and have all existing window film removed to provide improved activation to this corner. Two of the tenancies (single storey) have predominant glazing to the street and street corner providing transparency and corner activation. Existing garden plots will be re-planted to improve both amenity and visual interest.

ELEVATIONS

North Elevation (Access Road side adjacent to Residential Boundary)

This elevation faces directly on to the Main North Road and Lydia Street access road and is bound by the internal western boundary, neighbouring the Toll Logistics depot (industrial activity) and the new carpark to the east.

Both the bulk store and truck service entry front this elevation, each requiring robust concrete walls to meet the functional requirements of the market in terms of durability and security. In order to break up the building mass, cast in horizontal cladding panels have been articulated above in a modular setout, punctuated at the east end by a Pak n' Save signage panel. The precast panel below is natural grey off the form timber plank formed precast concrete providing a residential scale weatherboard/plank material engaging with the neighbouring residential context. Notched out setbacks to the east and west provide covered truck access points to the bulk store.

Set in front of the textured concrete walls is a narrow planting strip providing a softened green edge to aid in breaking down the scale along this building edge.

The east end of this elevation steps back further as the elevation transitions into the east façade. Expressed black steel structure frame glazed wall elements set below a large roof umbrella providing both weather protection and sun shading.

East Elevation (Main North Road)

This elevation faces Main North Road and is bound by the new access road to the north and the existing Foodstuffs (S.I.) Ltd head office carpark to the south.



Being the main public frontage to Main North Road this elevation contains a 38.7m wide yellow floating wall set 5.2m above ground level providing the backing for the black Pak n'Save signage. The scale of the wall is intended to provide an obvious wayfinding reference point that works both for the approaching traffic and by air if in use for a major emergency event. The floating wall is flanked both sides by the sweeping gable roof supported below by an expressed black steel structure giving reference to an industrial typology. The remainder of the frontage is made up of a full height glazed façade screened above by galvanised steel webforge screens; off the form natural grey precast concrete panels to the north end and black oxide off the form concrete to the south transitioning into the south façade.

Low level textured concrete panels (timber plank form) anchor the high-level glazing to this frontage and provides a discreet low-level secure barrier to the market.

The two main public entries to the supermarket are located on this elevation with direct access into the eastern carpark. The first is centred over the elevation, notched out under the large yellow floating façade. The second is via the double height glazed façade to the north return end. Both entries have deep canopies providing weather protection at each point and allows the architecture to pronounce entry. Pedestrian footpaths skirt the frontage and extend into the carpark via nominated paths and crossings providing a safe easily navigated environment. Both steel structure and bracing elements are highlighted in the façade giving a sense of security and reliance on the resilient nature of the building.

South Elevation

This elevation faces the existing Foodstuffs (SI) Ltd head office building and carpark, and is bound by the internal western boundary, neighbouring the Toll Logistics depot (industrial activity) and the new carpark to the east.

This elevation is predominantly precast textured concrete panel (black oxide with timber plank form) at low level and vertical metal tray cladding at high level at each end. The 29.5 m long stormwater attenuation tank lined with matching precast panel follows the same line as the adjacent walls. Extensive high-level glazing is centred over this elevation providing abundant natural light within the market. Each end of this elevation is stepped back transitioning into the corresponding east and west elevations. The glazed south facing façade (with little reflection) provides depth to a long elevation emphasizing the structural forms.

The east end setback of this elevation has a large over hanging roof form providing cover to the basement carpark access ramp below. A 9.0m long Pak n'Save signage panel is suspended from this roof edge framed by shadow and the overhanging roof line. The depth of the setback provides visual relief through depth and shadow and subtly draws attention to signage above.

The base of this elevation is flanked by a generous landscaped area providing a native flora skirt bounding the Foodstuffs (SI) Ltd head office carpark.

West Elevation

The West elevation faces the neighbouring internal site boundary facing the Toll Logistics depot and is bound to the north by the northern access road and the Foodstuffs (S.I) Ltd head office carpark to the south.

This elevation faces the proposed service yard area and provides various doors for service entry and exit to the back of house supermarket areas. The cladding materials are robust in construction to serve the heavily serviced activity. Materials are predominantly precast textured concrete panel (black oxide with timber plank form) at low level and horizontal metal tray cladding at high level.



The building elevation is stepped back in two locations, to the north and south. The south setback includes a fire escape stair serving the mezzanine floor and has a high-level roof form extending overhead to provide weather protection to the two access doors below (one serving the fire escape stair). The wall areas within this space are black oxide off the form precast concrete panel complimented with prefinished profiled zincalume cladding (sandstone Grey) above.

The central wall area pronounced from the two setbacks is similar in material to the south end but with natural grey off the form concrete panel below. An outdoor staff area sits above framed by the prefinished zincalume wall cladding providing a sense of enclosure but providing elevated visibility to the surrounding context.

High level glazing serving the mezzanine staff areas provides abundant natural light within the occupied spaces and is framed above by prefinished metal cladding forms.

The north end of this elevation houses the bulk store exit that has an extended blade wall to the north and overhead roof. A 3.0m x 3.5m Pak n' Save sign is suspended below the roof line identifying the building from the west. The service exit roller door below is prefinished metal (sandstone grey).

MATERIAL PALETTE & COLOURS

The building comprises the following materials:

- Prefinished metal insulated panel;
- Precast profiled concrete panels, painted;
- Black oxide textured precast concrete panels (Timber plank form).
- Natural sealed textured precast concrete panels (Timber plank form).
- Pre-finished zincalume cladding;
- Pre-finished profiled zincalume roof cladding.
- ACM panel to the Fuel site canopy and structural surrounds
- Galvanised steel webforge grate screens.
- Expressed black painted steel structure.

These materials have been selected to offer a robust industrial Palette offering the best solution for the building form and site context.

Textured concrete precast panels both black oxide and natural grey generate texture and scale, reducing glare with natural recessive tones. The prefinished metal cladding maintains this approach giving a further reference to the industrial shed.

The contrasting Pak n'Save yellow wall panels (insulated panel) provide a bold reference point for both signage and wayfinding to the site.

Colours, apart from the yellow wall panel are generally dark and/or neutral earthy tones.

Other highlight colours are black to the structural steelwork, galvanised steel to webforge screening and black aluminium window joinery.

Refer to the Sheets RC05 -RC12 for the colour scheme and Palette.



GREEN BUILDING INITIATIVES

Foodstuffs South Island Ltd is continually striving to reduce its carbon footprint wherever possible and the following initiatives will be incorporated into the design of the new Papanui Pak n'Save Supermarket in line with this aim:

- Insulation values that exceed Building Code requirements.
- Use of New Zealand Green Building Council approved products.
- Argon filled low-E double glazing used throughout (including main entry glazing).
- Use of natural light to main retail area.
- CO² refrigeration systems (no C.F.C. Coolants).
- Heat recovery from refrigeration system for heating hot water.
- Energy efficient light fittings.
- Passive solar design.

NIKO P. YOUNG, F.N.Z.I.A.
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