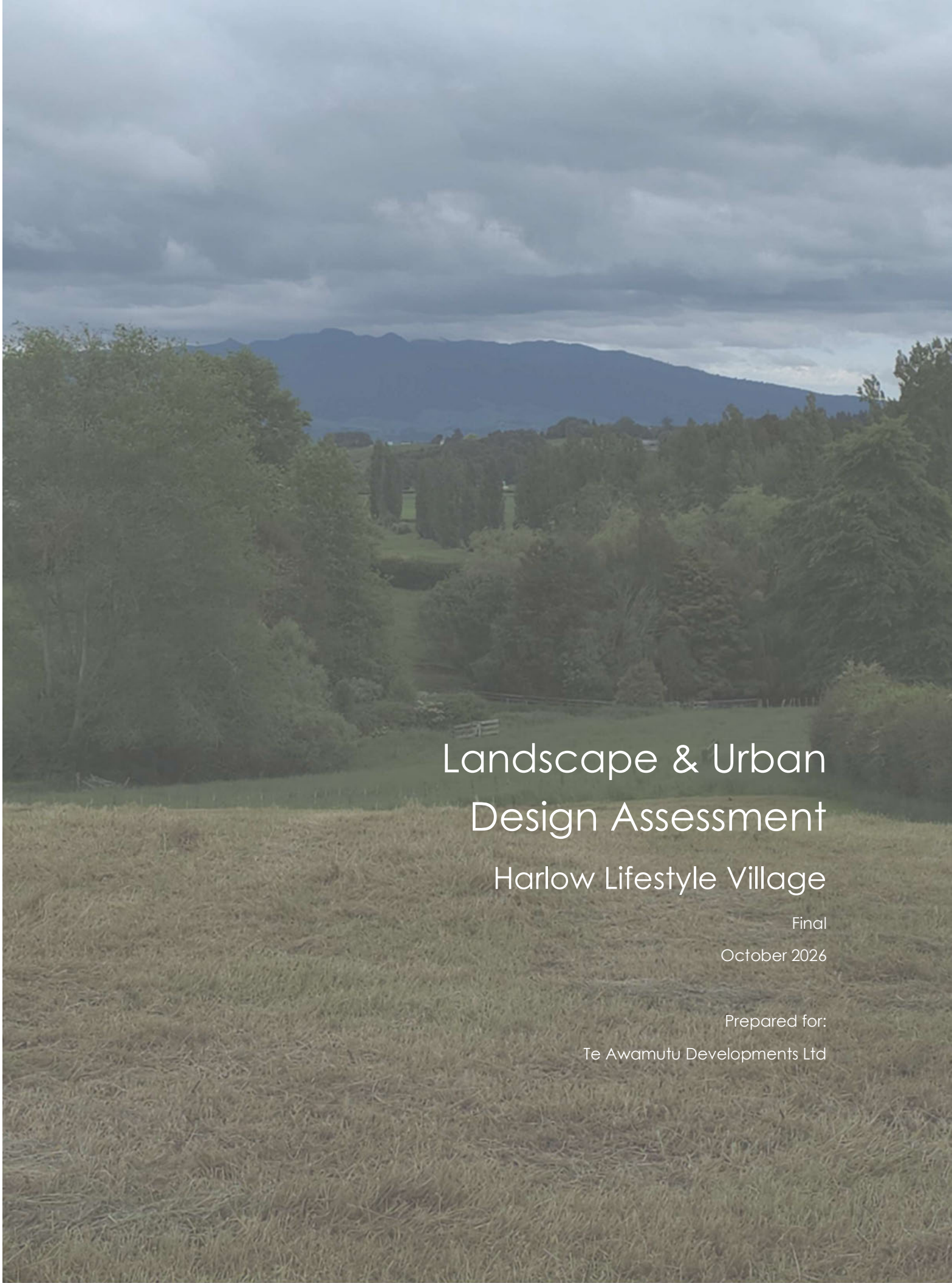
Appendix 22 – Landscape and Urban Design Assessment



Landscape & Urban Design Assessment

Harlow Lifestyle Village

Final

October 2026

Prepared for:

Te Awamutu Developments Ltd

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

Status:

Final

Date:

27 October 2026

Prepared by:



Jack Earl, Director

Landscape Architect (NZILA Registered) & Urban Designer

Earl Design Ltd

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Appendix 1 – Graphic Supplement

Appendix 2 – Visual Effects Analysis

1.0 Introduction

1.1 Qualifications and Experience

My full name is John William Earl, and I am a Landscape Architect, Urban Designer and Director of Earl Design Limited, a landscape architecture and urban design consultancy based in Auckland. Prior to establishing my own practice, I worked for WSP Limited / Opus International Consultants Limited for seven years and Barker & Associates Limited for two years. I have 13 years of experience in landscape architecture and urban design.

I hold a Bachelor of Landscape Architecture from Lincoln University (2013) and a Master of Urban Design from the University of Auckland (2018). I am a Registered Landscape Architect with the New Zealand Institute of Landscape Architects.

My experience includes landscape and urban design assessment, review, and advice across New Zealand, as well as the design and implementation of residential and masterplanned projects.

I am a current member of the Auckland Urban Design Panel for the 2024–2026 term and a specialist landscape consultant for Auckland Council, reviewing landscape and visual assessments and landscape design plans for resource consent applications.

1.2 Code of Conduct

I have read the Code of Conduct for Expert Witnesses, contained in the Environment Court Consolidated Practice Note (2023), and I agree to comply with it. I can confirm that the issues addressed in this statement are within my area of expertise and that in preparing my evidence I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Purpose & Scope

The following Landscape & Urban Design Assessment has been prepared by Earl Design Limited (EDL) for Te Awamutu Developments Limited (the applicant) in support of a Fast Track application (Substantive Application stage) to enable the development of a community for senior living in Te Awamutu, providing approximately 414 dwellings/units (including single-storey houses, duplex units and apartments), and a 100-bed care facility.

The development will also feature communal facilities, riparian planting, wetland restoration, three waters services infrastructure, and transport infrastructure. The project is designed to cater specifically to an ageing population, addressing a critical need for retirement housing and care capacity.

The development will proceed in alphanumeric order of stages (refer to the Architecture Package's Master Plan for stages), notwithstanding that some downstream infrastructure that lies within later stages will need to be constructed at the time that the earlier stages require it.

General construction timing is expected to be as follows:

- Stages 1A and 1B are programmed to commence earthworks and civils in Q1–Q2 2027.
- Subsequent stages are programmed at approximately nine-month intervals between stage commencements.

The site is located north of and adjacent to Te Awamutu's urban area, on the Waipā District Plan's (WDP) Rural Zone at 2025 Ohaupō Road, Te Awamutu. The site is legally described as *PT LOT 1 DP 35654 and LOT 1 DPS 36696 BLK II PUNIU SD and* comprises approximately 25.8 ha. Refer to Figure 1 below for a site context map.

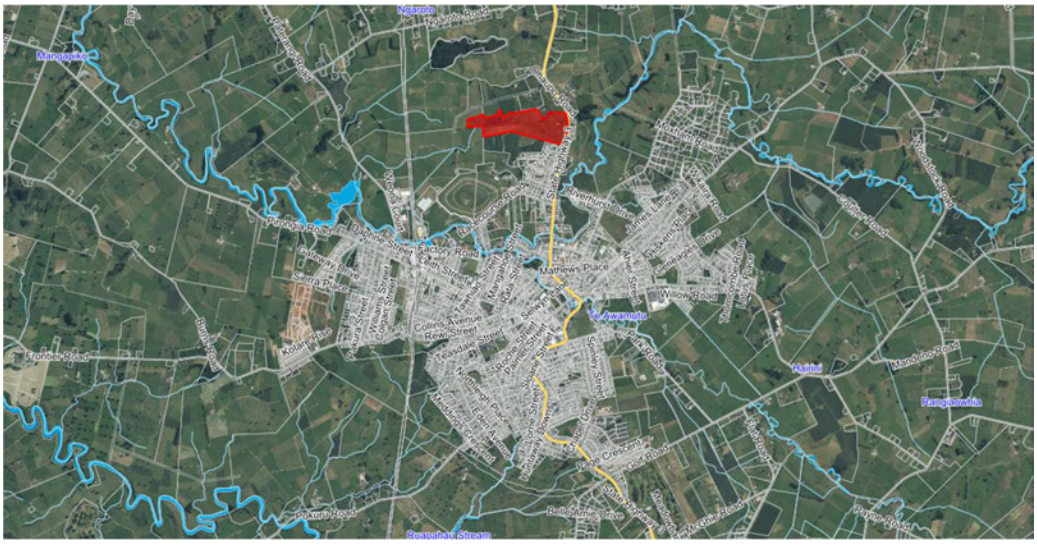


Figure 1 – Site location plan, wider context. Site shown in red.

