

SUPPLEMENTARY SUMMARY – OBJECTION TO RUAKIWI RESERVOIR RECLASSIFICATION

Submitter: Glenda Morrissey

Hearing Date: 23 February 2026

1. Protection of Recreation Reserve Land

- Proposal seeks to reclassify approximately 14,800m² of Recreation Reserve within Hamilton Lake Domain to Local Purpose (Water Infrastructure) Reserve.
- Recreation Reserve status exists to protect land for public enjoyment and amenity under the Reserves Act 1977.
- Once reclassified and built upon, this protected open space is permanently lost.

2. Conflict with Domain Management Objectives

- The Lake Domain Management Plan prioritises minimising built structures and preserving open landscape character.
- Two 60-metre-diameter reservoirs represent industrial-scale infrastructure inconsistent with this purpose.

3. Growth Assumptions and Project Urgency

- The reservoir is justified by projected CBD intensification.
- Recent feasibility modelling indicates high-rise residential construction above three storeys is currently uneconomic.
- A 100-unit feasibility model (circa \$90m development cost) projected losses between \$18m–\$25m.
- If projected density is not materialising, the immediacy of sacrificing protected reserve land should be reconsidered.

4. Alternative Site – Peacock Reserve

- Section 171 of the Resource Management Act requires adequate consideration of alternatives.
- The Multi-Criteria Analysis weighted technical and financial criteria at 55%, favouring Ruakiwi.
- Peacock Reserve presents fewer community and heritage impacts and does not require reclassification within the Lake Domain.
- Higher pumping costs alone do not justify permanent reserve loss.

5. Environmental and Geotechnical Risk

- Proposal involves removal/relocation of approximately 55 mature trees, including large macrocarpas on a steep bank.
- Disturbance of major root systems can affect slope stability over time.
- Recent slope failures in Tauranga demonstrate risks associated with root removal on steep terrain.
- Full geotechnical assessment of the banks descending to the lake is essential.

6. Construction and Amenity Effects

- Construction period of up to 30 months.
- Heavy vehicle movements, early concrete pours, vibration, dust and noise will significantly impact residents and lake users.
- Ruakiwi Road is a residential street and key access route to Waikato Hospital.

7. Heritage Impact

- The 1932 Ruakiwi water tower is a Category A heritage structure.
- Large reservoirs would visually dominate the ridgeline and diminish its heritage setting.

Requested Outcome

1. Decline the proposed reclassification of Recreation Reserve land at Ruakiwi Road.
2. Decline the Notice of Requirement for the proposed reservoirs at this location.
3. Direct Council to pursue the Peacock Reserve alternative.