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Sent: Wed, 19 Aug 2026 12:23:19 +1200
To: "Planning Team" <planningteam@southwaikato.govt.nz>
Subject: (ECM:709583) Horahora Road
Attachments: HoraHora Road Submission.docx
Categories: ECM;Marnie

Hi, here is my submission for the proposed Horahora road development.

Bernadette Winter

I strongly object to the proposed development of such a significantly beautiful place. Any work to level out the land and construction of roads and houses will destroy the landscape forever. No amount of building rules on size, colour, positioning of buildings or plantings will make the proposed development any less of an eyesore on the landscape. Any buildings will detract from the natural look of the land. Natural is defined as a product of nature which can include pasture and exotic tree species but not man-made structures. The 45ha proposed for this development is rated by council as an Outstanding Natural Landscape. Therefore, it needs to be upheld so that everyone can appreciate its beauty. It doesn't seem right that only a small portion of people get to enjoy the views from their homes while ruining the views for everyone else.

The first time I ever drove down Horahora road was 30 years ago. I was instantly struck by its incredible beauty. It was like discovering a secret world and it was just off the beaten highway.

I have lived in Waotu for the past 24 years and have travelled on Horahora road at least 3 times a week. It has always been my favourite part of the journey, but I have been saddened to see the addition of more and more houses which have diminished the look of the natural landscape as well as my enjoyment of the drive.

When I travel the Horahora road from Waotu heading North, I follow the direction of the river and the unfolding landscape helps to paint a picture of how the terraces and undulations were formed by the river. These express the movement, flow, energy, power and history of the Waikato River. The vista halfway along the road looking down onto a long expanse of the river and land is incredible.

Sometimes the river is moody and grey, other times it is stunning blue and shimmering, surrounded by the amazing colours and formations of the land. The proposed development will greatly diminish this vista.

South Waikato is well known for its beautiful water and the Waikato River which runs through it is classed as an Outstanding Natural Feature. While the river is beautiful, the surrounding land is both unique and iconic, and the cohesion of both together creates stunning and memorable vistas which are worth preserving. The views along Horahora Road would be ruined by subdivisions allowing up to 146 homes (1 main dwelling and 1 ancillary dwelling) and shedding on properties.

I also have concerns about 73 septic tanks that will be installed with the housing. The outflow will leach through the porous sandy soil, eventually making its way into the river. Horahora road soil is characterised as highly permeable and free draining. There is the potential for there to be 146 homes feeding into septic tanks if ancillary dwellings are added to subdivisions along with a main dwelling. Over time I have no doubt further subdivision will occur as owners struggle to maintain these larger sections and so will look to further subdivide their lots.

Septic runoff contains nitrogen and phosphorus which fuel algae growth as well as providing a rich source of food for Golden Clams. Environments with high nutrients pollute our waterways lead to a high density of clams which already present a huge problem in our waterways.

Horahora road offers good access to the river trail. I also see many walkers, joggers and cyclists using the river trail. It is a very popular area which offers visitors a chance to escape towns and cities, get back to nature, to slow down, explore, heal, create memories, learn, discover and exercise while enjoying the great scenery and benefits of fresh air.

Horahora road is a scenic route on Google maps. I often see people stop to take photos. No one wants to drive through yet another town detracting from and hiding the scenery and I certainly don't want to get to my favourite spot in the journey and be confronted with houses, roads and flattened earth ruining this outstanding natural landscape.

I have travelled a lot of New Zealand and reasonably extensively overseas and have seen a lot of beautiful landscapes, and without a doubt, Horahora road stacks up. In my recent trip around England and Wales I saw nothing as unique or as beautiful as the Horahora landscape beside the Waikato River. Even in New Zealand, I have seen nothing like it anywhere else.

This is your chance to recognise the value of the beauty and uniqueness of the land and to protect it forever.

Once it is destroyed, we can never get it back.

Bernadette Winter