The author has worked iteratively with the wider project team on this application, contributing to the proposed masterplan.

The author was also previously involved as the urban designer and master planner in the Proposed Private Plan Change 29 – Rezoning of land at 2025 Ohaupō Road, and has a good understanding of the site, its opportunities, constraints and how they relate to the spatial layout of the proposed masterplan.

This assessment should be read in conjunction with the project's planning report, cultural values assessment, ecology report, architectural, civil engineering and landscape architectural drawing packages.

The assessment is accompanied by:

- Appendix 1 – Graphic Supplement, which contains:
    - Relevant Waipā District Council (WDP) planning maps;
    - Topographical and aerial images of the Site and its receiving environment;
    - A Zone of Theoretical Visibility;
    - Photographs from within the site and surrounding area; and,
    - Photographs towards the site taken from viewpoints presenting views from the surrounding public places.
- Appendix 2 – Visual Effects Analysis, which contains the public realm-related visual effects

The Visual Effects analysis, including public and private views, informs, in part, the evaluation of landscape effects on the physical, associative, and perceptual dimensions of landscape values, as discussed further under Landscape Effects Assessment Methodology.

This assessment anticipates that it will be reviewed under the transitional consenting provisions of the amended RMA applying from 30 October 2026.

1.4 Landscape Effects Assessment Methodology

The methodology of this landscape assessment is in accordance with the New Zealand Institute of Landscape Architects (NZILA) Landscape Assessment Guidelines: *Te Tangi a te Manu* (TTatM) (Landscape Assessment Guidelines of Aotearoa, New Zealand).

Consistent with the approach recommended in TTatM, the assessment identifies the existing landscape values of the site and local area (articulated via the three overlapping dimensions of landscape values: physical, associative, perceptual) and then goes on to evaluate the effects of the proposal on those values.

This methodology acknowledges that during the Transition Period under the Planning Act 2026, consent authorities must disregard views from private property, however this report has considered private properties in the context of landscape effects, for the reasons described below.

As TTatM explains in paragraphs 5.25, 6.08 and 6.09, visual effects analysis is a useful tool for understanding effects on identified landscape values, including their physical, associative and perceptual dimensions.

This methodology includes analysis from both public and private property views, as it helps to, in the context of this proposal, further understand effects on existing landscape values (or landscape character), for example, associative effects such as sense of place and identity.

An assessment of visual effects for public audiences is attached as Appendix 2 and has assisted the evaluation of landscape effects in section 5 of this assessment.

The degree of landscape effects is evaluated using the seven-point rating scale set out in Te Tangi a te Manu (refer to Figure 2). Ratings are informed by professional judgement and supported by an explanation of the nature and degree of effects.



Figure 2 – Te Tangi a te Manu seven-point scale

The relevant landscape for this assessment is set out in Figure 3 below. The extent and context of the relevant landscape have been informed by the relationships between the area's hydrological and ecological systems, landform and land uses, having regard to the nature and scale of the proposal.



Figure 3 – Relevant landscape considered in this assessment, outlined in black. Broader cultural and natural systems are discussed in relation to this landscape and the site.

The assessment specifically has involved:

- Desktop analysis of topographical maps, contours, landform information, aerial photography, WDP overlays and cadastral boundaries to understand the proposal area and wider landscape setting;
- Desktop analysis of existing land cover, vegetation patterns, land use and built development;
- Review of the application's relevant ecological and other supporting technical information;
- Site visits were undertaken on 18th November 2025 and 1st October 2026, including photographic documentation and confirmation of the site and local area's landscape values and character, the proposal's visual catchment and potential viewing audiences; and,
- Review of the relevant provisions of the operative Waipā District Plan.

Public viewpoint photographs were taken with a Canon EOS 1000D fitted with an 18–55 mm zoom lens set to 32 mm, providing an approximate 51 mm equivalent focal length. This closely aligns with the 50 mm equivalent focal length identified as commonly used in the NZILA Best Practice Guide for Visual Simulations (BPG 10.2).

1.5 Urban Design Assessment Methodology

The potential urban design effects (both beneficial and adverse) of the proposal area are assessed from a synthesis of:

- The requirements of the Resource Management Act 1991 ('RMA') as amended by the Planning Act 2026, including s104(1A), which requires a consent authority, when considering the effects of a district land use activity, to disregard:

- Any of the following where they relate to residential activities, except in relation to the protection of historic heritage:
  - the area of glazing;
  - the presence or absence of balconies;
  - the outdoor living space;
  - the internal layout;
  - the size of a residential unit; and
  - the size of landscaped areas, except in relation to permeability.
- Negative effects of development on trade competition, including on competing providers of input goods and services.
- Effects on retail distribution.
- In relation to a project, any lack of demand for the project or the fact that the project is not financially viable.
- The type of residents to be housed in a new development.
- Views from private property.

- the National Policy Statement on Urban Development ('NPS-UD') requirements for a well-functioning urban environment;
- the relevant provisions of the operative Waipā District Plan.
- urban design guideline documents, including The New Zealand Urban Design Protocol;
- an understanding of the characteristics of the Site and the context of the wider area; and
- general good urban design practice.

The synthesis results in the following outcomes to assess the proposal against:

- A quality compact and connected urban form;
- Character and amenity;
- Public realm interfaces;
- Effects on neighbours.

2.0 Proposal

The project proposal involves a senior living development featuring stand-alone villas, duplexes, apartments, a community hub and a care home over an existing farm area of approximately 25 ha, to be completed in several stages. The proposal also includes associated roading and stormwater infrastructure, as well as landscape treatments and ecological restoration areas.

While the proposal is described in greater detail in the AEE, the following breakdown of the proposal, relevant to this assessment, is provided:

Villas

The village provides 297 villa units, including stand-alone villas and attached duplex villas, in two- and three-bedroom typologies. Floor areas range from 117m² to 208m², providing a wide variety to cater for a broad market.

The building forms are designed to integrate with the surrounding residential context by adopting gabled roof forms with breaks between them to form covered entries. The majority of villas are single-storey, with a small percentage of two-storey villas included to create variety along the internal streetscape. These are carefully controlled and positioned to avoid dominating neighbouring villas.

Where the land becomes too steep and requires significant retaining walls, an up/down villa typology has been incorporated to internalise the retaining walls, ensuring well-articulated building façades address the street and provide ample passive surveillance. Refer to Figure 3 below for an artist impression.



Figure 3 – Artist impression of standalone villas; refer to the architecture package.

All lots have been sized and tested for functional use and enjoyment, including northern-located outdoor living spaces, quality landscape treatments, and provisional spaces for bin storage and clotheslines.

Independent living & serviced apartments

The village includes five low-rise apartment buildings to create variety and affordability in its offering. Three of these buildings are for independent living and will provide 87 units, with one-, two- and three-bedroom options. The remaining two buildings are serviced apartments, providing 30 one-bedroom units.

These buildings are designed to integrate with the rural and residential context by presenting a two-storey appearance when viewed from the main road and SH3. A lower ground floor is benched into the hill to navigate the sloping topography, and the apartments are positioned to take advantage of the bush views offered by the land. Refer to Figure 4 below for an artist impression.



Figure 4 - Artist impression of serviced apartments; refer to the architecture package.

The façades are delicately articulated to break down the building bulk. “Half-gable” frames around each balcony give the appearance of terrace housing.

The Aged Care Building

This building is located on the north-east corner of the site, with easy access from the new public road. It has 100-bed capacity, including dementia care. This single-storey building is designed to provide a home-like environment for residents requiring more intensive support and nursing care.

The Community Hub

The community hub is located close to the village entrance where it's central enough to take in the views of the valley. The building is organised into a cluster of pavilions that cradle the outdoor game areas. The cluster is made up of 4 main components, providing a range of amenities for residents. This cluster design also allows for staged construction.

Reception & Café

This front-of-house pavilion contains reception, administration space, staff areas, a café and a lounge. The arrival experience is designed with a sense of grandeur. The gable form is split into two volumes, with the reception pavilion strengthened by a concrete colonnade, while the café pavilion is softened with timber cladding.

