

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 JONATHON GUY BROOKE ON BEHALF OF
HAMILTON CITY COUNCIL AS REQUIRING AUTHORITY**

(Project Sponsor)

Dated 19 December 2025

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INTRODUCTION

1. My full name is Jonathon Guy Brooke.
2. I hold the qualifications of a Diploma in Engineering (Civil), a Diploma in Science and Technology, and a Bachelor of Science in Mathematics.
3. I am the Infrastructure Acceleration Fund (**IAF**) Infrastructure Programme Delivery Manager for Hamilton City Council (**HCC**), a position I have held since 2024. Prior to that I held numerous other roles for HCC since 2010. In my current role I am responsible for overseeing the delivery of critical infrastructure projects funded through the IAF, including programme management, stakeholder coordination, milestone tracking, and ensuring compliance with funding agreement requirements and timeframes.
4. As the Project Sponsor, I am authorised to provide this evidence on behalf of HCC as the Requiring Authority (**RA**) in support of the Notice of Requirement (**NOR**) to alter the designation for the HCC Central City Reservoirs on Ruakiwi Road (**the Reservoir Project**).

SCOPE OF EVIDENCE

5. This evidence will address the following matters:
 - a) The IAF Agreement and its strategic importance;
 - b) The Reservoir Project and its role within the IAF Agreement;
 - c) The benefits of the Reservoir Project; and
 - d) The RA's response to submissions received.

EXECUTIVE SUMMARY

6. The IAF Agreement provides HCC \$150,600,000 in non-repayable grant funding to deliver critical infrastructure that will enable brownfield intensification and residential and commercial development within Hamilton's Central City within agreed timeframes. The funding is expected to support 4,140 dwellings between 2022 and 2035.
7. The Reservoir Project represents the largest component of the IAF Agreement, comprising over half of the total funding allocation. A Delivery Plan was agreed in February 2025 establishing specific dates and milestones to be achieved by HCC to receive funding reimbursement. To date two of the eight project milestones have been successfully met with the next milestone on track to be achieved by the end of March 2026. The final milestone of practical completion for the Reservoir Project is currently scheduled for early 2029.
8. This infrastructure is essential to unlock significant residential and commercial development in the Central City, supporting Hamilton's growth objectives and enabling the city to accommodate projected population increases while efficiently utilising existing designated land assessed as being the best location for the Reservoir Project. The proposed alteration is necessary to deliver this critical infrastructure within the required timeframes.
9. The Reservoir Project team has worked closely with stakeholders and undertaken extensive engagement with direct neighbours and the broader community throughout the NOR process. The proposed conditions of the designation will appropriately address the concerns raised in the submissions while ensuring this critical infrastructure is enabled.

IAF AGREEMENT

10. The IAF Agreement was signed in November 2022 between HCC and Kāinga Ora (on behalf of Central Government), establishing the projects to be delivered, the funding allocation, and the timeframes HCC must comply with.
11. The strategic goals of the IAF Agreement are to enable brownfield intensification in Hamilton's Central City. This represents a transformational opportunity for Hamilton to accommodate growth efficiently while revitalising the City Centre.
12. The IAF Agreement contracted HCC to deliver \$150,600,000 worth of infrastructure in the form of a non-repayable grant, within agreed timeframes, to enable growth within the Central City.
13. On 1 July 2025 the agreement was transferred from Kāinga Ora to National Infrastructure Funding and Financing Limited (**NIFFCo**), which now oversees the funding and monitors HCC's delivery of the agreed infrastructure.
14. The funding under the IAF Agreement is conditional upon HCC completing the agreed milestones and deliverables on time. Failure to meet these milestones could result in loss of significant funding and compromise Hamilton's ability to accommodate projected growth in the Central City.
15. The Reservoir Project is the largest and most critical component of the IAF Agreement, comprising over half of the total fund. The IAF Agreement was varied in February 2022 to include the trunk water mains from the Central City Reservoir into the city. This infrastructure will enable the efficient distribution of water held in the Central City Reservoir throughout the Central City, supporting the intended growth and development contemplated by the IAF Agreement.

