

Q1 Full name of main contact person

Short Text
Glenda Morrissey

Q2 Company name (if applicable)

Short Text

Q3 Your postal address

Long Text
4/17 Ruakiwi Road, Hamilton Lake

Q4 Your phone number

Telephone
0212587839

Q5 Your main contact email

Email
glenda.morrissey@gmail.com

Q6 Your full name

Short Text

Q7 Company name (if applicable)

Short Text

Q8 Your postal address

Long Text

Q9 Your phone number

Telephone

Q10 Your email

Email

Q11 Are you a trade competitor for the purposes of Section 308B of the Resource Management Act 1991?

Multi Choice
No

Q12 Are you directly affected by the subject matter of your submission that:

Multi Choice

Q13 The specific parts of the notice of requirement my submission relates to are:

Long Text
Relates to multiple details in the NOR and associated documents

Q14 My submission is:

Long Text
I object to the proposed alteration to the Ruakiwi Road Reservoirs designation boundary to enable construction, operation and maintenance of new water infrastructures.

Refer to attached submission

Q15 I seek the following decision the Territorial Authority in relation to the Notice of Requirement.

Long Text I request the Hamilton City Council do not proceed with the construction of new water towers on the current reserve land. Instead they pursue the alternative site at Peacock Reserve which much better aligns with community needs and environmental sustainability principles.

In the event that construction does proceed as an effected resident I have concerns around the loss of view from my residence, prominently from the higher ridge across the lake and towards the western horizon.

I also have concerns regarding the negative affects throughout the duration of construction of noise, vibration and traffic disruption to myself.

I would be seeking to have further conversations have these issues mitigated.

Q16 Supporting documents

File Upload https://haveyoursay.hamilton.govt.nz/download_file/638

Q17 Do you wish to be heard in support of your submission?

Multi Choice Yes

Q18 If others make a similar submission, would you consider presenting a joint case with them at any hearing?

Multi Choice No

Submission on Proposed Reclassification of Reserve Land – Hamilton Lake Domain

1. Introduction

Hamilton City Council is proposing to change the classification of part of Lake Domain Reserve from Recreation Reserve to Local Purpose (Water Infrastructure) Reserve. This reclassification is intended to facilitate the development of essential water infrastructure to support the city's future needs.

The proposed infrastructure, however, does not align with the current Recreation Reserve classification under the Reserves Act 1977. To proceed, the land would need to be reclassified to reflect its intended purpose more accurately.

Council is proposing to reclassify approximately 14,810m² of Lake Domain Reserve, specifically part of Lot 1 DP 16167 and Park Allotment 74, Hamilton West Town Belt, from Recreation Reserve to Local Purpose (Water Infrastructure) Reserve.

I, Glenda Morrissey, submit this statement in opposition to the proposed reclassification of reserve land within Hamilton Lake Domain to enable construction of new water reservoirs at Ruakiwi Road. While I acknowledge the importance of improving Hamilton's water infrastructure to accommodate population growth, I oppose the reclassification of reserve land for this purpose. The proposal conflicts with the Hamilton Lake Domain Management Plan, the city's open space strategies, and wider community interests.

This submission outlines key concerns relating to site suitability, environmental effects, community consultation, and consistency with council policies.

2. Location and Zoning Concerns

The proposed site at Ruakiwi Road is unsuitable for large-scale infrastructure. Ruakiwi Road is a key transport corridor providing access to the domain, residential areas, and serves as a primary ambulance route to the hospital. The Hamilton Lake Domain is a highly valued open space, known for its expansive lawns and tree canopy that offer important recreational and aesthetic benefits to the community. Reclassification of this land would be inconsistent with the Hamilton Lake Domain Management Plan, which prioritises the minimisation of built structures within the reserve. The proposal undermines these objectives and would significantly alter the area's character and amenity.

3. Construction and Noise Effects

The construction phase, anticipated to extend up to 30 months, would generate considerable noise, vibration, and traffic disruption. These effects would negatively impact visitors, dog walkers, and nearby residents who value the tranquility of the domain. The Assessment of Environmental Effects (AEE) underplays these issues by suggesting operational noise and vibration would be negligible. However, the potential for early morning concrete pours (as early as 5:00 a.m.) and heavy vehicle movements along Ruakiwi Road—within approximately 10 metres of residential dwellings—has not been appropriately addressed. These disruptions are likely to be more significant than stated.