Restaurant & Kitchen

Moving past the reception hall, residents arrive at the bar and restaurant, which opens out onto the pétanque court and leads further onto the bowling green. This area can operate independently or combine with the café to cater for AGM-type events and festival celebrations.

Resident’s wing

This southern wing forms a protective barrier for the apartment building to the south, helping to reduce noise impacts on the residential areas. It contains the residents’ bar, theatre and library for leisure, as well as a swimming pool, spa, gym and wellness studio for recreation.

Wellness pod

Towards the western end of the community hub is a small pod of consultation rooms for village residents, conveniently and discreetly located away from the busy main entrance. The building is also anchored into the hill, with its roof extended to form a pavilion at the western end of the bowling green. Refer to Figure 5 below for an artist impression.



Figure 5 - Artist impression of the community hub area; refer to the architecture package.

Workshop and Greenhouse

The workshop and greenhouse buildings are located towards the western end of the village to become a point of interest along the pedestrian circulation routes. The kink in the main road, which is designed around the existing wetland, provides a natural "pause" to place these buildings. Refer to Figure 6 below for an artist impression.



Figure 6 - Artist impression of the greenhouse and workshop; refer to the architecture package.

The height difference between the two parallel roads is both a constraint and an opportunity. A feature stair and accessible ramp are placed here to connect the street on higher ground. The workshop and glasshouse are placed on either side in a cradling formation, nestled into the landscape.

Materiality

The villas are clad in a variety of familiar materials, including brick, weatherboards and natural timber highlights. The roofs are clad in classic profiled metal roofing. These materials ensure appropriateness to the context and durability for the site's climate.

The materials used on the apartment façades are a combination of brick, weatherboards and sheet claddings. This maintains a similar aesthetic to the villas. These are also durable and low maintenance materials, helping to reduce operational maintenance costs.

The Community Hub, being a feature building of the village, have adopted a richer selection of materials befitting of its status. A combination of concrete, timber and brick veneer helps to enrich the idea of a building cluster housing various functions. Refer to Figure 7 below for an indicative materials palette produced by the architects.



Figure 7 – Indicative materials palette produced by the architects.

Earthworks and Retaining Walls

The proposal requires significant earthworks and a range of strategies have been used to integrate the development into the site and landform, including:

- that the design of permanent cut and fill batters be limited to a maximum gradient of 1V:2.5H and limited to 3m high;
- Batters greater than 3m should adopt a maximum gradient of 1V:3H;
- Where the land becomes too steep and requires significant retaining walls, a split level villa typology has been incorporated to internalise the retaining walls;
- Extensive landscape treatments through various planting mixes are used to soften and further integrate walls and batters into the overall site;
- And through the use of differing materials, including their treatments of recessive colours.

Pedestrian Connectivity and Common Spaces

Pedestrian connectivity is of paramount importance for a retirement village. Well-designed, walkable environments create significant health benefits for older people, and a key driver of this masterplan is creating walkable loops that cover the entire village. Where the land becomes too steep, gardens with zig-zag pathways and ramps are designed to allow residents to move through the site with ease.

The pedestrian network connects future residents and visitors to “relaxation moments”, including a variety of passive recreational experiences, views, and interactions with site features such as waterways, elevated landforms, the SNA area, and the existing pond.

The network also connects through the internal road network, using materiality changes as traffic-calming devices, and highlights pedestrian linkages. These linkages connect to key points within the overall site, including the Community Hub, Workshop and Greenhouse and Pocket Parks. The pocket parks offer vegetable plots, picnic areas, fruit trees and outdoor exercise equipment.

Ecology

The works will involve the loss of one small wetland (33 m2), the removal of two artificial ponds and upgrading of existing culverts. The development also proposes large-scale restoration of several wetlands and terrestrial habitat over 16,000 m2, along with riparian planting along the entire length of the retained watercourse.

Predator control is proposed across all restoration areas to provide additional ecological benefit and increase quality of restored habitat. Cats or other domestic animals (except dogs) will not be allowed within the project site.

The development housing sites are set back from all key habitat features, including the kahikatea remnant and the retained riparian corridor and pond system. Lot boundaries are at least 25 m from these areas, and planted stormwater ponds and restoration planting areas (Figure 10) provide additional buffering.

The proposal also includes removing and retaining vegetation across the site. Refer to Figure 8 below. The vegetation to be removed mainly includes exotic mature specimen trees, mature low-growing exotic shelterbelts, and a range of woody weed species.

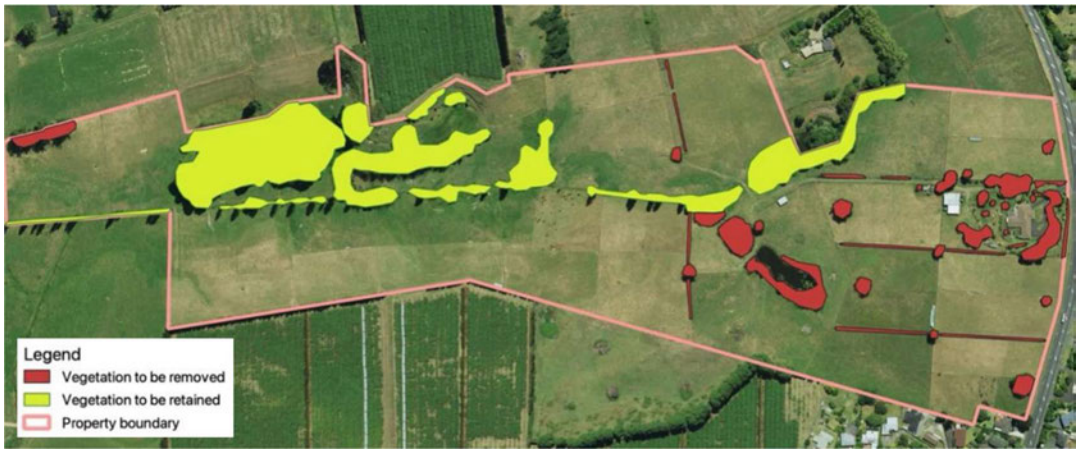


Figure 8 – Site vegetation to be removed and retained by Phoenix Ecology.

Landscape Treatments

The landscape strategy draws on the ecological richness of the existing site, including the Kahikatea stand (SNA), waterways, wetlands and various slopes to provide for an integrated planting strategy that enhances these biophysical features of the site, while enabling people to interact with and experience these features through the provision of an internal pedestrian network, series of "relaxation moments", and pocket parks.

The intent of the future detailed design of these spaces and pedestrian network (including wayfinding) is to build upon, through a collaborative design process, the cultural values of the wider cultural landscape (described in depth in the CVA), acknowledging Ngāti Apakura's historical relationship with wetlands, tuna, and mahinga kai traditions across communal open spaces. Ngāti Apakura cultural narratives are to be incorporated into the development through naming, interpretation, public artwork, or cultural design elements where appropriate.

The integrated planting strategy is used in a variety of ways, including:

- Softening of retaining structures, steep slopes and batters;
- Provide for attractive public streets, and an attractive internal road and pedestrian network;
- Enhance biophysical features within the site including the wetlands, SNA area, and riparian margins;
- Provide for passive surveillance, while managing privacy;
- Provide for on-site amenity for all lots;
- Contribute to a site character that maintains and complements rural character; and,
- Provide for buffering and filtering of the site from more sensitive interfaces, in a coherent and integrative manner.

3.0 Existing Landscape

3.1 Wider Site Context Description

The site is on the northern urban fringe of Te Awamutu and is bounded to the east by State Highway 3 (Ohaupō Road) to Hamilton. Ohaupō Road follows a ridgeline formation north, with a series of spurs falling to the east and west along its alignment. The site lies within two of these landforms forming a gully adjacent to the Ohaupō Road ridgeline, in the upper catchment of Mangapiko Stream.

The ridgeline extends south of the site to Greenhill Drive and Taylor Avenue, then terminates at Mangapiko Stream. Refer to Figure 9 below for site location plan within the broader landform elevation context.