CENTRAL CITY RESERVOIR PROJECT

16. The Reservoir Project is essential to meet the demands of a growing Hamilton population and as part of HCC's long-term strategy to support urban growth in the Central City and improve water supply resilience. The Reservoir Project proposes the construction of two 25 megalitre water reservoirs, a 420m² valve chamber and ancillary pipelines. This infrastructure will support 4,140 dwellings to be located in central Hamilton between 2022 and 2035.
17. The proposed site at 18 Ruakiwi Road was chosen as the location for the Reservoir Project following a comprehensive assessment of 30 potential sites. The site is subject to an existing designation, designation A67, which authorises the site for water storage and supply purposes. The Reservoir Project proposes to alter the designation by expanding the boundary of A67 to accommodate the two reservoirs and associated infrastructure, with construction of the reservoirs occurring in two stages. Current modelling indicates that Reservoir 1 will be sufficient to meet population needs until at least 2041. Beyond that point, Reservoir 2 will be required to ensure continued service capacity.
18. The Ruakiwi Road site was identified as the preferred location as it best met the project objectives and key criteria, including land ownership, site size, elevation, proximity to the bulk water network, the Waiora Water Treatment Plant, energy efficiency, distance to the Central City and underlying geological conditions. The concept plans for the site were subsequently developed to address any effects, including on the Lake Domain Reserve, the existing water tower (a scheduled Built Heritage item in the Operative Hamilton District Plan) and the surrounding residential area.
19. HCC, in its capacity as RA, is tasked with securing the appropriate planning mechanisms and permissions to progress the Reservoir Project, including

the alteration to the existing designation, and is responsible for completing its construction. In addition to the process for altering the designation and regional consents required under the Resource Management Act 1991 (**RMA**), the Reservoir Project requires a reserve reclassification under the Reserves Act 1977 to change the status of the additional land sought to be designated for the Reservoir Project from Recreation Reserve to Local Purpose (Water Infrastructure) Reserve. This is a separate legal process that is proceeding contemporaneously with the RMA designation process. The Reserve Reclassification proposal has been publicly notified and is to be heard by the Community Committee on 3 February 2026 who will then deliberate the reclassification proposal at the Committee meeting on 21 April 2026.

20. In addition, in August 2025, the RA lodged an application with Waikato Regional Council for regional consents to authorise the discharge of stormwater, construction and operation of a discharge structure in the Hamilton Lake, soil disturbance and the importation of cleanfill. In November 2025, the RA was granted land use consent from HCC for a Booster Pump Station located on Clarence Street which will provide the water pressure for the 30% of the water supply that will not be gravity-fed.
21. A Delivery Plan for the Reservoir Project was agreed in February 2025 which established specific dates and milestones that HCC must achieve to receive funding reimbursement. To date, two of the eight milestones have been successfully met, demonstrating HCC's commitment to delivering this infrastructure on schedule. The next milestone is on track to be achieved by the end of March 2026.
22. The final milestone of Practical Completion for the Central City Reservoir and associated infrastructure is currently scheduled for early 2029. Meeting this milestone is essential to retain the full IAF funding allocation and to ensure the infrastructure is available to support development as properties intensify in the Central City. The RA is seeking a waiver of the

outline plan process under s 176A(2) of the RMA in order to ensure that progress towards completion of the Reservoir Project can continue at a good pace. Sufficient technical detail has been built into the NOR and supporting materials to ensure there is clarity in relation to the specifics of the project.

BENEFITS OF THE PROJECT

23. The Reservoir Project will deliver significant benefits to Hamilton and the wider region, including:
 - a) **Water supply security:** The Reservoir Project will provide essential water storage capacity to support both existing and future development in the Central City, including the Waikato Hospital and surrounding residential and commercial zones, ensuring a reliable and resilient water supply for residents and businesses.
 - b) **Strategic location:** The Ruakiwi Reservoir site has long served as a critical component of the city's water supply network. The current reservoir on the site has supplied potable water for nearly one century. The site's natural elevation offers hydraulic advantages, making it an optimal point for gravity-fed distribution to 70% of the Central City. This feature allows for the reservoirs to be built with lower profiles meaning the visual bulk of the structures and extent of the land required is reduced, preserving more of the land for open space. The proposal aligns with the current land use and reduces the need for significant changes to zoning or land acquisition, ensuring a streamlined consenting process and minimal disruption to surrounding areas.
 - c) **Efficient use of existing infrastructure:** The existing reservoir on Ruakiwi Road is integrated into the city's water distribution network. The proposed upgrades, as well as the newly consented booster

pump station and scour discharge pipeline to Lake Rotoroa, will build on the established network to enhance service levels across the Central City. The existing designation and infrastructure assets provide a strong baseline for the proposed expansion of the water supply network.

