

# SUMMARY OF APPLICATION

<b>APPLICATION NUMBER:</b>	<b>LUC0427/19</b>
<b>APPLICANT:</b>	<b>QUATTRO PROPERTY HOLDINGS LIMITED</b>
<b>ADDRESS:</b>	<b>561 HOROTIU ROAD TE KOWHAI</b>
<b>PROPOSED ACTIVITY(S):</b>	To construct and operate a seven unit commercial development which comprises retail, takeaways, a hair salon and superette with associated carparking, signage and earthworks in the Country Living Zone

The commercial development comprises a single level building with a floor area of 1,290m<sup>2</sup>. The building is proposed to comprise seven retail tenancies, including a hairdresser, pizza shop with outdoor seating, and superette.

Vehicle access is proposed via two entrances off Horotiu Road. 39 car parking spaces will be provided, including two accessible spaces. One loading space has been provided along the southern boundary, nearest a communal refuse area.

A freestanding sign, comprising a maximum height of 7m and a width of 205mm, is proposed to be located between the northern and southern vehicle entrances. Signage will also be attached to each tenancy in order to identify the activities occurring within each tenancy.

The application seeks the following hours of operation for each respective outlet seven days a week (Monday to Sunday):

- . Takeaway / pizza outlet – 10am to 10pm
- . Retail and hairdressers - 8am to 6pm
- . Superette - 7am to 10pm

It is proposed to manage wastewater, water supply and stormwater on site. The proposal has been supported by a Three Waters Management Plan prepared by Wainui Environmental.

The proposed earthworks plan shows 3670m<sup>2</sup> of earthworks with cut volume of 5872m<sup>3</sup> and fill volume of 6239m<sup>3</sup>. All cut material is proposed to be removed from the site and the fill volume will be imported. It is estimated that approximately 600 truck movements will occur across approximately 43 working days.