

Hamilton City Operative District Plan Submission on the Notice of Requirement – Water Reservoir (Ruakiwi Road) Alteration to Designation

For office use only
Submission number _____
Code _____

(Form 21 – Section 181 Resource Management Act 1991)

Send your completed submission form to the Territorial Authority.

<p>Online: complete an online version by visiting haveyoursay.hamilton.govt.nz</p> <p>Email: planchange@hcc.govt.nz</p> <p>In person: drop one copy to the main Council building</p>	<p>Mail: Freepost 172189 Urban and Spatial Planning Unit Hamilton City Council Private Bag 3010 Hamilton 3240</p>
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REMINDER: SUBMISSIONS MUST REACH COUNCIL BY 4.00PM ON 22 OCTOBER 2025

Please print and do not use pencil. Please attach more pages if necessary, indicating this and attaching them securely. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. More information is available on the [Making a Submission](#) information sheet.

This is a submission on the notice of requirement from Hamilton City Council for an alteration to designation A67 – Water Reservoir (Ruakiwi Road) (the Notice of Requirement). The Notice of Requirement seeks to alter the boundary of the existing designation to provide for the construction and operation of two additional reservoir tanks.

Full name: ERNEST ROSS NEEDHAM

Company name: _____

Postal address: 1/17 RUAKIWI ROAD HAMILTON LAKE
HAMILTON 3204

Email address: CAROL ROSS & ASSOCIATES LTD NZ

Phone number: 027 2801815

Contact name and address of person making the submission:

This is the person to which all communications from the Council about the submission will be sent. Only complete this section if the details are different to those above.

Full name: _____

Company name: _____

Postal address: _____

Email address: _____

Phone number: _____

1. I AM or AM NOT a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. If a trade competitor, I AM / AM NOT directly affected by an effect of the subject matter of the submission that—
(a) adversely affects the environment; and
(b) does not relate to trade competition or the effects of trade competition.

3. The **specific parts of the notice of requirement that my submission relates to are:**
[Give details]



A H A C H E D

4. **My submission is:**
[Include whether you support, oppose or are neutral to specific parts of the NOR, or wish to have them amended. Include reasons for your views. Use a separate sheet of paper if necessary]



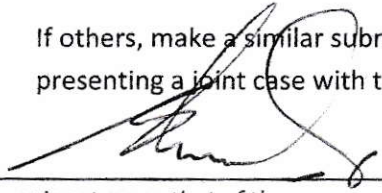
A H A C H E D

5. **I seek the following decision from the Territorial Authority in relation to the NOR:**
[Give details, including the nature of any conditions sought. Use a separate sheet of paper if necessary.]

A H A C H E D

6. I do / do not wish to be heard in support of my submission. [Cross out what is not applicable]

7. If others, make a similar submission I would / would not be prepared to consider presenting a joint case with them at any hearing.



[Your signature or that of the person authorised to sign on behalf of the person making this submission]

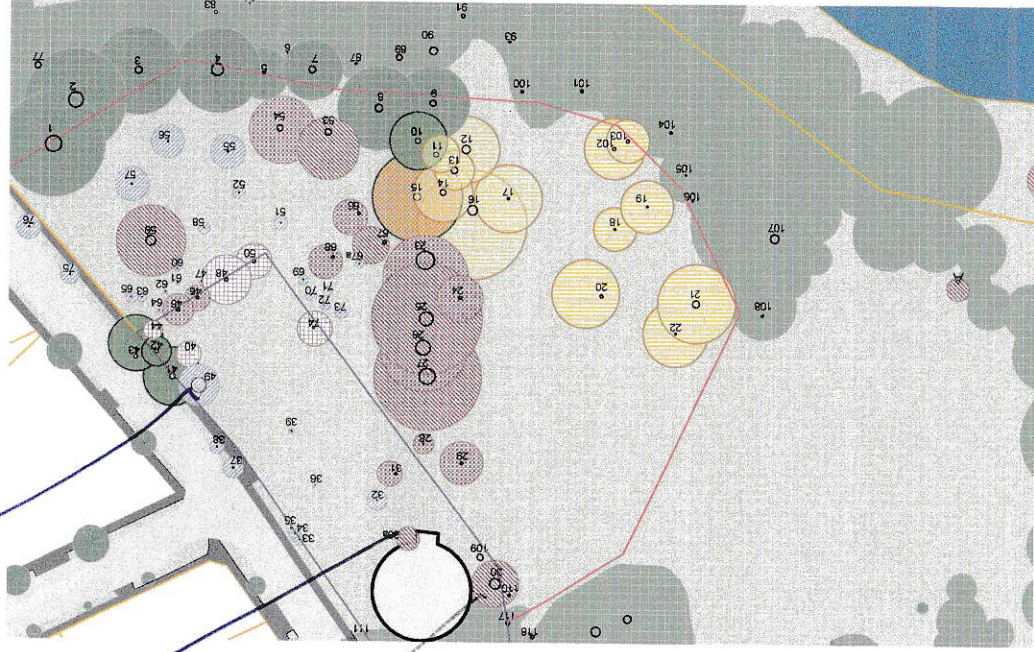
21/10/2025

[Date]

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Please be aware when providing personal information that submissions may be reproduced and included in Council public documents. These documents are available on Council's website.

Existing Trees to be removed



- KEY**
- Existing tree
 - Tree to be kept and protected
 - New tree
 - Transplant
 - Stage 1 removals
 - Protect during Stage 2
 - Stage 1 - Remove Stage 2
 - Stage 2 removals
- Please refer to the following page for details of the tree types.

