

IN THE MATTER **of the Local Government Act 2004**

AND

IN THE MATTER **of a hearing on Proposed Plan
Change No. 13 to the Manukau
District Plan pursuant to Schedule
1 of the Resource Management Act
1991**

STATEMENT OF EVIDENCE OF JOHN KENNETH WILLIAMS

Introduction

1. My full name is John Kenneth Williams. I have been a resident of Monument Road, Clevedon for 6 years having lived in the locality all my life and previously farmed 1300ac in Hunua. I am a 5th generation New Zealander, my family having been in the general Clevedon area since WWII. I am also a member of Clevedon CARES Incorporated.
2. In my evidence I wish to provide a community perspective on the potential effects of the establishment of the Wairoa River Maritime Village on Clevedon Village and its surrounding valley – a perspective I believe has been missing from the expert evidence presented by the proponents of Plan Change 13.

Clevedon CARES

3. By way of background, Clevedon CARES Inc is an incorporated society that has been established by a group of local residents in response to the Wairoa River Maritime Village proposal. Its stated aim is to work to preserve the unique and rural character of the Clevedon area.
4. At present there are over 160 memberships in the society (in most cases several adults in a family are covered by a single membership). The society's members are unified in their strong concern that the introduction of a new coastal settlement of the nature proposed (that is without any significant commercial and community services) and in

such close proximity to Clevedon village, will lead to a significant alteration to the rural character and community of Clevedon.

5. Clevedon still has many residents whose families go back to the earliest settlement times of the area, for example Duder, McCallum, McNicol, Munro. Descendants of all these families are members of Clevedon CARES.

Clevedon's History and Rural Character

6. Originally known as Wairoa or Wairoa South, Clevedon was established by European settlers in 1853. The original settlement for the area was planned for Otau some 3kms from the McNicol Homestead. It grew however, in its present location on the west bank of the Wairoa, being higher ground and closer to the wharf.
7. Maori (Ngai Tai in particular) have of course a much older settlement history in the area. Despite the land wars of the 1860's the settlement of Clevedon grew and prospered. Yet, even with this growth the historical and essentially rural character has been retained over the years.
8. For example, the main street still retains many original buildings. The Kauri church at the north end of the village established in 1861 is one of New Zealand's oldest buildings. From this church Clevedon Village stretches a kilometre or so south, with residential and business premises on both sides. Many of the present day businesses, for example Clevedon Organix, the florist -Fleur de Lys, photographers - 17 Photos and the hairdresser, all occupy heritage buildings in a way that has retained the buildings', and village's, historic features. (See photographs A1,A2)
9. Newer businesses that have established in Clevedon have done so in a way that reflects the rural character of Clevedon. The Clevedon Café, Gallery and Woolshed are examples of this. (See photograph B1) Coastal Engineering has recently duplicated its early 1900's frontage (See photograph C1,C2) and is considering taking on the old name of the Beehive Stores Ltd. The 'Cobbler's Workshop' (a specialist teaching establishment) has also been named after the small workshop of Robert Couldrey, Bootmaker, who formally operated at that location.
10. Other old buildings have been put to new use. The Post Office, built in 1908, is now the Clevedon District Centre and the McNicol Homestead, "Glenalbyn", built in 1878, is now a museum with resident custodians. At the junction of McNicol Road and Kawakawa Bay Roads is Tom Frasers cottage a very early Clevedon dwelling and just adjacent is the

Presbyterian Manse built in 1916. The District Centre, decorated for Christmas 2006, is shown in the attached photograph (B2)

