

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a Notice of Requirement to alter a designation for
the HCC Central City Reservoir – Ruakiwi Road

**STATEMENT OF EVIDENCE OF ADAM WILD ON BEHALF OF HAMILTON CITY
COUNCIL AS REQUIRING AUTHORITY**

(Heritage)

Dated 19 December 2025

LACHLAN MULDOWNEY

BARRISTER

P +64 7 834 4336 **M** +64 21 471 490

Office Panama Square, 14 Garden Place, Hamilton

Postal PO Box 9169, Waikato Mail Centre, Hamilton 3240

www.lachlanmuldowney.co.nz

INTRODUCTION

1. My full name is Adam Wild.
2. I am a director of Archifact – Architecture & Conservation Ltd (**Archifact**), an Auckland-based architectural practice accredited in accordance with the rules of the New Zealand Institute of Architects (**NZIA**) and the Registered Architects Board with particular skills in architecture, building conservation, and the management of buildings, objects, places and areas of historic heritage value.
3. I hold a Master of Arts degree in Conservation Studies (Historic Buildings) from the Institute of Advanced Architectural Studies at the University of York and a Bachelor of Architecture from the University of Auckland. I am a registered architect and Fellow of the NZIA.
4. I have been a practising registered architect since 1994. I am the founding director of Archifact and have focussed my professional practice in the specialist field of architectural conservation since 2003.
5. I am also:
 - a) A full member of the International Council on Monuments and Sites (**ICOMOS**) New Zealand, a member of ICOMOS Pasifika, and an expert member of the International Polar Heritage Committee (a scientific committee of ICOMOS);
 - b) A member of the New Zealand Conservators of Cultural Materials Association;
 - c) A member of, and peer reviewer for, the Association for Preservation Technology International;

- d) A peer reviewer for the Endangered Wooden Architecture Programme at Oxford Brookes University;
 - e) A member of the Urban Design Forum;
 - f) A member of the International Cities, Town Centres and Communities Society; and
 - g) A member of the Resource Management Law Association (**RMLA**) and a contributor to the RMLA's Resource Management Journal. In 2017, I was awarded the RMLA's Outstanding Person Award for my "Significant contribution to conservation architecture in New Zealand and internationally".
6. I am currently, or have been, a conservation architect for a number of nationally and internationally significant building conservation projects. Included amongst these projects are:
- a) The Treaty House at Waitangi (1834);
 - b) Christ Church, Kororāreka Russell (1836);
 - c) The Old Government House Precinct, Auckland (1840 and 1856);
 - d) The Heroic Era huts of Scott and Shackleton in the Antarctic;
 - e) Wellington Town Hall (1904);
 - f) The Parliamentary Precinct, Wellington;
 - g) The Church of Jesus Christ of Latter-day Saints Temple at Temple View; and
 - h) The Waikato Regional Theatre.

7. I have received a number of industry awards for my work in historic heritage practice including from the NZIA, the New Zealand Property Council, and the Registered Master Builders Association.
8. Since 2009 I have been associated with the Department of Architecture at the Unitec Institute of Technology (Unitec) in Auckland as an external examiner for their Master of Architecture candidates, as guest reviewer, and as lecturer in a range of architectural conservation subjects including contributions to the "*History of New Zealand Architecture*" series and on matters of conservation law and practice.
9. In my professional experience outlined above, I have acquired a sound working knowledge in the specialist disciplines of building conservation, issues relating to the recognition and assessment of historic heritage values, and methodologies for conserving these values in accordance with national legislation, national and international conservation Charters and professional codes of practice.
10. I have been involved with the proposed Ruakiwi Reservoir Project since March 2025, during which time I have provided advice on the proposal from an historic heritage effects perspective and have prepared a Heritage Impact Assessment of the proposal measured against the recognised historic heritage values of the existing Ruakiwi reservoir) that has been included in the consent application.
11. I provide this evidence on behalf of Hamilton City Council (**HCC**) as the Requiring Authority (**RA**) which has issued the Notice of Requirement (**NOR**) for the Central City Reservoir – Ruakiwi Road.

