

Private Plan Change 48 to rezone land at Wairau Road, Oakura.

Hello my name is Michael Gibbon. I am 16 years old, I have lived in Scotland, Western Australia and Oakura. I am currently at school and can not attend this hearing, so my mum is reading my submission in my absence.

Oakura is a small, homely village, with only a few streets, a pub, 4 Square, petrol station and a few other small businesses. Everyone knows everyone else and it's one of the most connected places I have lived in. The proposed subdivision of land will ultimately remove that feeling and warmth. No longer would our home be a home, but a busy polluted and congested town, with a clogged up road system that was never intended to support the amount of traffic that would come with hundreds of new houses.

Right now, Oakura has the perfect harmony between man and nature. Wild bush land flourishes and pollution is at a low level as our village has only ever taken what it needs.

From beach to dense forest in under a few minutes is one of the very special aspects of our village. It's populated by many friendly people, but it's not interfering with the natural world. I think this needs to be preserved as so much of the world has become inhabited by man, habitats destroyed and wildlife threatened to extinction. Why should our village undergo a similar fate.

As well as the points I've made. I believe the value of property in Oakura will fall. Many homes here are part of people's retirement plans, their pensions and represent years of hard work. Adding hundreds more properties to the village in this way would diminish the value of current properties, also stripping the appeal of our village. This place we call home should never be a town, it's not Spotswood or Whalers Gate, it's our small village home by the beach, filled with natural colour and happy faces.

The only school here can not provide for all the children expected should this development be allowed to happen. It is a small village school, that has already lost part of a playing field to a classroom. When I was a pupil there everyone knew everyone else, bringing all these houses in to it's catchment area however, will make it more impersonal and the size of a High School.

I also believe that our small businesses would collapse, as the amount of people would warrant a supermarket, making our 4 Square obsolete. I also think our other shops would suffer. This development isn't growing a community, it's collapsing one.

I oppose this Private Plan Change in its entirety.

Thank you.