597 Horahora Road, Arapuni - Subdivision Application Hearing

October 2026

Herenga ā Nuku
AOTEAROA

Outdoor Access Commission - Herenga ā Nuku Aotearoa

Created under the (now)

Outdoor Access Act 2008

Our purpose is

- To enhance free, certain, enduring, and practical outdoor access

Our mission

- Bring people, places, and information together to enhance outdoor access.

DD1

Outdoor Access Commission - Submission

Esplanade **Reserve with public access to Waikato River**

People gain many benefits by proximity to the awa

Waikato River Trails is an existing use

The trail has been operating for over 10 years. Riders on Great Rides expect a rural outlook and an off-road trail experience with few interruptions

Driveways create safety and attention impacts

Additional driveways create ongoing safety issues

The subdivision will change the nature of the Trail to urban instead of rural.

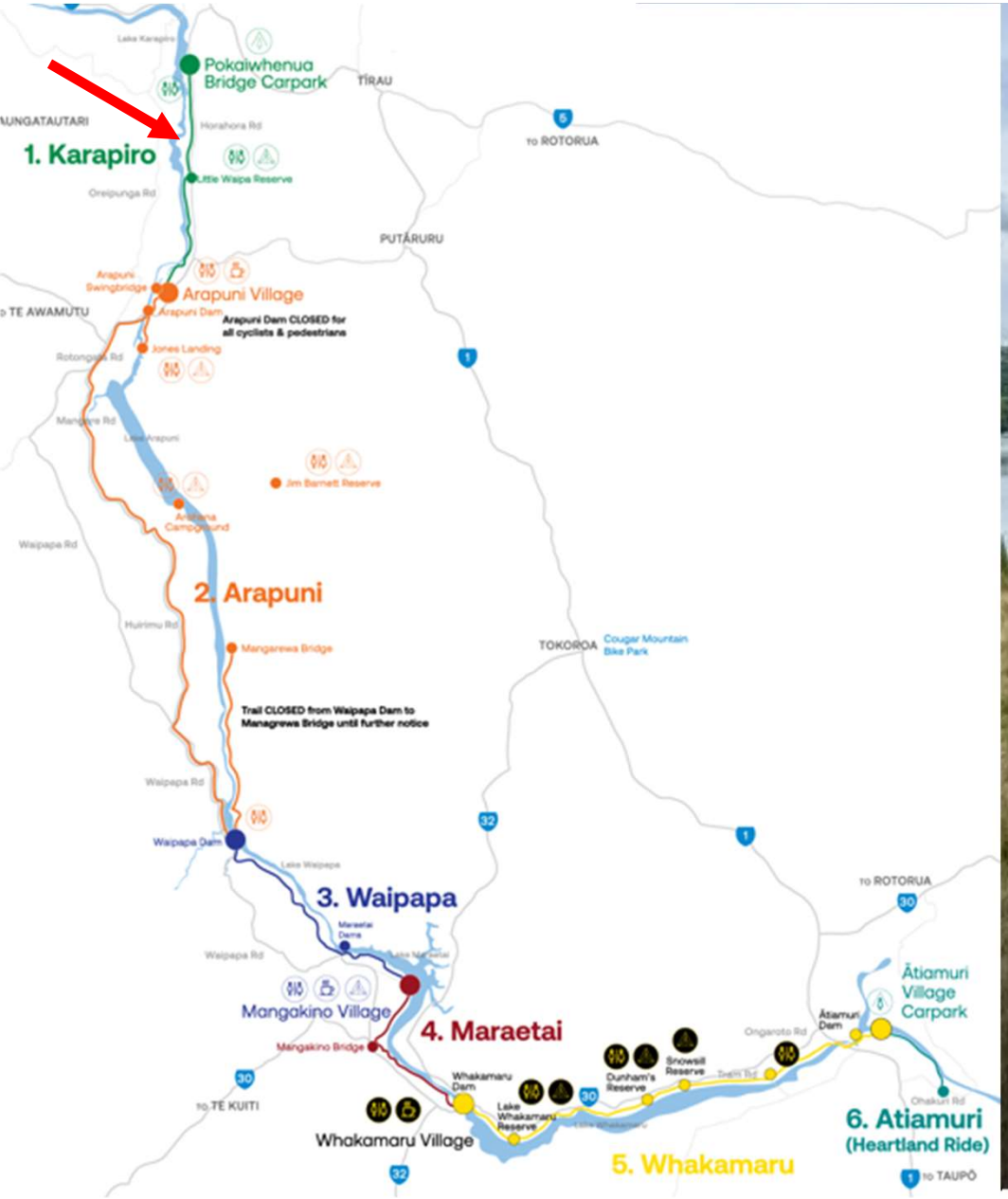
The subdivision will have amenity impacts

Roadside trail sections are less popular or enjoyable, and more vehicle movements will devalue the experience, decreasing users.