CODE OF CONDUCT

12. I am familiar with the Code of Conduct for Expert Witnesses (Environment Court Practice Note 2023) and although I note this is a

Council hearing, I agree to comply with this code. The evidence I will present is within my area of expertise, except where I state that I am relying on information provided by another party. I have not knowingly omitted facts or information that might alter or detract from opinions I express.

SCOPE OF EVIDENCE

13. My evidence considers the effects arising from a proposal to replace the existing water storage functions of the heritage-listed water tower with two 25ML (25 Million litre) potable water reservoirs adjacent to the existing heritage water tower, capitalising on the natural elevation of the site and providing a gravity fed water supply to central Hamilton.
14. The essential test of the proposal will be with respect to the provisions of the Resource Management Act 1991 (**RMA**), particularly s 6(f) and the protection afforded historic heritage from "*inappropriate subdivision, use, and development*".
15. The effects arising from the proposed works are measured against the assessment of heritage values recognised in the HCC Built Heritage Inventory Record Form dated 2012 and in the Heritage New Zealand Pouhere Taonga (**HNZPT**) List record. It is noted that the HCC Inventory Record Form predates the recent Plan Change 9 adoption of revised assessment threshold criteria, but that the recognised historic heritage values in that original assessment are not contested.
16. I will consider the proximity of the proposed design through its architectural and landscape architectural intent and consider the recent evaluation of the structural resilience of the heritage water tower once it becomes redundant as a water reservoir. I also consider the interventions required and available to HCC at that time that can

enhance the resilience of the structure and the potential for future adaptive reuse options.

EXECUTIVE SUMMARY

17. The existing Ruakiwi Road heritage water tower is included in the Hamilton Operative District Plan (**ODP**) *Schedule 8A: Built Heritage (structures, building, and associated sites)* as a Category A place (ODP Reference H27, Map 45B) being an historic place of highly significant heritage value. It is a place assessed as being of outstanding or high value in relation to one or more of the heritage assessment criteria and is considered to be of outstanding or high heritage value locally, regionally or nationally. The heritage water tower is a relatively rare example of its type and is an important example of a comparatively unusual building type in New Zealand. Structures for municipal water storage were often utilitarian in nature, however the Hamilton heritage water tower is one of a small number of these structures that were designed to be architectural landmarks.
18. The heritage water tower is also recognised in the New Zealand Heritage List Administered by HNZPT as a Category 2 place (List Entry 4210). The historic heritage-listed Ruakiwi water tower lies within the Destination Open Space Zone and is an area governed by Designation A67.
19. The existing heritage water tower is located on land within an existing Designation. A NOR for an alteration to that Designation is required in order to build two new replacement water reservoirs within the Hamilton Lake Domain on Ruakiwi Road in central Hamilton. HCC has determined that the central city needs two new water reservoirs providing a total capacity of 50 million litres to be located near to the existing heritage water tower reservoir in order to service most of central Hamilton with potable water via gravity supply. The 1932 heritage water tower is not able to be integrated into the proposed

gravity-fed potable water supply. Acknowledging its historic heritage values, and the public benefit arising from those values, it is proposed to retain and conserve the heritage water tower.

20. The proposal, while making the heritage water tower redundant as a reservoir, does not promote the loss of the tower or of those historic heritage values for which it has been recognised. In line with s 6(f) of the RMA and the effect given that provision through the ODP, protection is assessed in terms of appropriate subdivision, use, and development.
21. In this proposal the adjacent development of gravity supplied potable water is considered to be an appropriate use and development of the existing (and enlarged) designated area. The proposed development retains, protects and enhances the heritage values of the existing heritage water tower. The separation of the proposed new reservoirs from the existing heritage water tower has been carefully considered to respect and maintain sufficient distance and relative height so as not to dominate the heritage item or its setting and context.

ANALYSIS

Key Conclusions from my Technical Report

22. The proposal does not lessen the heritage values for which the heritage water tower has been recognised, and the adjacency of the proposed reservoirs will maintain an association with the heritage water tower while enabling conservation and potential adaptive reuse options to be considered.
23. The proposal, while making the heritage water tower redundant as a reservoir, does not promote the loss of the tower or of those heritage values for which it has been recognised.

