

## STATEMENT FROM ANDREW MCALLISTER

### INTRODUCTION

1. My full name is Andrew John McAllister. (Submission nos.8 and 250)
2. I own Blocks A (excluding the WMK land to the east) and Block B outright.

### INVOLVEMENT OIN PLANNING PROCESS

3. The Block A properties were purchased with the intent to possibly subdivide with the applied LLRZO.
4. The identification of Block B, our family home block, was declined during the RRDS because they did not have precise information on the site conditions. I have now provided this through my experts.

**Panel's Recommendations.** *"The panel further recommended that adding a new growth direction to the east be avoided. The panel appreciated the thorough submission made by the land owner to the east of Swannanoa seeking the opportunity for RR development at the site but concluded that issues relating to flooding / overland flow path implications **and over all capacity constraints in the sewer scheme make this growth direction less favourable than the original growth directions identified.**"*

I have attached the recommendation to my Statement

5. I was not aware of the significance nor impact of the wastewater constraint until it was made public in the Section 42a Report. I understood the Panel's assessment to mean that the constraint only applied to the 'growth direction' in Swannanoa. The Strategy itself says that there is wastewater capacity in Swannanoa (See Appendix 3 to Mr Thomson's evidence).
6. The point I'd like to make is Block B is a strong contender for rezoning with the possible removal / now less favourable locations, Block A being one.

7. I have successfully applied for and been granted 5 resource consents for rural subdivisions to date, developing approximately 85ha of land into 4ha lots. My attention turned to LLRZ developments moving forward in the District around 2019. I support the new rules around 4ha developments. I have also purchased land with a resource consent attached to the sale and developed.

**Commitment to local community.**

8. I'm committed to the community which is evident in my submission, including by ways of gifting the local preschool land to expand their carpark, enabling the direct access into both the Preschool 100+ kids on the roll and also the primary school 330 kids (approx.) both have displayed strong support (shown in my submission)
9. I've consistently forged forward with our small company Seven Mile Property Ltd with intent to be involved in developing high quality sections in our district with major focus in recent years to rezone land in Swannanoa which was a standout location in the RRDS.
10. I'm willing to work on solutions to this "problem" with council moving forward. It's a very popular area and only a 12min drive to the Motorway. I feel rezoning is required, particularly for Block B as the market currently has no certainty moving forward with what's on offer in the existing Overlays.

Kind regards

Andrew McAllister

5 July 2024



