



## **TECHNICAL MEMO**

То:	
For:	Rangitoopuni
From:	
Date:	1 May 2025
Subject:	Rangitoopuni
Commute Reference:	J003122 Rangitoopuni Compliance Memo



## 1 E27 TRANSPORT RULES

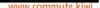
Table 1 summarises the relevant transport rules from Section E27 of the Unitary Plan.

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. Requires Consent. Full assessment undertaken in the ITA regarding network assessment.
E27.6.2	Number of parking and loading spaces	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. Complies  Bicycle parking (Table E27.6.2.5) –  • 208 lots Residential. All will be individual lots so less than 20 dwellings so not specifically required. Noting large lots with likely garages Complies.  • 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. Does not currently comply but can easily be provided  • 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. Does not currently comply but can easily be provided  Loading (Table E27.6.2.7)  • Residential - no requirement in rural zone (other than retail)  • Community centre – no requirement in rural zone (other than retail)  • Retirement Village – 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
		Access and manoeuvring – See tracking attached to ITA. Emergency vehicles (8m m fire appliance) can access the development site. Complies.
		Reverse manoeuvring – <u>Complies</u> . No reversing to/from road required.
		Vertical clearance – <u>Complies</u> . Standard residential garage clearances expected.
		Parking gradients: All parking spaces intended to comply with 5% maximum gradi9ent.
		Lighting – This will be addressed at detailed design stage and is proposed to comply with Unitary Plan standards.
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	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> .
		Minimum separation distance of 2m to neighbouring site crossings. All crossings easily meet this requirement.— <u>Complies.</u>
E27.6.4.3	Width of vehicle access and queuing requirements	Vehicle crossing in rural zones should be between 3-6m in width.
		Access 1: 15m at boundary so does not comply however has been designed to accommodate expected tracking. No pedestrians are present in this location so no adverse effects are expected.
		Access 2: 15m at boundary so does not comply however has been designed to accommodate expected tracking. No pedestrians are present in this location so no adverse effects are expected.
		Access 3: Access not designed however will meet AT standard so will comply.
		Access 4: Access not designed however will meet AT standard so will comply.
		Access 5: Access not designed however will meet AT standard so will comply.





Rule	Heading	Compliance
		Access 6 (RV): 15m at boundary so does not comply however has been designed to accommodate expected tracking.  Minimal pedestrians are present in this location so no adverse effects are expected.  Access 7: Access not designed however will meet AT standard so will comply.
E27.6.4.4	Gradient of vehicle access	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.  All access points meet this requirement. Complies.

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