

*Taggart Earthmoving
Joint Recalling
5/10/2021*

I would like to talk about the intrinsic value of the area.

What is 'intrinsic'?

It's defined as an extremely important and basic characteristic:

Another explanation is that if something has intrinsic value or intrinsic interest, it is valuable or interesting because of its basic nature or character.

It can also be the importance that we as people put on things or places because of that special characteristic.

Key to planning & land management are decisions about the intrinsic values of a place, and its surrounds. My understanding is that this value is also an important factor in regional and town planning, particularly in pertaining to quality of life, and safety, both of which are key characteristics linked to the intrinsic value of residential areas.

The west side of Rangiora is characterised and well known as a desirable area to live. It attracts a lot of retirees and families due to its intrinsic properties. Namely it is quiet and safe, and it is a pleasant residential neighbourhood, plus it is also close to recreational facilities.

Westpark subdivision marketing material describes the area as a 'quiet and peaceful neighbourhood'.

We moved to the area as it was a safe and peaceful family neighbourhood, close to the river for biking, running, and walking the dog.

The existence of the quarry in such close proximity, alongside its supporting infrastructure is in complete disregard to the intrinsic values of the residential 'neighbourhood' and recreational access for the residents of Rangiora.

For a moment, picture our residential neighbourhood - A neighbourhood where people stroll the streets or to the river to walk their dogs, young families cycle up Lehmans road to bike the Rakahuri trail, retirees take their e-bikes out along the roads and stop banks on sunny days, young mums escape for a quick run along river road, families catch up for BBQ's and kids take their mates to the river to do bike jumps.....It is a truly attractive residential area where locals want to move to bring up their families or live their retired years in peace and safety and in pleasant surroundings.

A quarry in the area is neither in keeping with residential or recreational characteristics. Westpark is only a recent subdivision and many of the residents would have had second thoughts about buying their family, or last, home in the area if they knew about this proposal, and that the very characteristics they sought, the intrinsic values of the area, were likely to be compromised.

I feel I need to talk specifically about heavy vehicle movements.

Whilst we were aware of the heavy vehicle bypass, the current numbers of traffic movements and a reasonable increase over time were considered acceptable when us and many others purchased our sections. The news that there could be an extra 250 truck movements a day either along River Rd, Lehmans rd or between the two is a massive and frightening increase.

Lehmans road has a higher density residential area backing onto it and serves as a popular access route for cyclists, walkers and drivers to the river recreational reserve. I often see young families cycling up Lehmans rd after school, or retired couples in the daytime, I myself run and bike up it as I often work from home. I realise Lehmans rd is being widened but this does not remove the risk.

The shaking and noise from trucks currently is not pleasant but such an increase in trucks would be very upsetting for most residents living close to the road.

The hours of operation are also inconsequential when most residents are retired, are families with children, stay at home parents and like myself often work from home.

This level of heavy trucks combined with an 80km speed limit, and residential and recreational use will affect quality of life for the residents and increase safety risks for those residents and others using it for recreational means or access.

Last point is that I question why such an activity is proposed for such close proximity to a residential and recreational area when the river extends for many km's in a rural setting?

I would like to finish with the recent Waimak District Plan Effectiveness Review. The 3rd key finding, under residential environments (Section 4 of the review), states 'The quality of where we live can be effected (in either a good way or a bad way) by other activities that occur there, such as businesses. These effects need to be better understood for the residential areas of the District'.

I would hope that these reflections of the Council are implemented and that 'the quality of where we live' is considered. An industrial activity such as this, and its supporting activities are not in keeping with a residential area in such close proximity. Quality of life & safety, and therefore intrinsic values of a residential area, are critical considerations and should be recognised as such.

Thank you for your time.

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