Slide 3

DD1 Suggest you draw a line between the items on the L and the details on the R

Dot Dalziell, 2026-10-20T02:15:57.827


Pokaiwhenua Bridge Carpark
TĪRAU
1. Karapiro
to ROTORUA
PUTĀRURU
Arapuni Village
Arapuni Dam CLOSED for all cyclists & pedestrians
2. Arapuni
Mangarewa Bridge
Trail CLOSED from Waipapa Dam to Managrewa Bridge until further notice
TOKOROA
Cougar Mountain Bike Park
Waipapa Dam
3. Waipapa
to ROTORUA
Mangakino Village
4. Maraetai
Mangakino Bridge
to TE KUITI
Whakamaru Village
5. Whakamaru
Ātiamuri Village Carpark
6. Atiamuri (Heartland Ride)
to TAUPŌ


Pokaiwhenua Bridge Carpark to Little Waipa Reserve car park section

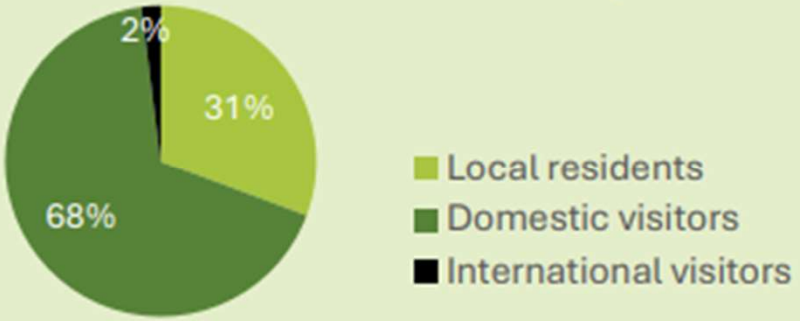
Waikato River Trail – YE June 2025

TRAIL USAGE

35,832
Total trips
-7% vs 2021
(*+18% vs 2021 all Great Rides*)

Pedestrians
19,326
-5% vs 2021
(*+21% vs 2021 all Great Rides*)

Cyclists
16,506
-10% vs 2021
(*+14% vs 2021 all Great Rides*)



(*All Great Rides: 31% local residents, 57% domestic visitors, 12% international visitors*)

73%
rated their trail experience
9 or 10 (out of 10)
(*73% all Great Rides*)

+77
Net Promoter Score
(*+79 all Great Rides*)

Ngā Haerenga
NEW ZEALAND CYCLE TRAILS

GREAT RIDES OF NEW ZEALAND

ECONOMIC IMPACTS



22,167
estimate of **visitors** attributable to the Trail
(1.3 million all Great Rides)



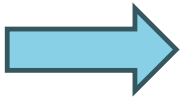
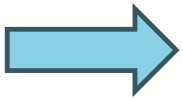
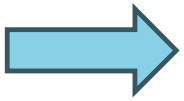
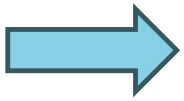
28,968
estimate of **visitor nights** attributable to the Trail
(4.5 million all Great Rides)



$295.03
average expenditure per visitor
($964.10 all Great Rides)