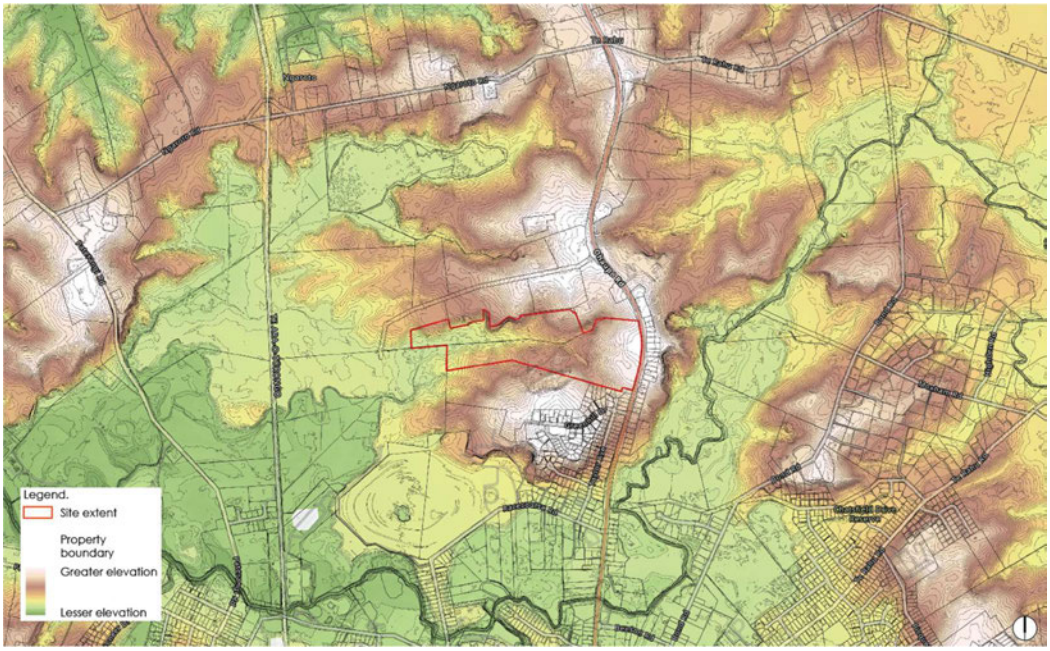


Figure 9 – Site context – Elevation map.

The site is underlain by the Hinuera Formation and the Walton Subgroup. The Hinuera Formation is broadly mapped as the low-lying alluvial plains and gully landforms, and Walton Subgroup as the low hills. Walton Subgroup (WSG) comprises Early Pleistocene to Middle Pleistocene river deposits and ignimbrite described as *'Alluvium dominated by primary and reworked, non-welded ignimbrite'.*

The alluvial deposits consist of the Karapiro Formation and ignimbrite of the Puketoka Formation. WSG underlies the low hills landform and is typically overlain by volcanic ashes including Kauroa Ash, Hamilton Ash Formation (HAF), and more recent undifferentiated tephras.

Holocene river deposits typically occur within modern drainage systems (gullies) and are likely to be deposited within the base of the site gully and its depositional alluvial fan.

As described in the CVA, the site lies within the wider cultural landscape of Ōhaupō, Ngāroto, Rukuhia, Pekapekarau, and Moanatuatua, areas that have long sustained the people of Ngāti Apakura through food gathering, trade, travel, settlement, and cultural practice. The site is situated within the cultural landscape of the Waipā basin, an area that has long supported the social, economic, cultural, and spiritual wellbeing of Ngāti Apakura. Refer to Figure 10 below.

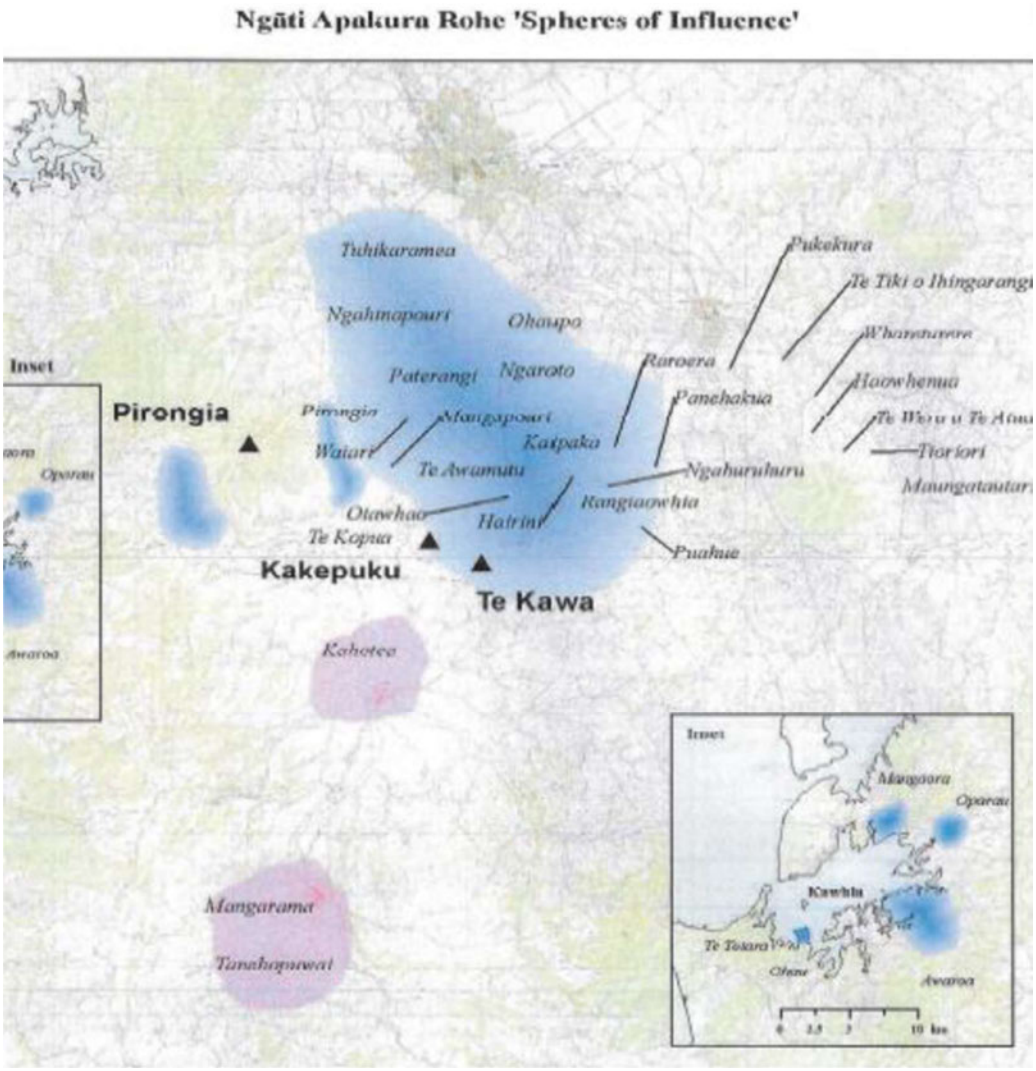


Figure 10 - Ngāti Apakura cultural landscape, kāinga, pā and wāhi tūpuna within the wider Waipā district

This landscape contains important ancestral associations arising from settlement, resource use, trade, conflict, alliance, and enduring relationships with neighbouring iwi and hapū. The site occupies relatively elevated land within the wider Waipā basin and forms part of a landscape that historically sat between significant wetland and lake systems.

Ecologically, the site is mainly surrounded by pastoral agriculture and lies at the intersection of the Hamilton and Waipā Ecological Districts, both within the Waikato Ecological Region. Nearby areas of ecological importance include indigenous forest remnants, wetlands, and peat lakes.

A key feature north of the site is Moanatuatua Bog, a 14,000-year-old peat bog that has been reduced from about 7,500–8,500 ha to roughly 140 ha due to drainage and agricultural conversion; it is now the best remaining example of restiad rushland in the Hamilton Ecological District. About 750 m north lies the largest kahikatea forest remnant in the Waipā District (13.5 ha), Yarndley's Bush (SNA ID WP309).

Originally, the area was dominated by lowland forests and comprised mostly podocarp-broadleaved forests. Much of the original forest cover has historically been lost to clearance for agricultural development, leaving only small kahikatea remnants, wetlands and peat lakes. At

present, much of the land is used for dairy farming, pastoral agriculture, and horticulture, with small remnants of indigenous vegetation cover.

