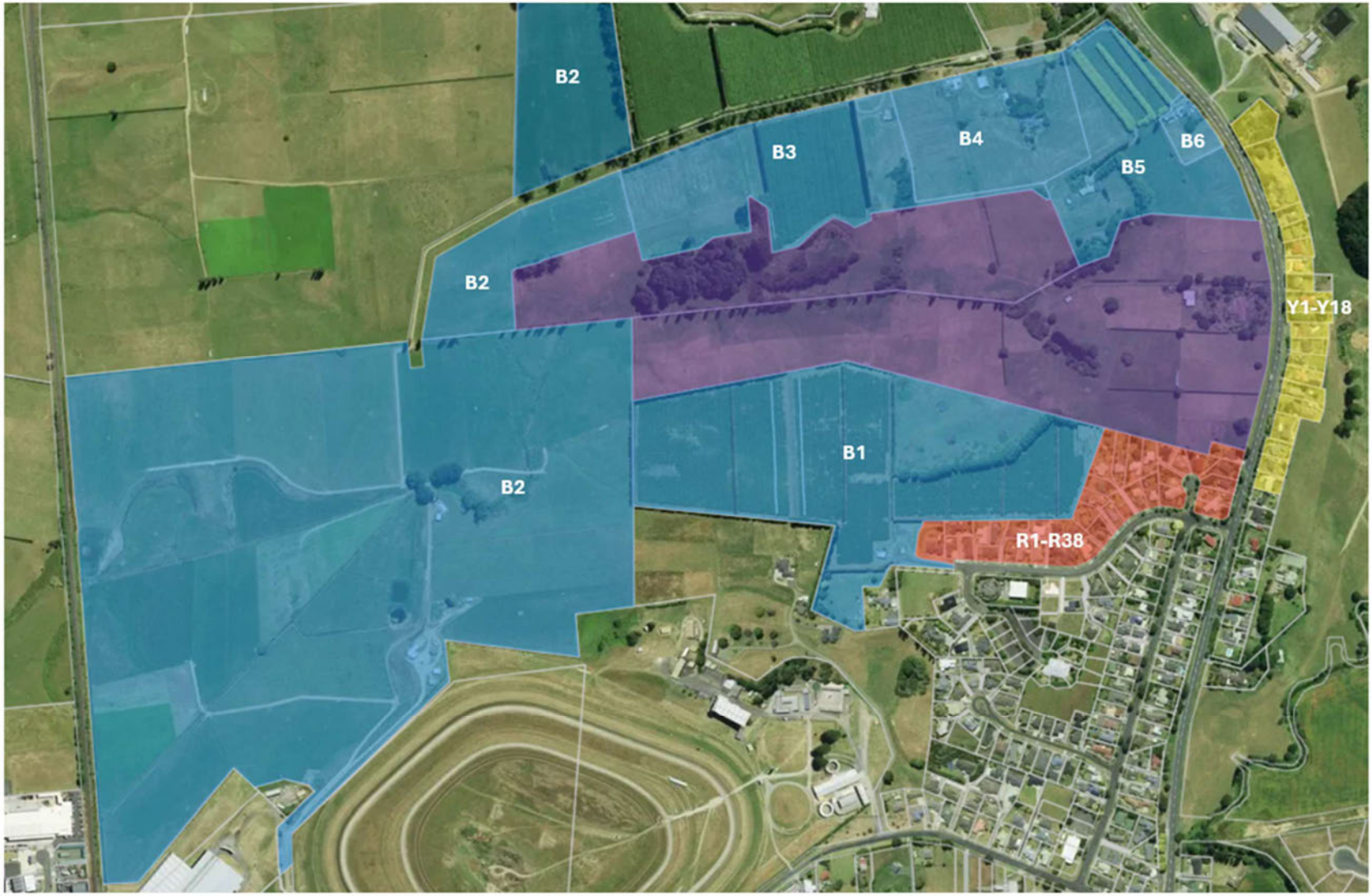
Appendix 24 - Adjacent Landowner Schedule and Plans