DD1

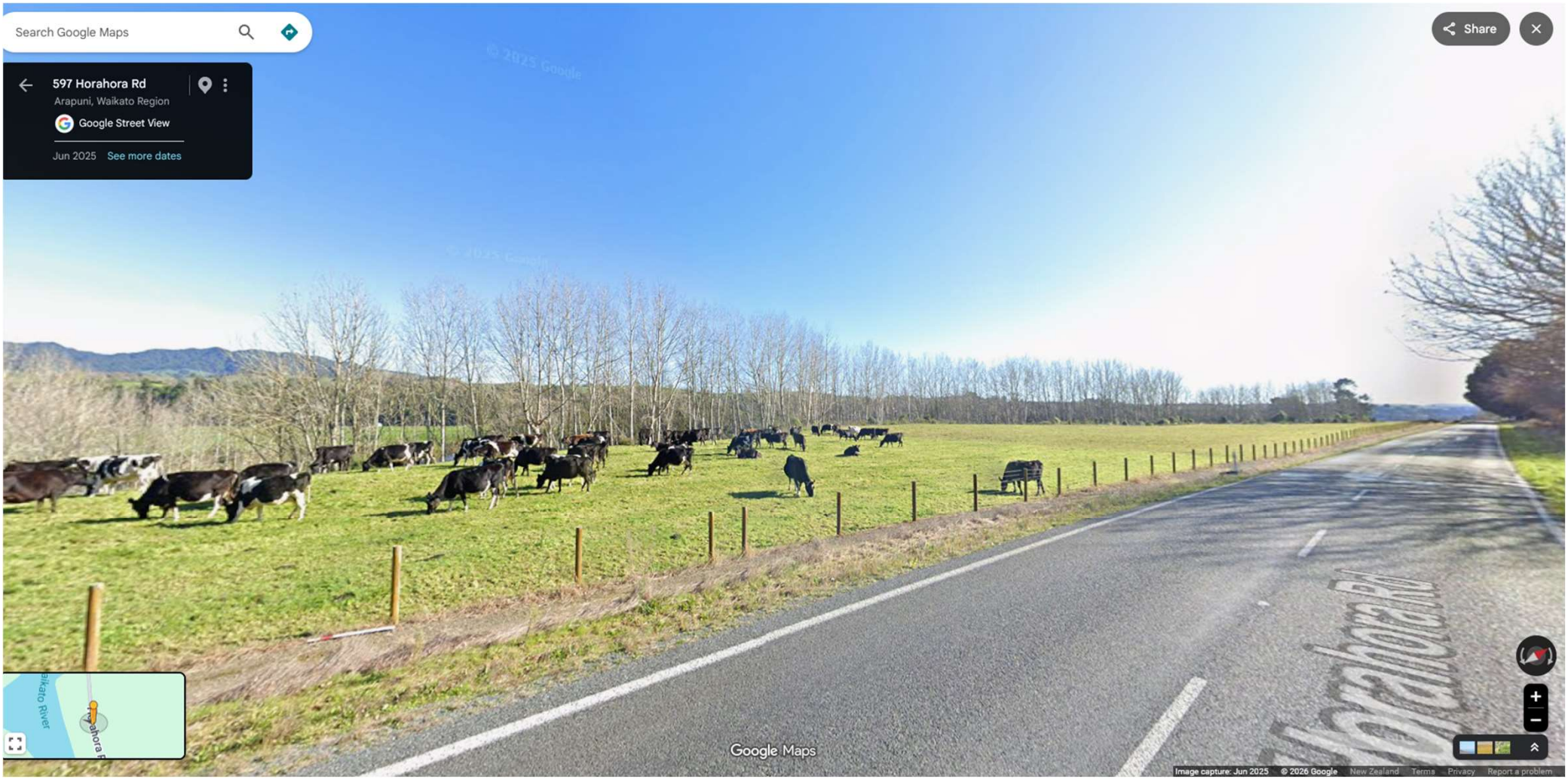
Risks: to existing trail, public access

Safety		**Construction, driveways, roads, vehicle movements**
Amenity		**Rural becomes urban**
Economic benefits		**Decrease in domestic and international visitors**
Privatisation of public estate		**Esplanade Strip with public access that doesn't permit trail formation is a lost opportunity**