24. The proposed development retains, protects and enhances the heritage values of the heritage water tower.
25. The offset of the proposed new reservoirs adjacent to the heritage tower has been carefully considered to respect and maintain sufficient distance and relative height so as not to dominate the heritage item or its setting and context.
26. The proposal has been carefully designed to consider the wider setting and has offset the proposed reservoirs as far as is possible while still capitalising on the site's topographic level that enables a gravity fed potable water supply to the majority of the city centre.
27. In line with s 6(f) of the RMA and the effect given that provision through the ODP, protection is assessed in terms of appropriate subdivision, use, and development. In this proposal the adjacent development of gravity supplied potable water is considered to be an appropriate use and development of the existing (and enlarged) designated area. The proposal looks to conserve the heritage water tower.

Response to the Submission Points Relevant to Historic Heritage

28. There have been six submissions received in response to the NOR. Of these only one, that of Glenda Morrissey addresses matters of historic heritage specifically.
29. Ms Morrissey opposes the NOR. She considers that any new development near the existing heritage water tower should protect the

tower's visual integrity and cultural significance. She also states that the new reservoirs will dominate the site visually, diminishing the heritage value and landmark prominence of the existing heritage water tower.

30. In considering Ms Morrissey's concerns, I am mindful of the efforts the proposal has taken to ensure the proposed new reservoirs are significantly lower than, and separated from, the heritage water tower. That design intent is focussed on the same sensitivity to those values that Ms Morrissey has identified. The unique topographic opportunity afforded the heritage tower reservoir by the site that enabled gravity fed potable water can also be achieved by the proposed scheme. There is an inherent technical relationship between the historic and the proposed reservoirs in continuing a gravity-fed supply for the people of central Hamilton.
31. While there is no denying the scale of the proposed reservoirs, these have been skilfully integrated into the wider setting and designed to provide other architectural and landscaped amenity within that setting which successfully mitigates some of the effects Ms Morrissey considers inappropriate with respect to the heritage water tower.
32. The siting of the proposed reservoirs provides sufficient setback from Ruakiwi Road to maintain the landmark presence and prominence of the heritage water tower to Ruakiwi Road and the public realm. It also leaves the heritage water tower as the dominant element at the peak of the hill above Hamilton Lake.



Figure 1: A view of the juxtaposition of the proposed reservoirs from the heritage water tower as will be seen at the top of Clarence Street and Ruakiwi Road.



Figure 2: View of the proposed reservoirs and the heritage water tower from the south side of Hamilton Lake.

33. The heritage water tower's visual integrity and cultural significance is maintained. The considered location of the new reservoirs will not dominate the site visually, nor will they diminish the heritage value and landmark prominence of the existing tower. The setback, contrast, and design ensure that the proposed reservoirs provide sufficient visual separation and design variation to ensure the historic heritage qualities that distinguish the heritage water tower are not lessened.

34. Another submitter, Mr Ernest Needham, is the closest of those who have submitted to the proposed reservoir development, his home being located on the southeast corner of the Ruakiwi Road / Clarence Street intersection at 17 Ruakiwi Road. While not directly concerned with effects on historic heritage, Mr Needham (at page three of his submission) raises concerns with the proposed removal of trees 30 and 30a which are in close proximity to the heritage water tower as he considers that these trees "*aid in buffering structures*".
35. Retaining trees 30 and 30a would keep the existing heritage water tower partially screened from surrounding locations, including from Mr Needham's home across Ruakiwi Road. However, removing these trees would assist in opening up the heritage water tower to wider views from Ruakiwi Road and from across the lake itself; enhancing its historic heritage values and the public benefit arising from them.
36. I cannot see how the proposed removal of tree 30 has any significant adverse effect on Mr Needham's amenity as tree 30 is on the opposite side of the heritage water tower to Mr Needham's home and as the heritage water tower would be between tree 30 and his property any adverse effects arising from the removal of tree 30 would be imperceptible from Mr Needham's location (refer Figures 4 and 5 below).
37. Figure 3 (below) identifies tree 30 and tree 30a (arrowed), while the extract from the *Existing Trees to be Removed* Diagram (Figure 4) provides context of the location of these trees and the heritage water tower to Mr Needham's property. The view is however not taken from Mr Needham's property, but taken from the west side of Ruakiwi Road approximately opposite Mr Needham's property. Figure 5 (below) provides before and after views towards the heritage water tower as seen from Mr Needham's property (image courtesy of Edwards White Architects).