Adjacent Landowner Plan 1/4



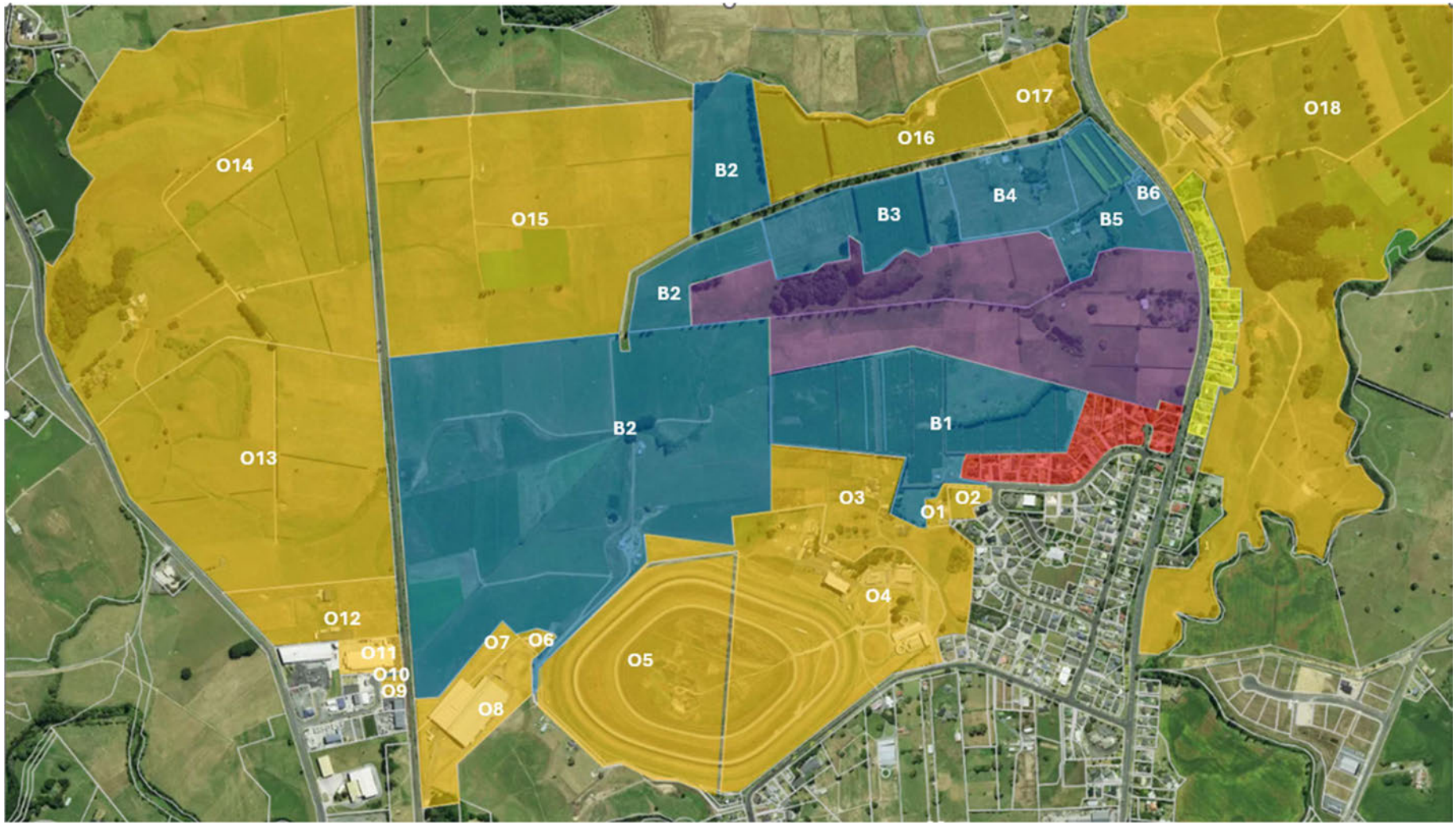
Adjacent Landowner Plan 2/4



Adjacent Landowner Plan 3/4



Adjacent Landowner Plan 4/4



Schedule of Owners and Occupiers of Affected Land

Refer to the ID Code References shown in the Adjacent Landowner Plans above.

