

**BEFORE THE ENVIRONMENT COURT
AT AUCKLAND**

ENV-2021-AKL-000147

IN THE MATTER of the Resource Management Act 1991 ("RMA")

AND

IN THE MATTER of an appeal pursuant to Clause 14(1) of Schedule 1 of
the Act

BETWEEN **STRATFORD PROPERTIES LIMITED**

Appellant

A N D **AUCKLAND COUNCIL**

Respondent

**NOTICE OF AN INTENTION TO BECOME AN INTERESTED PARTY
PURSUANT TO SECTION 274 OF THE RMA
BY CLEVEDON CARES INCORPORATED**

5 December 2021

TO: The Registrar
Environment Court
AUCKLAND

1. **CLEVEDON CARES INCORPORATED** (“**Clevedon Cares**”) gives notice under section 274 of the Resource Management Act (“**RMA**”) that it wishes to be a party to these proceedings, being *Stratford Properties Limited v Auckland Council* (ENV-2021-AKL-000147) (“**the Appeal**”).
2. The Appeal is in respect of the decision of Auckland Council (“**the Respondent**”) on an application by Stratford Properties Limited (“**the Appellant**”) for a Private Plan Change (PPC45 to rezone 272, 274 and 278 Clevedon-Kawakawa Road, Clevedon to countryside living zone) to the Auckland Unitary plan (the “**Application**”).
3. Clevedon Cares made a submission about the subject matter of the proceedings, being the Application.
4. Clevedon Cares has an interest in the proceedings that is greater than the interest that the general public has in that:
 - (a) Clevedon Cares is a community organisation with the stated aim to preserve the rural nature of Clevedon Valley; and
 - (b) to that end, Clevedon Cares represents the interests of the community in many issues affecting Clevedon Valley, and has done for many years.
5. Clevedon Cares is not a trade competitor for the purposes of section 308C of the RMA.
6. Clevedon Cares is interested in the Appeal in its entirety.
7. Clevedon Cares opposes the relief sought in the Appeal on the grounds that the relief sought:
 - (a) is contrary to the sustainable management and efficient use of natural and physical resources;
 - (b) is inconsistent with the purpose and principles of the RMA;
 - (c) is not consistent other relevant planning documents;

- (d) will impact on the ability of people and communities to provide for their social, economic and cultural wellbeing; and
 - (e) will enable inappropriate generation of significant adverse effects on the environment, in particular on the rural character, infrastructure and amenity of the Clevedon Valley.
8. In particular and without derogating from the above, Clevedon Cares is concerned that the relief sought in the Appeal will
- a) provide for an inappropriate change to the zoning of land from Rural – Rural Coastal to Rural – Countryside Living and an extension to AUP:OP I508 Clevedon Precinct
 - b) have the potential to set a precedent for further subdivision outside the existing Precinct
 - c) provide for excessive and inappropriate subdivision
 - d) cause adverse effects on land which suffers coastal inundation and flooding
 - e) have adverse effects on the rural visual amenity and outlook
9. Clevedon Cares agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED at Auckland this 5th day of December 2021

Signed: 

Mary Whitehouse as Secretary, Clevedon Cares Incorporated

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And to: Auckland Council
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