Ohaupō Road (adjacent to the east site boundary) connects Te Awamutu north to Ōhaupō, and to Hamilton City. It is also known as State Highway 3 and provides an important economic and social regional connection. The highway has two lanes, a wide median strip, a narrow western shoulder, and a much wider eastern shoulder. It is a relatively busy stretch of road. Commuter traffic heading north from Te Awamutu to Hamilton spikes between 7.30am and 9 am on weekdays, and southbound traffic increases significantly between 4.30 am and 6 pm on weekdays.

The road corridor also includes overhead lines that criss-cross the road and urban streetlight poles.

The Te Awamutu township / urban area is located south of and adjacent to the southeastern portion of the site.

The site itself is zoned as Rural under the WDP. The adjoining urban area is zoned Medium Density Residential Zone under the WDP.

Along the eastern interface of Ohaupō Road, opposite and north of the site, a ribbon of urban-scaled residential dwellings stretches approximately 100 m beyond the site's north edge. It extends approximately 350m opposite the site to the urban boundary, then a further 300m south of the site. This 750m strip of residential development is zoned Rural under the WDP. Refer to Figure 11 below.



Figure 11 – Photograph looking north along Ohaupō Road, adjacent to the site. The site shown on the left hand side of the photograph with the Rural zoned residential development seen to the right of view.

The streetscape along Ohaupō Road adjacent to the site has an urban character, which is contrary to its underlying rural zoning, although the residential area is only one lot deep. Because of this character, the northern entrance into Te Awamutu is somewhat associated with the north-eastern corner of the site, where urban streetlight poles, crisscrossing overhead lines, Te Awamutu speed signs, and the residential development strip begin and terminate in a more rural-dominant character to the north.

3.2 Site Description

The site consists of two lots under one rating parcel of land totalling 25.8 Ha, forming an irregular, elongated east–west site.

The site's landform can be classified by three distinct geomorphologies. The rolling low hills (Hamilton Hills) and the flattish alluvial plains comprise the two main landforms. A gully incises the

hills, running east to west through the centre of the property and forming the third landform: the gully landform. The land adjacent to Ohaupō Road falls relatively gently away from the Road, where the existing dwelling and farmyards and sheds are located. Refer to Figure 12 below.

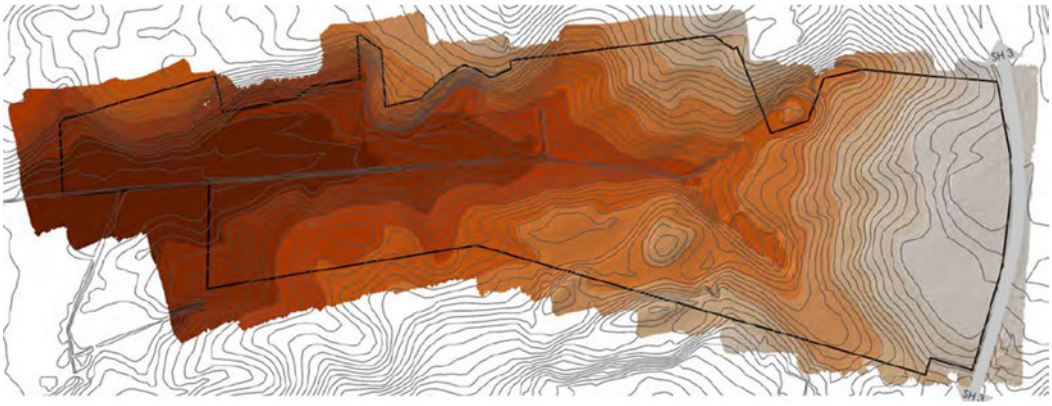


Figure 12 – Elevation analysis and 1m contours depicting the landform elevation change and slope direction.

At the head of the gully are two existing man-made ponds. A series of wetlands and a small stream-made drain are located within the gully formation's lower-lying land.

From elevated areas within the site, views of Pirongia and the wider landscape west of the site are present. Refer to Figure 13 below.



Figure 13 – Photograph taken within the site looking west across the site, depicting the vegetation patterns associated with the ponds and drain. Mount Pirongia is visible in the distance.

Slope gradients within the low hills are gently rolling, averaging 1V:10H (5-6 degrees), and steepen to 1V:5H (11 degrees) where the gully has eroded the hills. The gully base falls at approximately 1V:50H. The gully slopes steepen on the western side of the site, on the north gully face, to gradients ranging from 1V:1H (45 degrees) to 1V:3H (18 degrees). Refer to Figure 14 below.

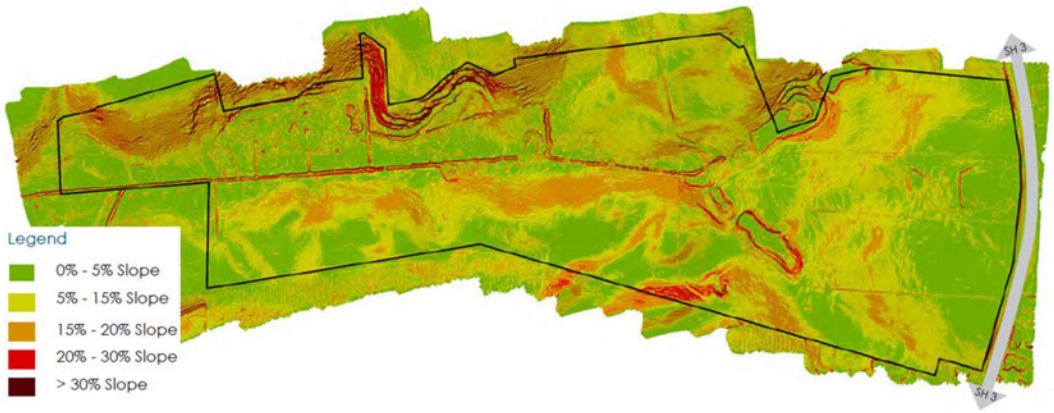


Figure 14 – Slope analysis.

Existing vegetation cover at the site includes open, currently grazed pastureland; a rural residential dwelling and associated garden plantings; exotic shelter trees; several wetland areas; and a kahikatea remnant, which is identified as a Significant Natural Area (SNA, ID WP312) under the WDP. Exotic trees comprise species such as Lombardy poplars, alders and willows.

Refer to Figure 15 below for a photograph, and Figure 16 below for an existing vegetation plan of the site.



Figure 15 – Photograph taken from within the site looking northwest, depicting the Kahikatea stand, the drain, existing exotic vegetation features, grazed paddocks and the western rural site boundary in the mid to background of the view

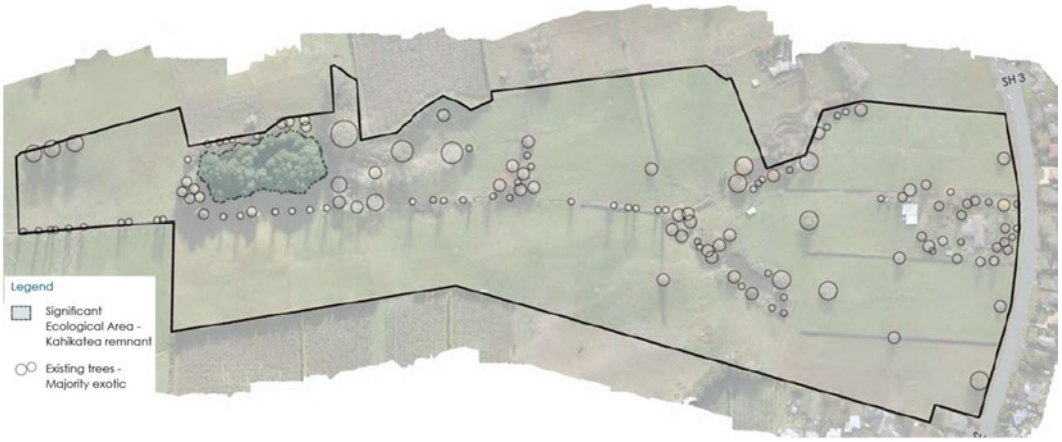


Figure 16 – Existing site vegetation plan.

The kahikatea remnant is fenced off, preventing stock access, and contains a regenerating understory of largely indigenous pioneer species such as mahoe, kanuka, and tree fern. Some exotic weed species are also present, in particular along the edges of the tree stand, including gorse and kiwifruit vine. Refer to Figure 17 below for a photograph of the Kahikatea remnant.



Figure 17 – Photograph from within the site near the western boundary, looking east towards the Kahikatea remnant.