Adjacent Landowners – Figure 1/4							Current as of: 12/10/2026	
Schedule of full names and addresses of owners and occupiers of the site to which the Application relates (cl 5 (d) Schedule 5 of FTAA)								
ID	**Address**	**Legal Description**	**Title**	**Owners**	**Site Area**	**Description**	**Engagement Letter**	**Further Engagement**
B1	420 Greenhill Drive	Lot 2 DPS 405546	419464	[redacted]	14.2211ha	Farmland	YES	Met with landowner and consultant planner
B2	2/405 Racecourse Road	Lot 5 DP 592078, Lot 1&2 DPS 52866	1136456		53.9692ha	Farmland + shed	MAYBE	Met with landowner
B3	n/a	Part Lot 2 DPS 36696	SA52A/304		6.653ha	Farmland + shed	MAYBE	No response
B4	4/5022 Ohaupo Road	Lot 1 DPS 18158	SA16C/8		4.4125ha	Farmland + shed + house	YES	No response
B5	5022 Ohaupo Road	Lot 2 DP 500009	743172		5.0512ha	House + shed	YES	No response
B6	2/5022 Ohaupo Road	Lot 1 DP 500009	743171		4972m^2	House, sheds	YES	No response

Adjacent Landowners – Figure 2/4								Current as of: 12/10/2026
Schedule of full names and addresses of owners and occupiers of the site to which the Application relates (cl 5 (d) Schedule 5 of FTAA)								
ID	**Address**	**Legal Description**	**Title**	**Owners**	**Site Area**	**Description**	**Engagement Letter**	**Further Engagement**
R1	1755 Ohaupo Road	Lot 1 DPS 860	SA1021/40	[redacted]	1012m^2	House	YES	No response
R2	49 Innes Place	Lot 12 DPS 15838	SA14A/38		1060m^2	House + shed	YES	No response
R3	56 Innes Place	Lot 11 DPS 15838	SA14A/37		1113m^2	House	YES	No response
R4	48 Innes Place	Lot 1 DP 528246	853274		738m^2	House	YES	No response
R5	48A Innes Place	Lot 2 DP 528246	853275		714m^2	House	YES	No response
R6	44 Innes Place	Lot 9 DPS 15838	SA14A/95		1292m^2	House	YES	No response
R7	132 Greenhill Drive	Lot 4 DPS 15838	SA15B/663		1573m^2	House	YES	No response
R8	134 Greenhill Drive	Lot 3 DPS 15838	SA15A/1479		1566m^2	House	YES	No response
R9	136 Greenhill Drive	Lot 2 DPS 15838	SA14B/807		2006m^2	House + shed	YES	No response
R10	41 Innes Place	Lot 13 DPS 15838	SA14A/39		971m2	House	YES	No response
R11	2 Greenhill Drive	Lot 1&2 DPS 9209	SA4A/90		1998m^2	House, shed	YES	Landowner emailed asking if the Applicant

								wanted to purchase the property.
R12	66 Greenhill Drive	Lot 8 DPS 15838	SA14A/94	[redacted]	903m²	House	YES	No response
R13	66 Greenhill Drive	Lot 7 DPS 15838	SA14A/35	[redacted]	1095m²	House	YES	No response
R14	102 Greenhill Drive	Lot 6 DPS 15838	SA14A/34	[redacted]	1090m²	House, shed	YES	No response
R15	118 Greenhill Drive	Lot 5 DPS 15838	SA14A/33	[redacted]	938m²	House	YES	No response
R16	138 Greenhill Drive	Lot 1 DPS 15838	SA15A/1168	[redacted]	991m²	House	YES	No response
R17	140 Greenhill Drive	Lot 19 DPS 15838	SA14A/43	[redacted]	777m²	House, shed	YES	No response
R18	148 Greenhill Drive	Lot 1 DP 339925	164074	[redacted]	645m²	House, shed	YES	No response
R19	150A Greenhill Drive	Flat 1 Lot 2 DP 360226	245120	[redacted]	986m²	House	YES	No response
R20	150B Greenhill Drive	Flat 2 Lot 2 DP 360226	245121	[redacted]	986m²	House	YES	No response
R21	168 Greenhill Drive	Lot 7 DPS 32749	SA29A/618	[redacted]	1198m²	House, shed	YES	No response
R22	172 Greenhill Drive	Lot 6 DPS 32749	SA29A/617	[redacted]	903m²	House, shed, garage	YES	No response
R23	194 Greenhill Drive	House 1 DPS 56942	SA46D/626	[redacted]	1841m²	House	YES	No response
R24	196 Greenhill Drive	House 2 DPS 56942	SA46D/627	[redacted]	1841m²	House	YES	No response