- d) Enabling intensification: The infrastructure will remove a critical constraint to development, enabling the Central City to accommodate 4,140 new dwellings and associated commercial development. This supports more efficient use of existing urban land and reduces pressure for greenfield expansion.
- e) Economic benefits: The Reservoir Project is expected to unlock residential and commercial development investment in the Central City, creating construction jobs, supporting local businesses, and contributing to Hamilton's economic growth and prosperity.
- f) Housing supply: By enabling 4,140 new dwellings, the Reservoir Project will contribute significantly to addressing housing supply challenges in Hamilton and support the provision of diverse housing options in a central location with access to employment, services, and public transport.
- g) Environmental sustainability: Supporting brownfield intensification in the Central City reduces the need for urban sprawl and greenfield development, helping to protect productive rural land, reduce infrastructure costs per dwelling, and support more sustainable urban form with reduced transport emissions.
- h) City Centre revitalisation: The infrastructure will support increased residential population in the Central City, which in turn will support retail, hospitality, and service businesses, contributing to a more vibrant and economically sustainable City Centre.

- i) Network efficiency: The upgraded water infrastructure will improve the overall efficiency and resilience of Hamilton's water supply network, benefiting both current and future residents and businesses throughout the city.
 - j) Amenity: The Reservoir Project will deliver new pathways, seating and recreational features (bike racks, drinking fountains, picnic areas) that improve access and usability of the Lake Domain. New vantage points to Pirongia, Karioi and Te Kawa, as well as connections to the wider landscape will be provided along with art installations, signage and cultural markers for cultural, heritage and educational enrichment. The site is well separated from residential properties which assists with mitigation of noise and visual disruption during the construction and operation of the reservoirs.
24. These benefits align with HCC's strategic objectives for sustainable urban growth, economic development, and infrastructure resilience. The Reservoir Project represents a significant investment in Hamilton's future prosperity and liveability.

RESPONSE TO SUBMISSIONS

25. I have reviewed the six submissions received on the NOR, which include two in support, three in opposition (all from neighbouring residents) and one from the Department of Conservation that seeks amendments to conditions and management plans. In my view, the submissions do not raise matters that would prevent the alteration to the designation from being confirmed, subject to the conditions proposed by the RA.
26. Throughout the planning and design process, the RA has engaged with affected parties and the broader community. Technical experts have addressed specific concerns raised in submissions through their evidence, including matters relating to traffic, noise, visual amenity, and construction

management. In addition, the Director-General of Conservation has sought amendments to conditions to address ecological and biodiversity matters. Appended to the evidence of Mr Dawson is the RA's updated proposed designation conditions which address the concerns of submitters as well as feedback provided in the s 42A report. I note that it includes a condition agreed to by HCC requiring a detailed ecological plan incorporating a range of measures including "no mow" grassland located within the Hamilton Lake Domain.¹

27. The proposed alteration to the designation is necessary to deliver the Central City Reservoir within the timeframes required by the IAF Agreement. Any delay to the Reservoir Project risks the loss of significant funding and compromises Hamilton's ability to accommodate growth and development in the Central City.
28. The RA remains committed to working constructively with all submitters to address any outstanding concerns through appropriate conditions on the designation and through ongoing engagement during the detailed design and construction phases of the Reservoir Project.

CONCLUSION

29. The Reservoir Project is essential infrastructure that will enable significant residential and commercial development in Hamilton's Central City. The Reservoir Project is backed by substantial government funding through the IAF Agreement and will deliver wide-ranging economic, social, and environmental benefits to Hamilton.
30. The RA is committed to delivering this Project on time and within the milestones established in the IAF Agreement. The proposed alteration to the designation is necessary to achieve this outcome and to secure the

¹ Condition 42b.

benefits that this infrastructure will provide to Hamilton's future growth and prosperity.

31. Thank you for the opportunity to submit evidence in support of the Ruakiwi Reservoir Project.

Jonathon Guy Brooke

19 December 2025