The existing man-made ponds upstream of the watercourse contain a mix of exotic plant species, such as willows, oaks, alders, and blackwoods, and indigenous plant species such as tree fern, harakeke flax, cabbage tree, lemonwood, and kawakawa.

The watercourse present downstream of the pond system contains sparse riparian vegetation, mostly exotic species such as Lombardy poplar, pin oak, alder, Chinese privet, climbing ivy, and barberry. Scattered indigenous species such as wheki ponga treefern are also present.

The watercourse/farm drainage channel runs east to west through the gully formation downstream of the pond system. The channel is highly modified and forms a linear, incised drain that is partially shaded by riparian vegetation in places. The wetlands are located on low-lying land in proximity to the drain.

The vegetation at the site is currently highly modified, dominated by exotic pastureland, with small, fragmented pockets of wetland remaining throughout the site. Several farm drains of limited ecological representativeness are also present. The kahikatea fragment is a characteristic feature of past vegetation cover, and a representative ecosystem of high ecological values, including potentially providing remnant habitat for bat roosting that is otherwise sparse within the landscape.

As set out in the CVA, the cultural values associated with the site arise primarily from its location within the wider Ngāti Apakura cultural landscape and its relationship with the whenua, wai and ecological systems of the Waipā catchment.

The southern boundary adjoins eight urban-zoned residential properties near Ohaupō Road (i.e., the eastern end of the site). The immediate interface comprises varying retaining structures, whereby the site sits slightly below the residential properties. These properties are zoned Medium Density Residential under the WDP. Refer to Figure 18 below.



Figure 18 – Photograph taken from within the site looking towards the urban residential development abutting the southern boundary .

Further west, and comprising most of the southern interface, is an existing kiwifruit orchard. A large shelterbelt is maintained at a height of approximately 11 m along most of this interface. This land is zoned Rural. Refer to Figure 19 below for a photograph.



Figure 19 – Photograph taken from within the site looking southwest towards the southern rural site boundary. Depicting the adjoining kiwifruit shelterbelts

As explained earlier, the eastern boundary adjoins the Ohaupō Road highway corridor. On the eastern side of Ohaupō Road, opposite the site are 20-plus residential properties. This land is zoned Rural. Refer to Figure 20 below.



Figure 20 – Photograph taken from adjacent to 1846 Ohaupō Road looking north along the existing Rural zoned residential development opposite the site.

Combined with the southeastern interface with the urban area of Te Awamutu, the existing urban pattern does not display a strong or defensible urban edge in the vicinity of the site and surrounding area.

The northern boundary is irregular and interfaces with Rural zoned land, including rural residential lifestyle blocks and more 'working rural' properties (pastoral grazing, kiwifruit orchards, etc.). This area of land is elevated above the site. Refer to Figure 21 below.



Figure 21 – Photograph taken from within the site looking towards the northern boundary and 3/5022 Ohaupō Road, which comprises a rural residential property. The existing vegetation in the photograph surrounds a manmade pond on the site, and the proposal seeks to retain and enhance both the vegetation and man-made pond.

The western boundary also borders rural land comprising open pasture paddocks and is relatively low-lying. Refer to Figure 22 below.



Figure 22 – Photograph taken from within the site looking towards the western boundary interface.

3.3 Statutory Context

The following section sets out the statutory context relevant to an assessment of landscape effects for the proposal. As a community document, the WDP also frames the broader community vision for the area; the statutory context also helps frame the site's and local area's existing associative values (i.e., the identity and sense of place associated with the site and local area).

Under the WDP, the site is located within the Rural Zone. Urban development is not anticipated within the Rural Zone; therefore, the proposed development is a non-complying activity. The AEE describes this in full.

The relevant landscape-related objectives and policies forming the basis of this assessment are as follows:

Objective – Rural Character

4.3.7 Rural character and amenity is maintained.

Policies - Rural character

4.3.7.1 Land use activities should be at a density, scale, intensity and location to maintain rural character.

4.3.7.2 Rural character and associated amenity values shall be maintained by ensuring rural land uses predominate in the Rural Zone, and buildings are of an appropriate scale and location.

Policy - Rural character of entrance roads

4.3.7.5 To preserve the rural character of entrance roads to towns and villages and maintain a distinct delineation between urban and rural areas by avoiding aggregations of buildings and non-farming uses.

Policies - Rural dwellings

4.3.7.6 To maintain the rural character and to meet the anticipated future settlement pattern in the Rural Zone by limiting the number of dwellings in the Rural Zone.

Objective - Rural amenity: setbacks

4.3.8 To maintain rural character and amenity and avoid reverse sensitivity effects.

Policy - Transport network boundaries

4.3.8.1

Buildings and activities are set back from road boundaries and railway tracks to maintain safety, rural character and amenity, and to avoid reverse sensitivity effects.

Policy - Internal boundaries

4.3.8.2

Buildings and activities are set back from rear boundaries and side boundaries to maintain rural character and amenity and avoid reverse sensitivity effects.

A summary of the key landscape attributes and values associated with the site and local area includes:

- The site's Significant Natural Area Kahikatea forest remnant and its connectivity to Moanatuatua Bog and Yarndley's Bush;
- The attractive and distinctive vegetation patterns which reinforce the rural character of the area; this includes the broader rural plantings of linear shelterbelts, kiwifruit developments, open pastures and groupings of large exotic shade trees (which serve to frame the more

working rural and lifestyle lots), the Kahikatea remnants and the relatively open sequence of open pastures;
- The site's hydrological systems, including the centrally located and highly modified drain, modified ponds and wetland systems;
- The attractive views from Ohaupō Road out over the site and towards Pirongia, including its vegetated gully, steep encompassing landform and wider rural views;
- The shared community values associated with the broader rural area, including its generally attractive character as a more spacious rolling landscape interspersed with numerous vegetation features;
- The memorability of the area associated with the seasonal variation of the exotic trees throughout the area;
- A relatively consistent patterning of residential development along the eastern edge of Ohaupō Road highway (despite its Rural zoning) and to the south of the site, which is devoid of a defensible or legible urban edge;
- The consequential collective influence of the established urban residential development and Ohaupō Road highway context in diminishing the perceived ruralness of the site despite its existing land use.
- The localised influence of residential character along Ohaupō Road adjacent to the site, deriving from its proximity to Te Awamutu and SH3; and,
- The cultural significance and identity of the place are expressed through the local names of key landscape features, such as Te Awamutu, Mangapiko Stream, Pirongia, Waipā Basin, and Ōhaupō Road.

Collectively, these attributes establish the area's mixed rural and urban character, reflecting the combination of working rural, horticultural and rural lifestyle uses alongside residential development and the highway at the fringe of Te Awamutu.

4.0 Visual catchment

As explained earlier, visual effects analysis helps understand effects on identified landscape values, including their physical, associative, and perceptual dimensions.

To support this analysis, it is necessary to determine the proposal's visual catchment and potential viewing audiences, whether public or private, and what this collectively suggests about landscape values.

This is informed by a desktop analysis of the surrounding area, including Zone of Theoretical Visibility (ZTV) mapping, cadastral boundaries, land uses, landforms, and land cover, along with a site visit to confirm the proposal's visual catchment and potential viewing audiences.

Overall, the visual catchment is relatively contained due to the surrounding landform, settlement and vegetation patterns.

The key potential public viewing audiences of the site have been identified as the following:

- Public - Users (including people walking, cycling or driving) of Ohaupō Road;
- Public - Users (including people walking, cycling or driving) of Paterangi Road; and,
- Public - Users (including people walking, cycling or driving) of Greenhill Drive.

Appendix 2 of this report provides the visual effects analysis and assessment from public locations.

5.0 Landscape Effects

The Landscape Effects assessment evaluates the proposal's effects on the landscape character and values and draws from the visual effects analysis attached in Appendix 2 to assist an understanding of effects in relation to the physical, perceptual and associative dimensions of landscape values.

Effects on Physical Values

The central gully, retained watercourse, wetlands, kahikatea remnant and associated mature vegetation will continue to provide a landscape framework around which the development is arranged. Retaining and enhancing these features will maintain important natural landscape values and improve the condition and connections between the site's vegetation and waterway systems.

The proposed earthworks will greatly modify the rolling slopes through the formation of building platforms, roads, batters and retaining walls, reducing the continuity of the existing rural landform. However, the proposed development is arranged around the central gully, with roads and buildings terraced generally in alignment with the existing landform. Building platforms and roads will generally be lowered by approximately 1.5–5 m relative to existing ground levels, spreading level changes across the site and reducing the need for one or two very large retaining structures. This will provide a legible built form response to the underlying rural landform.