38. The removal of trees 30 and 30a enhance the historic heritage values of the heritage water tower. The removal of these trees, in line with the proposed removal of the modern valve pump room, and restoration of the original simple geometry of the mound upon which the heritage water tower sits, collectively add to the opportunity this project affords those values. While the removal of trees 30a particularly may make the modern secure access stair more visually apparent, there are other planting options that could mitigate its presence should that be required.

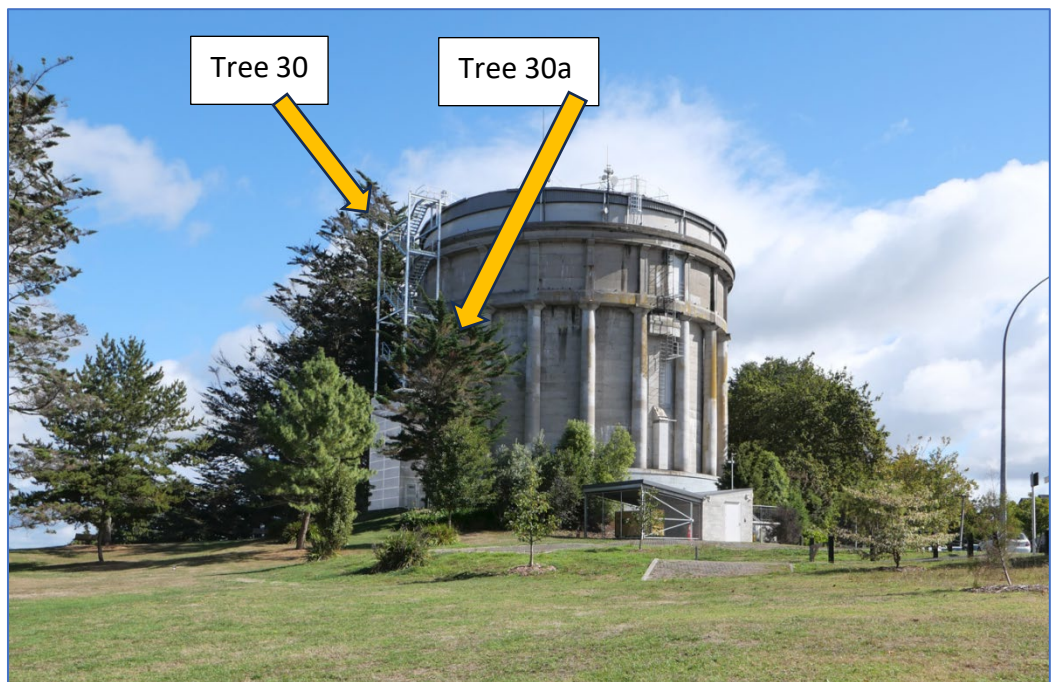


Figure 3: View of the heritage water tower from the edge of the Hamilton Domain approximately opposite Mr Needham's property showing trees 30 and 30a (arrowed).