R25	198 Greenhill Drive	House 1 DPS 59676	SA52A/878	[redacted]	2212m²	House	YES	No response
R26	228 Greenhill Drive	House 1 DPS 73482	SA60B/51	[redacted]	2212m²	House	NO	N/A
R27	284 Greenhill Drive	Lot 15 DPS 65945	SA53B/459	[redacted]	1063m²	House, shed	YES	No response
R28	288 Greenhill Drive	Lot 8 DPS 65945	SA53B/452	[redacted]	695m²	House, shed	YES	No response
R29	308 Greenhill Drive	Lot 9 DPS 65945	SA53B/453	[redacted]	673m²	House, shed	YES	No response
R30	330 Greenhill Drive	Lot 10 DPS 65945	SA53B/454	[redacted]	793m²	House, shed	YES	No response
R31	350 Greenhill Drive	Lot 14 DPS 65945	SA53B/458	[redacted]	966m²	House	YES	No response
R32	352 Greenhill Drive	Lot 13 DPS 65945	SA53B/457	[redacted]	874m²	House, pool	YES	No response
R33	354 Greenhill Drive	Lot 11 DPS 65945	SA53B/455	[redacted]	737m²	house, shed	YES	No response
R34	1/386 Greenhill Drive	Lot 12 DPS 65945	SA53B/456	[redacted]	951m²	House	YES	No response
R35	390 Greenhill Drive	Lot 1 DPS 79757	SA64A/64	[redacted]	623m²	House, shed	YES	No response
R36	408 Greenhill Drive	Lot 3 DPS 79757	SA64A/66	[redacted]	1059m²	House, shed	YES	No response
R37	412 Greenhill Drive	Lot 2 DPS 79757	SA64A/65	[redacted]	654m²	House. Shed	YES	No response

R38	414 Greenhill Drive	Lot 1 DP 405546	419462	[redacted]	2236m^2	House, shed	YES	No response

Adjacent Landowners – Figure 3/4								Current as of: 12/10/2026
Schedule of full names and addresses of owners and occupiers of the site to which the Application relates (cl 5 (d) Schedule 5 of FTAA)								
ID	**Address**	**Legal Description**	**Title**	**Owners**	**Site Area**	**Description**	**Engagement Letter**	
Y1	5051 Ohaupo Road	Lot 1 DPS 80378	SA94C/297	[redacted]	3056m^2	House	YES	No response
Y2	5053 Ohaupo Road	Lot 1 DPS 68644	SA55A/669		4476m^2	House + Pool	YES	No response
Y3	2108 Ohaupo Road	Lot 1 DPS 4047	SA1259/67		1012m^2	House	YES	No response
Y4	2086 Ohaupo Road	Lot 2 DPS 4047	SA1261/96		1011m^2	House + Shed	YES	No response
Y5	2066 Ohaupo Road	Lot 3 DPS 4047	SA1411/12		1012m^2	House + Shed	YES	No response
Y6	2042 Ohaupo Road	Lot 1 DP 30644	SA782/46		1010m^2	House + Shed	YES	No response
Y7	2018 Ohaupo Road	Lot 1 DPS 86190	SA66C/546		1010m^2	House	YES	No response
Y8	1988 Ohaupo Road	Part Lot 1 DP 25657 and Part Allotment 245 Puniu Parish	310475		3035m^2	House	YES	N/A
Y9	1950 Ohaupo Road	Lot 1 DPS 1090	SA1026/259		1222m^2	House + Pool + Shed	YES	No response
Y10	1932 Ohaupo Road	Lot 2 DPS 1090	SA1036/242		1257m^2	House + Shed	YES	No response
Y11	1912 Ohaupo Road	Lot 3 DPS 1090	SA1045/234		1263m^2	House + Shed	YES	
Y12	1890 Ohaupo Road	Lot 4 DPS 1090	SA1076/142		1224m^2	House + Shed	YES	

Y13	1868 Ohaupo Road	Lot 2 DPS 6725	SA2005/62	[redacted]	1505m^2	House + Shed	YES	No response
Y14	1844 Ohaupo Road	Lot 6 DPS 1090	SA1097/245	[redacted]	1634m^2	House + Shed	YES	No response
Y15	1802 Ohaupo Road	Lot 1 DPS 6725	SA1773/19	[redacted]	1413m^2	House	YES	No response
Y16	1778 Ohaupo Road	Lot 7 DP 26446	SA979/208	[redacted]	1011m^2	House	YES	No response
Y17	1752 Ohaupo Road	Lot 6 DP 26446	SA888/25	[redacted]	1011m^2	House + Shed	YES	No response
Y18	1726 Ohaupo Road	Lot 5 DP 26446	SA2B/529	[redacted]	1011m^2	House + Shed	YES	No response

