



TECHNICAL MEMO

To:	
For:	Rangitootuni
From:	
Date:	1 May 2025
Subject:	Rangitootuni
Commute Reference:	J003122 Rangitootuni Compliance Memo

1 E27 TRANSPORT RULES

Table 1 summarises the relevant transport rules from Section E27 of the Unitary Plan.

Table 1: E27 Transport Rules – Compliance Assessment

Rule	Heading	Compliance
E27.6	Standards	
E27.6.1	Trip Generation	Will generate circa 250 trips in the peak hour and 260 trips per day. <u>Requires Consent.</u> Full assessment undertaken in the ITA regarding network assessment.
E27.6.2	Number of parking and loading spaces	<p>Site is in Rural – Countryside Living and Rural – Mixed Use Zone (Table E27.6.2.4). No minimum and no maximum parking requirement for residential or retirements village. <u>Complies</u></p> <p>Bicycle parking (Table E27.6.2.5) –</p> <ul style="list-style-type: none"> • 208 lots Residential. All will be individual lots so less than 20 dwellings so not specifically required. Noting large lots with likely garages <u>Complies.</u> • Community centre – approximately 140sqm community building. Requirements for community centre of 2 visitor spaces plus 1 space per 1500m2 GFA plus 1 per 1500m2 GFA for staff. Total of 2 spaces required. <u>Does not currently comply but can easily be provided</u> • Retirement village – requirement of 1 space plus 1 space per 30 units / apartments for visitors + 1 per 10 FTE employees. 36 care suites and unknown staff (assume 20) therefore 2 visitor and 2 staff bike parks required. <u>Does not currently comply but can easily be provided</u> <p>Loading (Table E27.6.2.7)</p> <ul style="list-style-type: none"> • <u>Residential</u> - no requirement in rural zone (other than retail) • <u>Community centre</u> – no requirement in rural zone (other than retail) • <u>Retirement Village</u> – no requirement in rural zone (other activity) although area for loading provided
E27.6.3	Design of parking and loading spaces	Parking spaces in Community Centre and Retirement meet Unitary Plan dimensional requirements. <u>Complies.</u>

Rule	Heading	Compliance
		<p>Access and manoeuvring – See tracking attached to ITA. Emergency vehicles (8m m fire appliance) can access the development site. <u>Complies.</u></p> <p>Reverse manoeuvring – <u>Complies.</u> No reversing to/from road required.</p> <p>Vertical clearance – <u>Complies.</u> Standard residential garage clearances expected.</p> <p>Parking gradients: All parking spaces intended to comply with 5% maximum gradient.</p> <p>Lighting – This will be addressed at detailed design stage and is proposed to comply with Unitary Plan standards.</p>
E27.6.4	Access	
E27.6.4.1	Vehicle Access Restrictions	No VARs apply. No crossings within 10m of intersection or on an arterial <u>Complies.</u>
E27.6.4.2	Width and number of vehicle crossings	<p>Maximum number of vehicle crossings is 1 per 25m of site frontage. Site has over 2km of road frontage so over 80 crossings are permitted and 8 are provided. – <u>Complies.</u></p> <p>Minimum separation distance of 2m to neighbouring site crossings. All crossings easily meet this requirement.– <u>Complies.</u></p>
E27.6.4.3	Width of vehicle access and queuing requirements	<p>Vehicle crossing in rural zones should be between 3-6m in width.</p> <p><u>Access 1:</u> 15m at boundary so <u>does not comply</u> however has been designed to accommodate expected tracking. No pedestrians are present in this location so no adverse effects are expected.</p> <p><u>Access 2:</u> 15m at boundary so <u>does not comply</u> however has been designed to accommodate expected tracking. No pedestrians are present in this location so no adverse effects are expected.</p> <p><u>Access 3:</u> Access not designed however will meet AT standard so <u>will comply.</u></p> <p><u>Access 4:</u> Access not designed however will meet AT standard so <u>will comply.</u></p> <p><u>Access 5:</u> Access not designed however will meet AT standard so <u>will comply.</u></p>

Rule	Heading	Compliance
		<p><u>Access 6 (RV):</u> 15m at boundary so does <u>not comply</u> however has been designed to accommodate expected tracking. Minimal pedestrians are present in this location so no adverse effects are expected.</p> <p><u>Access 7:</u> Access not designed however will meet AT standard so <u>will comply</u>.</p>
E27.6.4.4	Gradient of vehicle access	<p>Requirements: Maximum gradient of 1:5 for rear sites, maximum gradient of 1:8 when used by heavy vehicles and 4m long, 1:20 safety platform required where the access adjoins the road.</p> <p>All access points meet this requirement. <u>Complies.</u></p>

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