The up/down villa typologies and JOAL arrangements will accommodate level changes and further reduce the physical extent of site retaining walls. Boundary and internal landscape treatments will further soften and integrate the modified slopes and retaining structures. The developed slopes will have a more terraced, constructed character, while the central gully and surrounding landform will remain recognisable site features, integrated with the proposed stormwater management network in a highly legible manner.

The proposal will remove two manmade ponds and a small wetland of approximately 33 m^2. These are localised losses within the site's modified waterway system. Restoration and expansion of other wetlands, riparian planting along the retained watercourse and planted stormwater areas will provide additional habitat and enhance the remaining waterways and wetlands. These measures will address the landscape effects of the losses and improve these features' contribution to the site's natural landscape values.

Vegetation removal will reduce established tree cover that contributes to the site's rural vegetation patterns. Retention of the kahikatea remnant and large mature trees associated with the stream, retained pond and wetlands will maintain key landscape features. Approximately 2.5 ha of vegetation management and enhancement and approximately 11 ha of proposed planting will increase planting across the site and strengthen connections between retained areas.

Native infill and terrestrial restoration planting, alongside weed and predator management, will enhance habitat quality and natural landscape values over time. Retained mature trees will maintain bat habitat in the short to medium term, while suitable native trees will provide future habitat as they mature. The retained vegetation will remain important while the proposed planting establishes.

Effects on Perceptual Values

The site's open paddocks, rolling slopes, and established vegetation contribute to an attractive rural landscape. Existing residential development along Ohaupō Road and adjoining the southeastern part of the site, together with the highway, exert an influence on the site's landscape character. Within this mixed rural and urban setting, the proposal will reduce pastoral openness and introduce a lifestyle retirement village that is urban in character.

From Ohaupō Road, the proposal will be highly visible within an existing peri-urban setting comprising residential development and highway infrastructure. Looking south, a single-storey building form, modulated form, varied roof forms, cladding and glazing, lowered building platform, setbacks, and integrated planting will moderate the care centre's visual prominence and apparent bulk. Looking west, the lowered platforms will limit views primarily to villa roof forms, while wider landscape views will likely remain available. Boundary and streetscape planting will increasingly filter development, while the roundabout will provide an opportunity to reinforce the northern entrance to Te Awamutu. Adverse visual effects are assessed as low to low-moderate, reducing to very low to low as planting matures for public users of Ohaupo Road, as described further in Appendix 2.

From Greenhill Drive, the proposal will be partly visible beyond an existing residential foreground, with residential development along Ohaupō Road forming part of the backdrop. The proposal will greatly reduce the site's open pastoral character, although its lower position following earthworks, surrounding vegetation and settlement patterns, and proposed planting will moderate its prominence and provide visual coherence with the adjoining urban area. Adverse visual effects are assessed as low-moderate, reducing to very low as planting matures.

From Paterangi Road, only a small portion of the proposal will be visible within the wider rural landscape towards Te Awamutu. Intervening landform, retained vegetation, orchard shelterbelts and distance will moderate its prominence. Removal of existing poplars will open some views in the short to medium term, with proposed planting increasingly filtering development as it matures. Adverse visual effects are assessed as low, reducing to very low over time. Refer to Appendix 2 for these public viewpoint visual effects assessments.

The site's contribution to rural character also varies around its boundaries. Along Ohaupō Road, the highway and surrounding residential development influence the landscape setting, while the lower position of the proposed buildings will likely maintain, in locations, wider views toward Pirongia and the rural landscape available from many public locations.

From a local community's perspective, the open paddocks contribute to rural spaciousness along the southern residential boundary, where the shift to urban development will be more prominent. Elsewhere, intervening dwellings, landform, orchard shelterbelts and retained mature vegetation provide varying degrees of containment and filtering, reducing such prominence.

Predominantly single-storey villas, gabled roof forms, covered entries, and familiar materials will provide a residential character sympathetic to the surrounding landscape. Varied building forms and a smaller proportion of two-storey villas will add visual interest from public areas. On steeper land, the up/down villa typologies will internalise retaining walls, reducing their overall prominence and allowing articulated building façades to address the street.

Although the aged care building has a large floor area, its single-storey form, building modulation, varied roof forms, cladding and glazing will break up its apparent bulk and provide visual relief along its façades. Its lower position relative to Ohaupō Road, boundary setbacks and integrated landscape

treatments will further soften its appearance and contribute to a high-amenity frontage at the northern entrance to Te Awamutu.

Together, the architectural design and extensive landscape treatments will provide a cohesive, high-quality and high-amenity lifestyle village. Retained mature trees will provide a vegetated backdrop, filter development and maintain elements of the seasonal variation associated with the existing landscape.

As planting matures, it will increasingly soften the built form and contribute to an attractive outlook integrated with the site's natural features. These qualities will moderate the effects of development, although the loss of pastoral openness will largely remain. Proposed boundary plantings soften the interfaces, reducing the prominence or sharpness of an urban edge to the community-valued rural landscape.

The pedestrian network and common spaces will enable residents and visitors to experience the gully, wetlands, retained pond and kahikatea remnant, alongside views towards Pirongia and the wider rural landscape. The contrast between the developed village and retained natural areas will contribute to the site's character and identity, maintaining an appreciation of its landform, vegetation and waterways within the more developed setting.

Effects on Associative Values

The WDP provisions reflect shared community values associated with the area's rural character and amenity by seeking to maintain rural character, retain the predominance of rural land uses, and preserve the rural character of towns' entrance roads. The change from open pastoral land to an urban retirement village will reduce the site's contribution to these values and introduce a density and pattern of development not anticipated within the Rural Zone.

However, existing residential development and the highway already influence the character of the northern entrance to Te Awamutu. The proposal will extend the built edge northwards alongside the established residential development on the eastern side of Ohaupō Road, coherently aligning with its northern extent.

The predominantly low-rise buildings and extensive landscape treatments, including buffer plantings and the significant setbacks and enhancements associated with the kahikatea remnant and wetlands area, will provide a quality and legible urban-to-rural transition between the adjoining urban area zoned Medium Density Residential and the wider rural environment.

Together with the proposed roundabout and associated streetscape treatments, the proposal will provide a clearer and more legible northern entrance to Te Awamutu. The alignment of development and boundary landscape treatments will establish a legible and defensible urban edge, providing a more distinct delineation between the urban and rural areas. This will provide an appreciable moderating influence on the effects of the proposal, although the rural character of the site and its road frontage will change.

The proposal will also change the rural setting within the wider Ngāti Apakura cultural landscape. The CVA identifies the protection of the kahikatea remnant and restoration of wetland, riparian and terrestrial habitats as supporting the restoration of mauri and expressions of kaitiakitanga, subject to implementation and ongoing management. Incorporating Ngāti Apakura narratives into the

landscape detailed design will further strengthen the expression of the cultural values and identity associated with the site and wider area.

Overall Landscape Effects

Given the surrounding landscape character of the local area and the site, the proposal will provide a high-quality, high-amenity lifestyle village integrated with retained natural features and a clearer northern entrance to Te Awamutu.

These outcomes will moderate the effects of the change from open pastoral land to retirement village character and the associated reduction in rural character and amenity. On balance, landscape effects are assessed as being at the lower end of the Moderate rating scale.

Positive landscape effects will arise from both the broader landscape planting strategy and the establishment of a more distinct urban–rural edge.

Enhancing the kahikatea SNA and restoring wetlands, riparian margins, and terrestrial vegetation, along with the broader landscape planting strategy, will improve the condition and connectivity of these features, strengthening their contribution to landscape character and experience over time.

The defined urban edge will strengthen the legibility and coherence of Te Awamutu's northern entrance and provide a clearer relationship between the town and surrounding rural landscape.

6.0 Urban Design Effects

The Urban Design Effects assessment considers the proposal's relationship with the surrounding area, site layout, built form and landscape treatments against the outcomes identified in the urban design methodology, including consideration of Crime Prevention Through Environmental Design (CPTED) principles.