Adjacent Landowners – Figure 4/4							Current as of: 12/10/2026	
Schedule of full names and addresses of owners and occupiers of the site to which the Application relates (cl 5 (d) Schedule 5 of FTAA)								
ID	**Address**	**Legal Description**	**Title**	**Owners**	**Site Area**	**Description**	**Engagement Letter**	
O1	525 Greenhill Drive	Lot 1 DP 361886	252178	[redacted]	4107m^2	House, shed, pool	YES	No response
O2	415 Greenhill Drive	Lot 2 DP 525353	1062608		5014m^2	House	YES	No response
O3	1021 Racecourse Road	Lot 1 DP 444479	561731		7.139ha	House x2, shed x2	YES	No response
O4	1015 Racecourse Road	Lot 2 DP 444479	561732		18.8272ha	Horse racetrack, and associated buildings	YES	No response
O5		Lot 5 DP 424188	563884		15.0891ha	Horserace track	YES	No response
O6	1/405 Racecourse Road	Lot 4 DP 592078	1136455		2575m^2	Sheds	NO	N/A
O7		Mangapiko 410 PSH	SA8D/604		1.0645ha	Warehouse	NO	N/A
O8		Part Allot 409 Mangapiko PSH Part Allot	SA8D/604		4.0088ha	Warehouse	NO	N/A
O9	186 Harrison Drive	Lot 8 DP 422113	484924		1173m^2	Yard	NO	N/A

O10	210 Harrison Drive	Lot 7 DP 422113	484923	[redacted]	1369m^2	Containers	NO	N/A
O11	240 Harrison Drive	Lot 6 DP 422113	484922	[redacted]	1.005ha	Warehouse	YES	No response
O12	416 Paterangi Road	Lot 26 DP 453522	581084	[redacted]	4.1541ha	Sheds and paddock	NO	N/A
O13	460 Paterangi Road	Lot 1 DP 588720	1120227	[redacted]	26.5710ha	House, paddock	YES	No response
O14	582 Paterangi Road	Lot 2 DP 588720	1120228	[redacted]	46.5643ha	House, paddock	YES	No response
O15		Lot 2 DP 606373, Lot 15 DP 20887 Part Lot 17 DP 20887, Section 7 SO 437561	1192560	[redacted]	46.5600ha	Dairy farm and house	MAYBE	No response
O16	6/5022 Ohaupo Road	Lot 2 DPS 82004	SA64D/112	[redacted]	7.994ha	Farmland, house	YES	No response
O17	1/5022 Ohaupo Road	Lot 1 DPS 82004	SA64D/111	[redacted]	2.965ha	Farmland, house	YES	No response
O18	5021 Ohaupo Road	Lot 2 DP 403232	410691	[redacted]	102.8960ha	Shed, warehouse, farmland	YES	No response

Appendix 25A – Engagement Letter

18 July 2026

To Whom it may Concern

Harlow Lifestyle Village

by Te Awamutu Development Limited

Directly adjacent neighbour engagement

Introduction

Harlow Lifestyle Village (HLV) is a proposed senior living project covering approximately 25.79 hectare on the northern edge of Te Awamutu. The project has been referred under the Fast-track Approvals Act and is currently progressing through the design and master planning phase, ahead of preparing a substantive application. HLV is aiming to lodge its substantive application with the Fast Track Panel in late September 2026.

As part of this phase, HLV is reaching out to engage with directly adjacent landowners to ensure you are informed about the proposal, have the opportunity to review the emerging design and to provide any feedback if you wish.

Subject Site

The site is made up of two land parcels and currently comprises an operating sheep and beef block. The site is outlined in the aerial image below. The site has frontage to Ohaupo Road (State Highway 3) at the eastern boundary.



Figure 1: Subject Site

Proposed Development

The proposal seeks to establish a senior living village on the site, enabling a range of retirement lifestyle facilities ranging from standalone villas to managed care facilities and amenities. The development is anticipated to occur in stages, generally progressing from the eastern boundary of site to the western boundary. The timing will depend on market demand but is current anticipated to take 7 years.

The current masterplan is included in **Figure 2** below. Refer to **Attachment 1** for a copy of Figure 2.