11. Clevedon has sustained a large variety of businesses from general stores and dairies, to a Loan & Mercantile company, saleyards, a haberdashery, forge, blacksmiths, butchers, various garages, a taxi firm, boarding house, hotel and a butter factory (built in 1884 on what is now the kindergarten site).
12. Over the years the various changes of business have reflected the changing needs of the local population, but there still remains a predominantly rural focus. However, even today they do not vary greatly in intent - a stable is now a car mechanics and the blacksmiths site an engineering works. Some sites still retain their original type of business. e.g. the Clevedon Dairy and Billiard Rooms remains a Dairy albeit in a new building and without a billiard room.
13. Two dairies, a Real Estate Agent, doctor, pharmacy, hairdressers, barbers, bait shop, a service station, small engineering firms and Rural Supplies shop provide a range of basic services. A number of boutique premises also offer NZ made handicrafts, clothing, and other gift style goods. Epicure foods, fresh flowers, handmade chocolates and organic foodstuffs are also available and there is a well patronized café and local pub with restaurant. The wider Clevedon area offers a number of boutique wineries, an oyster farm, electricians, plumbers, builders and a joinery making quality NZ timber furniture.
14. Other local businesses and services highlight the overall rural and predominantly farming nature of Clevedon. These include earth moving, drainage and fencing contractors, panel beater, timber merchant, farrier, horticultural businesses, landscapers, sheep, beef and dairy farms. Clevedon can now also boast a certified organic butchery and beef farm.
15. In other words, since the settlement of Clevedon, a mix of retail, light industrial and commercial premises have serviced and continue to serve the needs of this predominantly rural community.

Community service

- 16 The rural character of the village is also evidenced by the nature and mode of supply of Clevedon's community services. In the main these are provided by community volunteers, not least of which is the Volunteer Fire Brigade.

- 17 The churches of Clevedon offer a range of social services that might otherwise be provided by other agencies e.g. counselling, Mainly Music, youth group and play group. One also provides an Early Childhood Learning Centre – Clevedon Kidz and the other facilities for a Plunket Group and after school club.
- 18 Clevedon has an Historical Society, Bridge Club, various book clubs, Scouts and Keas, offers St Johns training and supports a Lions Group. The village has a small library also run by volunteers.
- 19 Sporting opportunities include tennis, bowls, junior hockey, soccer and cricket, all run by community volunteers. There are various ‘fitness’ clubs including pilates and yoga classes and daily, the varied terrain of Clevedon is used by recreational cyclists both local and from the wider Auckland area. Weekends see these numbers increase hugely and Clevedon is host to many road race events and occasional triathlons throughout the year. The Wairoa River is also used by recreational kayakers and supports a busy Cruising Club. Some of these Clubs have been in existence since the early days of Clevedon eg the Tennis Club was established in 1892 and is one of the older Clubs in Auckland. (see photograph D1,D2)
- 20 Often described as the equestrian centre of Auckland; Clevedon is home to the Auckland Polo Club (shortly to host the World Championships) and the Auckland Manukau Dressage Association uses the Clevedon A&P show grounds. There is also a very active Pony Club and adult riding group. Clevedon can also boast an Animal Farm, two Craft Markets held on alternate Sundays and a very busy Sunday Farmers’ Market frequented by people from far and wide.
- 21 The Clevedon Residents Association organises some of the Village’s key events e.g. the Christmas Parade and Fireworks display. In addition the Clevedon Business Association actively uses the rural and farming character of Clevedon to promote the village (see photograph E1, E2) and organised the wine and food area at this year’s A&P show, promoting the local produce. The A&P show itself is another showcase of the rural area with its stock competitions and displays, tractor rides and other farming activities.
- 22 These activities are virtually all organised and run by local volunteers, all of which helps foster the close knit community of Clevedon.

A School For Clevedon

- 23 A Clevedon school was first established in 1859 at the Presbyterian Church and relocated to its present site in 1959, at which time it had 224 children and 6 staff. Today

the school has 372 pupils representing an average increase of only 3.14 children per annum since its relocation.

Clevedon School Roll

Year	Number of Pupils	Change in Numbers
1859	224	-
1999	301	Up 77 (on 1859)
2000	290	Down 11
2001	294	Up 4
2002	351	Up 55
2003	369	Up 18
2004	383	Up 14
2005	389	Up 6
2006	372	Down 17

The Rural Character of Clevedon

- 24 Even though the wider Clevedon area has changed over the years, this change has been very gradual, allowing it to retain its rural character throughout. This is in part due to the gradual increase to its population over the years.
- 25 This is confirmed by figures for the Clevedon census area (which covers a large rural area and includes Kawakawa Bay & Orere). In 1981 there were 693 households, in 1991 - 930 and in 2001 - 1218. The provisional figure for 2006 for the new Clevedon census area is 950, but excludes Kawakawa Bay and Orere; if the households for those areas were added to the Clevedon census area the provisional result for 2006 would be 1390.
- 26 The only significant residential development in Clevedon village over the past 20 or so years has been three small sub divisions, one on Monument Road and two on North Road. All are within walking distance of the village. Recently a small number of houses have been built on the historic Otau sections. There has been some subdivision and development for rural and countryside living purposes in the adjacent rural areas but to a relatively low density compared to areas such as the Waitakere Ranges foothills. The essentially spacious rural character of Clevedon has been maintained.