Submission on Alteration to Notice of Requirement A67, and
Submission on Reserve Classification

Submitter Details

Ernest Ross Needham

1/17 Ruakiwi Road

Hamilton 3204

Phone 0272801 815

carot.ross@actrix.co.nz

I do wish to be heard in respect to my submission

Outcomes sought

Hamilton City Council not alter the nature and scope of Designation

Hamilton City Council not change the reserve classification to Local Purpose Reserve

Commentary

In general, I object to the Alteration and Reserve Classification change as the proposed activity is of a scale and impact out of character with the current environment, amenity, and lake park amenity. The need for both reservoirs is questionable and the driver for the project and timeframes seems to be a funding window rather than project merit.

I have been a resident in Hamilton for 60 years and more recently on Ruakiwi Road for over 21 years having decided to live in the area and this residence for reasons of:

- Locality,
- Security (common courtyard)
- Lake Reserve
- Lake view

It was my plan to remain living at 1/17 for the rest of my life and to continue to enjoy the lifestyle that I have experienced for the last 21 years. Unfortunately, the proposed new Water Tower reservoirs have dramatically changed my plans. The stress of contemplating the change in amenity, outlook, and considerable construction effects, is impacting my well-being.

The view of Lake Rotoroa and that towards Hamilton City from our well-established residential home with upstairs living creates a relaxing environment.

Due to family circumstances, I have not had sufficient time to fully understand and research the essential information required of submissions but trust what I am including is adequate for the submission process. The key issues I have with some of the specific aspects of the project are as follows:

Consultation

I was not initially consulted on this project, until after attendance at the second drop in session Held 27/05/2025. . This seems surprising given my property is the most likely impacted residence. It was only after this session that have been visited twice by the Project Manager and the Architect. On one visit, after a

request, I was provided with photo shots from my terrace of the existing view and the proposed view after construction. They do not seem to appear in any Presentations made to anyone involved in the project

At no stage have I been approached by HCC Elected members of Council and none have appeared at the "have your say sessions" at the Verandah Café.

I was informed of a Council Meeting that was presented with papers seeking the Request for Approval to proceed. The next day was when I understand the Elected members were to be briefed on the project. We were invited to attend, but I was advised later that the invitation had been cancelled. I reiterate that at no stage have I been approached by Elected Members

Landscape and Visual Impacts

I have read in brief the report by Adrian Moreton Land Scape Architects LTD, Various Location Points are set out in this section of the Appendix - It appears only two properties in Ruakiwi Road are listed bring 12 Ruakiwi and 22 Ruakiwi. My property, which is not included, appears to be excluded in other sections of the proposal it is not clear why the impact on my property hasn't been assessed specifically.

Clearly the outlook and change of character and amenity will be significant from my property and the landscape assessment seems to understand the size, scale and complete change if outlook with two large Corten steel structures. Hardly in keeping with the park environment of the rest of the Lake reserve. Nor do the new structure represent the scale and character of the existing water tower which I understand has heritage value.

I have a very specific request relating to the removal of trees. I have never been consulted by anyone involved in the tree removal and replanting although consider my property very much impacted by this programme. I am strongly against the removal of Trees no 30 and 30a which are shown as "Existing Trees to be Removed". I just can't see the specific need to remove these trees which aid in buffering structures.

I will endeavour to attach photo shots to this submission as they do not appear anywhere in the 4 Volumes of the Notice. There are many before and after photo shots of various properties including all of those in 4.11. There are none from 1/17 Ruakiwi or my neighbour at 4/17 Ruakiwi, I consider that many aspects of the impact on my property has not been truly represented.

Noise and Traffic and Construction Effects

From my brief understanding of the Notice of Requirement documents, it appears that while operational noise levels may be within certain levels the construction phase noise levels will clearly be in excess of what are already liberal construction noise levels.

Again, it appears the operational traffic level will be of lower levels of impact but it is also clear the construction traffic will be excessive and uncontrolled. Heavy vehicles and construction workers trips will cause significant disruption. If someone in this area gets hit or killed walking or driving in this area it will be on Council. Pupils attending of Hamilton West School pass the site twice daily .

Vibration appears to be yet further significant concern – construction methods using piling techniques will have both amenity impacts but also potentially impinge my home. Building vibration issues could easily compromise the structural integrity of my home. What monitoring and compensation will be put in place?

Construction Management Plans – it is understood that the contractor, once appointed, will be required to put a plan in place, I have had no chance to get involved in drafting this plan or have any confidence in the enforcement of the plan. With timeline pressures to deliver, and financial impacts of not meeting timelines, the contractor will inevitably operate outside and beyond the requirements of the Plan. Council as enforcer of its own plan may take liberal interpretations.

None of the supplementary reports seem to have been peer reviewed for adequacy.

Summary

I remain in opposition to the proposed changes to the site as follows:

- Limited consultation
- Existing Lake Character impacts
- Visual Outlook Impacts
- Loss of Established Trees
- Impact on the Existing Reservoir Heritage Character
- Noise
- Vibration and integrity of my home
- Traffic
- General Construction Effects
- Lack of convincing need for the project in this location

Nothing to date provided to me has demonstrated that these effects individually and cumulatively will be mitigated in any meaningful way.

Why can't the reservoir furthest away be constructed first to provide an adequate buffer from the adjacent residential properties? The need for a second reservoir is even less clear.

Until these matters can be addressed the application should be rejected. Also, there is also no clear justification for the Reserve Classification changes.



BEFORE AND AFTER VIEWS FROM 17 RUAKIWI ROAD



EDWARDSWHT
LANDSCAPE ARCHITECTS