DD1 Visually connect LH and RH lists

Dot Dalziell, 2026-10-20T02:17:25.217

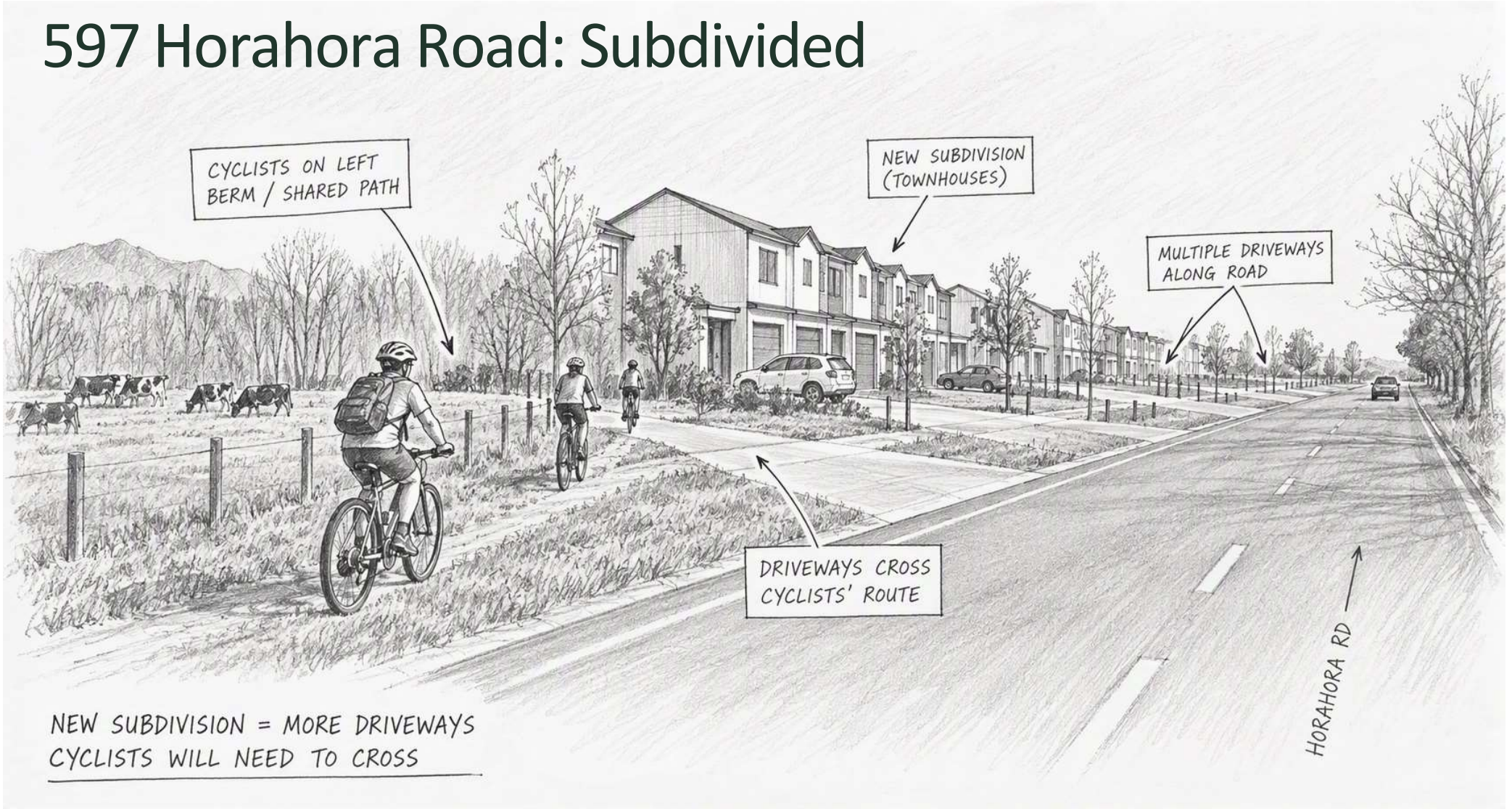
597 Horahora Road: Now



The experience users want



597 Horahora Road: Subdivided



Recommendations

1. **Create opportunity for future formation of continuous trail with safety, amenity, economic benefits:** DD1

    - Include clauses in the Esplanade Strips that will be registered against all titles that allow for the future formation of a public access trail

    - 'Users' should include at a minimum: walking, cycling (including E-bikes), horses, dogs

    - Prevent the need to gain agreement from all future landowners, which would be very difficult.

2. **Prioritise moving the Waikato River Trail to the riparian margin and away from the road**

DD1 Creates opportunity for future formation of continuous trail with safety, amenity, ecomnomic benefits

Dot Dalziell, 2026-10-20T02:20:07.843

Questions?