Figure 2: Masterplan

In summary, key components of the proposal include:

- Approximately 26 hectares of retirement lifestyle village land, providing a range of site sizes to accommodate both standalone villas and managed care facilities.
- Approximately 413 retirement village units, and a 100 bed aged care facility.
- Open space areas providing landscaping, stormwater management, amenity and recreation,
- Restoration and enhancement of the existing Kahikatea stand, wetlands and watercourses.
- A community hub area
- A new, safe roading connection to Ohaupo Road

Land Use Activities

The proposed development seeks to provide for a range of residential and employment opportunities across the site. This will include retirement village housing and infrastructure. In addition, a community hub is proposed to provide convenience services for inhabitants. The overall intent is to create a well-functioning lifestyle village with supporting amenities, while avoiding activities that could generate significant off site effects.

Supporting Infrastructure and Environmental Considerations

Stormwater

The proposal includes a planned stormwater management system, incorporating a mix of devices, including:

- Stormwater swales and pipes, providing stormwater treatment and conveyance;
- Stormwater wetlands, providing stormwater treatment and attenuation;
- Upgrades and protection of the existing significant natural area

The approach is intended to maintain the performance of the wider drainage network while improving environmental outcomes.

Potable Water Supply and Wastewater

Water supply and wastewater services will connect to Waipa District Council's existing networks. Any required network upgrades will be identified through the current detailed modelling and investigations and will be implemented as part of the project. Where necessary, interim servicing solutions may be used during staging, however these will be designed to meet relevant standards.

Transportation

The roading upgrades are shown on **Figure 3 & 4** below and within **Attachment 1**.



Figure 3 – T Intersection



Figure 4: Roundabout

There is one proposed access point to the existing transport network to Ohaupo Road, initially to be provided as a T-Intersection to support the first stages (**Figure 3**) and then as a new roundabout after that (**Figure 4**).

The internal roading will comprise smaller scale local roads internally providing access to future lots along with any future residential development that may arise to the north or south of the project.

It is also proposed to provide a new pedestrian/cycle path from the project site along the western side of Ohaupo Road to Greenhill Drive. It is then proposed to widen and upgrade the existing footpath along the eastern side of Taylors Avenue down to the existing footpath on Racecourse Road.

All of these proposed upgrading works will be carried out in consultation with Waipa District Council and the NZ Transport Agency.

External Boundaries, Natural Features, Open Space and Landscaping

The development has been designed to enhance the existing natural features of the site as well as recognise and respond to the existing landuse activities occurring around the site. Key features are as follows

- Restoration and enhancement of the existing wetlands on site to create a connected network of 12 wetland features;
- Fencing and protection of the stand of existing mature Kahikatea trees located at the western end of the site along with new pedestrian walkways to and around the stand;
- The development of a number of integrated stormwater management features and associated planting, such as swales and vegetated areas, to manage stormwater runoff while enhancing the overall appearance of the site.
- A range of other open space and amenity areas are proposed throughout the site. These areas will be grassed and/or planted as appropriate, helping to complement the built form and offset the overall intensity of development while maintaining a well landscaped environment.
- Specific landscape buffer setbacks are proposed in various locations around the site periphery varying between 5 metres and 10 metres.

Feedback sought and Next Steps

Over the coming months, the project team will continue to progress technical assessment and reporting, alongside ongoing engagement with key stakeholders, including neighbouring property owners, iwi, Council, the Department of Conservation and the New Zealand Transport Agency. Preparation of the substantive application will occur concurrently, with lodgement anticipated in late 2026.

As directly adjacent landowners, we would like to obtain your support for the project, including the design outcomes proposed. If you are comfortable with the proposal, we would be grateful if you could confirm your written approval by completing the **signing panel below** and returning a copy to the project team.

By signing below, you confirm that you have reviewed the information provided in this letter and give your written approval to the proposed Te Awamutu Development Ltd project for the purposes of the substantive application under the Fast-track Approvals Act.

Providing written approval does not prevent you from continuing to engage with the project team or raising any question about the proposal, nor does it prevent you being a part of the Fast-track process.

Please feel free to get in touch with either Russell Davies or Chris Dawson if you have any questions, would like to meet and discuss the proposal further, or would like further information before deciding whether to provide written approval.

Yours sincerely,





Russell Davies

Development Manager – TADL





Chris Dawson

Principal Planner - BBO





I/We confirm that I/we have reviewed the information provided in this letter and give written approval to the proposed Harlow Lifestyle Village development.

Property address:

Name/s of owner/s or authorised person/s:

Signature:

Date:

Email/phone:

Attachment 1

Harlow Lifestyle Village Masterplan Layout &

proposed Ohaupo Road connections