4. Ecological and Environmental Impacts

The proposal would result in the removal or relocation of approximately 55 mature trees and the permanent loss of over 15,000 square metres of reserve land. This constitutes a significant reduction in urban green space at a time when Hamilton City Council's strategies emphasise sustainability, tree retention, and environmental protection. Under the Reserves Act, such resources should be preserved for public enjoyment and ecological benefit. The loss of mature trees and open space runs counter to the city's climate resilience and biodiversity goals.

5. Site Assessment and Alternative Options

The Ruakiwi Road site was selected following a Multi-Criteria Analysis (MCA) of nine potential locations. However, this process appears to have prioritised engineering convenience over environmental and community outcomes. The alternative Option 2 site at Peacock Reserve, located near the existing water treatment plant, rated more favourably in terms of community impact but was not pursued further. This raises concerns regarding the transparency of the site selection process and the weighting of criteria. Furthermore, reliance on any existing land designations within the domain should not automatically justify expansion of infrastructure across an additional 15,000 square metres of reserve land.

6. Community Engagement and Communication

Engagement with local residents has been inadequate. Reports summarising community feedback have understated the extent of public opposition, suggesting general support for the proposal. This contradicts the experiences of many residents who have expressed strong concern regarding impacts on recreation, noise, and heritage values. Moreover, the decision to pursue the Ruakiwi Road site appears to have been made before meaningful community involvement, eroding public confidence in the consultation process.

In my view, the two options presented to residents were unbalanced and framed in a way that encouraged support for the Council's preferred option. References to loss of funding and "future proofing" were used to influence opinion rather than facilitate genuine consultation.

7. Heritage Considerations

The existing Ruakiwi Road water tower is a Category A heritage structure that represents a key element of Hamilton's historical infrastructure. Any new development in its vicinity should protect the tower's visual integrity and cultural significance. The proposed reservoirs would dominate the site visually, diminishing the heritage value and landmark prominence of the existing tower.

8. Future Planning and Sustainability

Hamilton Lake Domain is one of the city's most important recreational assets, and its value will increase as the city grows. Future planning should prioritise sustainable water management solutions and maximise use of existing designated infrastructure areas. Retaining the current water tower—which has recently been upgraded—and reconsidering alternative sites would minimise both environmental and social costs while still meeting the city's future water supply requirements.

9. Alignment with Council Strategies

The proposal is inconsistent with several key Hamilton City Council documents, including the 2024–54 Infrastructure Strategy, the Long-Term Plan 2024/25, and Plan Change 12. These strategies emphasise protection and enhancement of green spaces, sustainable intensification, and preservation of the health and wellbeing of Lake Rotoroa and the Waikato River. The proposed reclassification contradicts these objectives by reducing green space and diminishing community access to recreational land.

10. Cost and Resource Efficiency

The financial and environmental costs associated with mitigating the project’s impacts—particularly landscaping and visual screening—would be more effectively invested in an alternative location such as Peacock Reserve. Upgrading and retaining the existing infrastructure would also deliver greater cost efficiency while avoiding unnecessary loss of public reserve land.

11. Conclusion

For the reasons outlined above, I oppose the proposed reclassification and designation of reserve land at Ruakiwi Road for water reservoir development. The project is inconsistent with the Hamilton Lake Domain Management Plan, negatively affects community amenity and environmental values, and fails to align with the city’s long-term strategic goals.

The loss of reserve land to accommodate the reservoirs would cause a permanent and detrimental change to the character and usability of the Hamilton Lake Domain.

I request that Hamilton City Council do not proceed with proposed reclassification and designation for the alteration to enable the construction, operation and maintenance of the new water infrastructure. Instead pursue the alternative site at Peacock Reserve, which better aligns with community needs and environmental sustainability principles.

Submitted by:
Glenda Morrissey
Hamilton, New Zealand