27 In that regard, Mr Christopher Jones, one of the partners of the consortium promoting the maritime village, noted in his evidence that Clevedon has changed over time and that those opposing this Plan Change are simply adverse to change. The society recognises that Clevedon has changed over the years and will continue to do so in the future, however, that change has been at a rate which has allowed it to maintain its essentially rural character. (see photographs F1,F2)

28 As is stated in the joint publication by Manukau City Council and Tourism Auckland entitled "Clevedon Coast and Country":

"Clevedon is synonymous with 'Rural Style'. Farming is still a way of life but increasingly Clevedon offers the rural lifestyle, close to the sophistication and amenities of Auckland city".

29 It is these qualities that attract people to live in the Clevedon area and appeal to tourists. In other words, the rural character of Clevedon is also its tourist potential. Like the tourists who visit, the residents who live here see Clevedon as a 'real' village.

30 This Plan Change if allowed will result in the rapid introduction of 297 households to the wider Clevedon area. There is no provision within that development for commercial or community services, other than a proposed café, and as such it will fall on Clevedon village to provide these services. This increased demand will inevitably lead to significant changes to the village.

Potential impact on Clevedon

31 The rapid introduction of so many households into the Clevedon area is seen by most residents as potentially having an adverse impact on those things that by their very nature make Clevedon what it is - a small rural Village.

32 The Developers oft repeated advice has been that the WRMV will bring increased benefits to Clevedon Village. They do not quantify what those benefits are except to say that it will be advantageous financially.

33 However the spending power of the WRMV residents is not necessarily seen as an advantage. If it was then the 13 village businesses that opposed proposed Plan Change 13 would in all likelihood have supported it. Certainly if all the owners of Clevedon Village businesses were motivated solely by 'profit' they would probably be in business elsewhere. However they are not and most also live in Clevedon because they enjoy the community and a rural lifestyle.

34 There are also businesses who are concerned that the very nature of the WRMV will quickly attract additional businesses to the village and turn it into a more urban style centre.

35 There also exist serious concern that the very nature of the WRMV, having twice the households of Clevedon Village, will have the capacity to push through change that it is feared will be detrimental to the rural nature of Clevedon. For example, as Federated Farmers pointed out, as an area becomes more urban in nature the rural suppliers are replaced by urban style businesses, so the farmers have to go further afield and spend their money out of the local area. Certainly serious and very valid concerns exist that those choosing to live on an exclusive housing complex, such as the proposed WRMV, will find the 'basic' services that form an integral part of Clevedon's rural character, inadequate. Again weight of numbers and the very different lifestyle aspirations of WRMV residents are seen as a great threat to Clevedon's much celebrated rural character and community.

Summary

36 Clevedon has a rich and well established local and cultural history that is the source of its community values. In particular it is seen that these values will be adversely affected by the planned WRMV development.

37 It must be asked what the anticipated short and long term capacity of Clevedon Village is to accommodate the needs of a large number of additional residents all arriving at once, with potentially very differing lifestyle ambitions and needs to those of Clevedon's current residents.

38 These and many other matters that will adversely impact on Clevedon remain unidentified by the Developer and Manukau City Council. Certainly we wonder how Manukau City Council sees the current moratorium on development in Clevedon Village, due to its history of sewage management problems, facilitating the meeting of the needs of an additional 800 to 1000 new residents to Clevedon?

14. There is no doubt what so ever that should it go ahead the WRMV will change the nature of Clevedon forever. Clevedon is a close knit community that wishes to keep its rural identity and does not wish to be swallowed up by any form of development that will change its appeal and charm in the matter of a short space of time.

15. The Society recognises that Clevedon may need to grow to help accommodate the regional growth. However, such growth ought to be considered in a district context and

take into account the provision of social and economic services. The growth around Clevedon should be organic, gradual and of a scale that does not overwhelm the existing village. Development of a separate, isolated, residential development, with perhaps over twice the population of Clevedon village does not take into account the potential impact on the historic Clevedon village.

DATED at Auckland this 11th day of November 2007

John Kenneth Williams