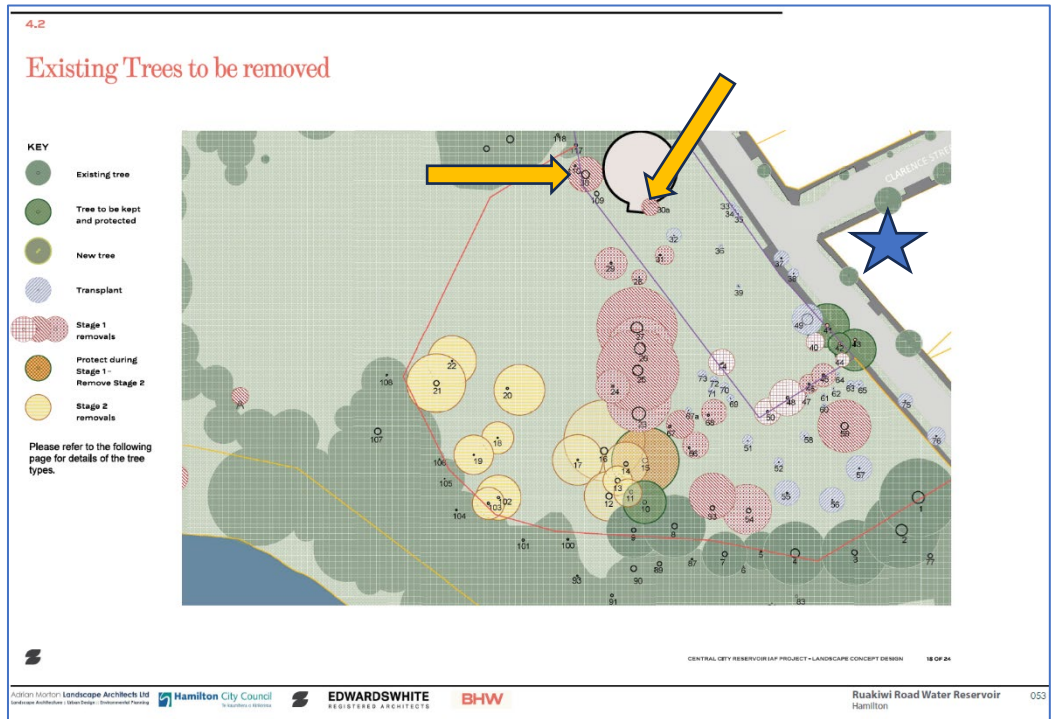


Figure 4: Existing Trees to be removed. Trees 30 and 30a are arrowed. The location of Mr Needham’s property is indicated by the blue star.



Figure 5: Before and after views from 17 Ruakiwi Road.

Response to s 42A Report Comments/Recommendations Relevant to Historic Heritage

39. I have read the s 42A Report prepared by Laura Galt and agree with her findings with respect to matters of historic heritage. Notably it is those

effects arising from the proposed works anticipated by the NOR on the Built Heritage A ranked heritage water tower recognised in the ODP at Schedule 8A – Volume 2 as Item H27.

40. Ms Galt has relied on the specialist technical assessment on heritage provided by The Heritage Studio (Caroline O’Neil).
41. Ms O’Neil identifies two key matters in her analysis of the effects of the proposed works on built heritage:
 - a) The effects of the new reservoirs on the heritage values/qualities and setting of the water tower; and
 - b) The effects of physical changes to, and near, the water tower on its heritage values/qualities.
42. Ms O’Neil’s assessment concludes (at paragraphs 55 -57 of her report) that the works are “*supportable from a built heritage perspective*” and that overall “*the proposals conserve the integrity of the Water Tower’s physical fabric, secure its long-term future, and safeguard its heritage values and qualities as a place of outstanding significance*”. This conclusion, as Ms O’Neil states at paragraph 22, aligns with and adopts my own analysis.
43. Ms O’Neil’s assessment has also considered the submissions provided by Ernest Needham (Submission 1) and Glenda Morrissey (Submission 5) and has concluded that the relief sought in those submissions is not supportable as they relate to built heritage. Ms O’Neil’s opinion aligns with my own on this matter.
44. The s 42A Report has addressed the historic heritage matters associated with the NOR including both the submissions of Mr Needham and Ms Morrissey (at 5.5 of the s 42A Report) and heritage more generally at

section 5.9 and agrees with Ms O'Neil's conclusions and recommendations.

Explain and set out any Recommended Changes to Conditions.

45. The s 42A Report provides a suite of conditions related to historic heritage and more specifically the requirement for a Heritage Management Plan (conditions 8, 9, and 10). I support these conditions.

CONCLUSIONS AND RECOMMENDATIONS

46. The technical heritage assessment by The Heritage Studio and the recommendations of the s42A Report align with my own assessment and conclusions in recognising the appropriateness of the proposed alteration to Designation A67 – NOR – Ruakiwi Reservoir.

Adam Wild

19 December 2025