A quality compact and connected urban form

The proposal will extend the northern urban edge of Te Awamutu alongside the existing residential development on the eastern side of Ohaupō Road, broadly aligning with the extent of the existing urban entrance character. The coordinated development frontage, roundabout and streetscape treatments will provide a clearer and more legible entrance to Te Awamutu than the current staggered mix of rural and residential frontage treatments. Within this setting, the predominantly low-rise built form and extensive landscape treatments, including boundary buffer plantings, will provide a transition between the adjoining urban area zoned Medium Density Residential and the wider rural landscape. This relationship supports a coherent and legible integration with the existing urban area, although the proposed development is not anticipated within the site's Rural Zone.

The proposal will provide a comprehensively planned retirement village with a range of housing and care options supported by communal facilities and a connected movement network. Standalone and duplex villas, independent and serviced apartments, and aged care accommodation will support residents with differing needs. Bringing these facilities together will enable residents to access care, services and recreational amenities within the village, while maintaining access to the wider amenities of Te Awamutu.

The range of housing and care options, access to communal services and recreational amenities, and a connected pedestrian network will support a well-functioning urban environment for residents. The layout brings these activities together within the village, supports residents with differing mobility and care needs, and provides connections to the adjoining neighbourhood.

The layout responds to the site's topography by arranging development around the central gully and retained natural features. Taller buildings are concentrated towards the centre of the site, with apartments accommodating changes in level by presenting as two storeys on the uphill side, fronting towards the public realm, and three storeys on the downhill side. The up/down villa typologies incorporate retaining within the buildings, enabling development to step down the slopes and reducing the need for exposed retaining walls between building platforms.

Using JOALs in the public portion of the proposal will also help accommodate changes in site levels by providing access within the development blocks and reducing the extent of retaining walls facing the proposed public realm streetscape. Together with the building typologies, this approach integrates the earthworks into the development layout. Remaining retaining structures are internalised and integrated with appropriate planting, reducing their potential to dominate public streets and internal common spaces.

The publicly accessible eastern area includes Stages 1A, 1B and parts of Stage 1D. The southern road provides for a potential future connection to Innes Place, while a pedestrian and cycle connection from the end of the southern cul-de-sac to Ohaupō Road will improve local connectivity. The future road connection offers an opportunity for further integration with the adjoining neighbourhood, though this benefit depends on establishing the connection.

A connected pedestrian network is provided within both the public realm and private village. Routes connect housing with the community hub, pocket parks, relaxation moments and wider walkways through native restoration areas. Ramps and alternative routes through steeper areas will support access for residents with differing mobility needs. This network will encourage walking and enable residents to access the village's facilities and open spaces without relying solely on the road network.

Character and amenity

The predominantly low-rise buildings, gabled roof forms, and familiar materials will create a cohesive residential character that complements the surrounding rural and residential environment. Variation in villa typologies, roof forms, and façade treatments will add to the perceived quality of the development and help residents and visitors identify individual dwellings. Modulation and articulation of the larger apartment and communal buildings, along with the proposed landscape treatments, will reduce their apparent bulk while distinguishing key destinations within the village.

Dwellings and their outdoor spaces have been configured to maximise sunlight access. Private outdoor living areas, garden planting and provision for domestic servicing will support functional use of the properties, complemented by communal facilities and open spaces. This combination will provide residents with a choice of private and shared spaces for recreation and social interaction.

The community hub will provide a focus for village activity, while pocket parks, relaxation moments, vegetable gardens and other recreational spaces will distribute opportunities for social interaction throughout the development. Their relationship with the pedestrian network will support everyday use and provide a variety of experiences suited to residents' differing interests and mobility.

The retained kahikatea remnant, mature vegetation, wetlands and watercourse will provide attractive outlooks and identifiable landscape features within the village. Stormwater areas are integrated into this wider landscape framework, including the walkway network, enabling infrastructure to contribute to the development's character and amenity. Street trees, garden planting and maintained hedging will further soften the internal streets and define private spaces without extensive solid fencing. Together, these measures will contribute to a high-quality, high-amenity lifestyle village integrated with the site's natural features.

Public realm interfaces

The Ohaupō Road frontage will combine coordinated streetscape planting, building setbacks and relatively low building forms to provide an attractive interface with the public road. The lower position of development relative to the road will moderate its apparent scale, while articulation of the care building will reduce its visual bulk. The entrance road and community hub will provide identifiable destinations and assist visitors in understanding the site's access arrangements.

Within the publicly accessible eastern area, visually permeable boundary fencing approximately 1.2–1.5 m high will define private residential spaces while maintaining a reasonable degree of passive surveillance of adjoining streets and pedestrian routes. Together with dwelling orientation and planting, these treatments will manage privacy while retaining visual connections with the public realm.

The JOALs adopt a consistent approach to their design, layout, interface treatments and surface materials, providing readily identifiable accessways from the public streets. Coordinated planting and paving will reinforce their function and distinguish them from the adjoining street, contributing to a legible and cohesive public realm.

Quality surface treatments at key pedestrian connections will identify crossing locations and encourage slower vehicle speeds at the entrance interfaces. Their placement where routes connect to the village's wider amenities will reinforce pedestrian movement and support a more comfortable walking environment.

CPTED

Visually permeable boundary fencing approximately 1.2–1.5 m high will define private residential spaces while maintaining a reasonable degree of passive surveillance of adjoining streets and pedestrian routes. Together with dwelling orientation and planting, these treatments will manage privacy while retaining visual connections with the public realm.

The public realm interface with the private village is defined by visually permeable security fencing approximately 1.8–2 m high, a clearly identifiable main vehicle entrance and pedestrian gate, and two secondary gates at the ends of JOALs. These measures will establish clear territorial boundaries and controlled access appropriate to the retirement village, while retaining visibility across its public interfaces.

Buildings addressing internal private streets and common spaces will provide opportunities for passive surveillance. Low plantings and the use of lawn around intersections and key pedestrian connections will maintain adequate sightlines, while coordinated paving and landscape treatments will reinforce the distinction between movement routes, communal areas and private spaces.

These measures will support CPTED outcomes through surveillance, legible access and clear territorial boundaries. Ongoing planting maintenance will be important to retaining these outcomes as vegetation matures.

Effects on neighbours

The proposal will introduce a more intensive residential environment alongside existing residential and rural properties. Changes to landscape character are addressed in the landscape effects assessment. From an urban design perspective, the principal considerations are visual dominance, shading, privacy, and the treatment of adjoining interfaces that contribute to site and neighbourhood amenity.

Villas close to neighbouring properties are generally single-storey and detached, with taller buildings concentrated towards the centre of the site. Their scale and generally lower elevation relative to surrounding properties will moderate the apparent bulk of development at the boundaries, including any potential shading effects. Landscape buffers, generally extending 5 m or more in width, will provide further separation and improve the associated amenity of the development, buildings and internalised retaining structures.

Although some buildings are located within the rural building setbacks, their scale, separation and relative elevation, together with the proposed boundary planting, will moderate potential visual dominance. On this basis, adverse urban design effects associated with building dominance are expected to be low.

Predominantly single-storey buildings, reduced development below existing ground levels, and proposed landscape treatments at public and private site interfaces will limit opportunities for elevated overlooking. Boundary planting and fencing will provide further privacy, while roads and gardens along portions of the southern interface will maintain separation between existing and proposed dwellings.

Overall, the proposal will provide a cohesive, high-quality retirement village that relates to the existing urban edge of Te Awamutu and provides a coherent and legible transition to the wider rural environment.

Its housing and care options, access to services and amenities, and connected movement network will contribute to a well-functioning urban environment for residents. Coordinated public realm treatments and clear public and private boundaries will support legibility and CPTED outcomes, while the scale and placement of buildings and landscape buffers will moderate any potential urban design effects on adjoining neighbours.

On balance, while urban development on the site is a non-complying activity, the proposal is considered to provide positive urban design in relation to the site's opportunities and constraints.

7.0 Conclusion

From a landscape perspective, while the change of the site from rural zoned land to a retirement village will result in a **Moderate** landscape effect, the proposal will nevertheless provide for a high-quality development integrated cohesively with retained site features, softening the built form and with positive landscape effects from enhancement of the kahikatea SNA and restoration of wetlands, riparian margins and terrestrial vegetation.

Additionally, the more distinct delineation between the urban and rural areas will also contribute positively to the legibility of Te Awamutu's northern entrance.

From an urban design perspective, although the density and pattern of built form are not anticipated within the Rural Zone, the proposal will form a clear and legible northern entrance to Te Awamutu and provide a transition to the wider rural landscape. Its coordinated design, connectivity, high-quality and CPTED measures support a positive urban design outcome.

Appendix 1.

Graphic Supplement



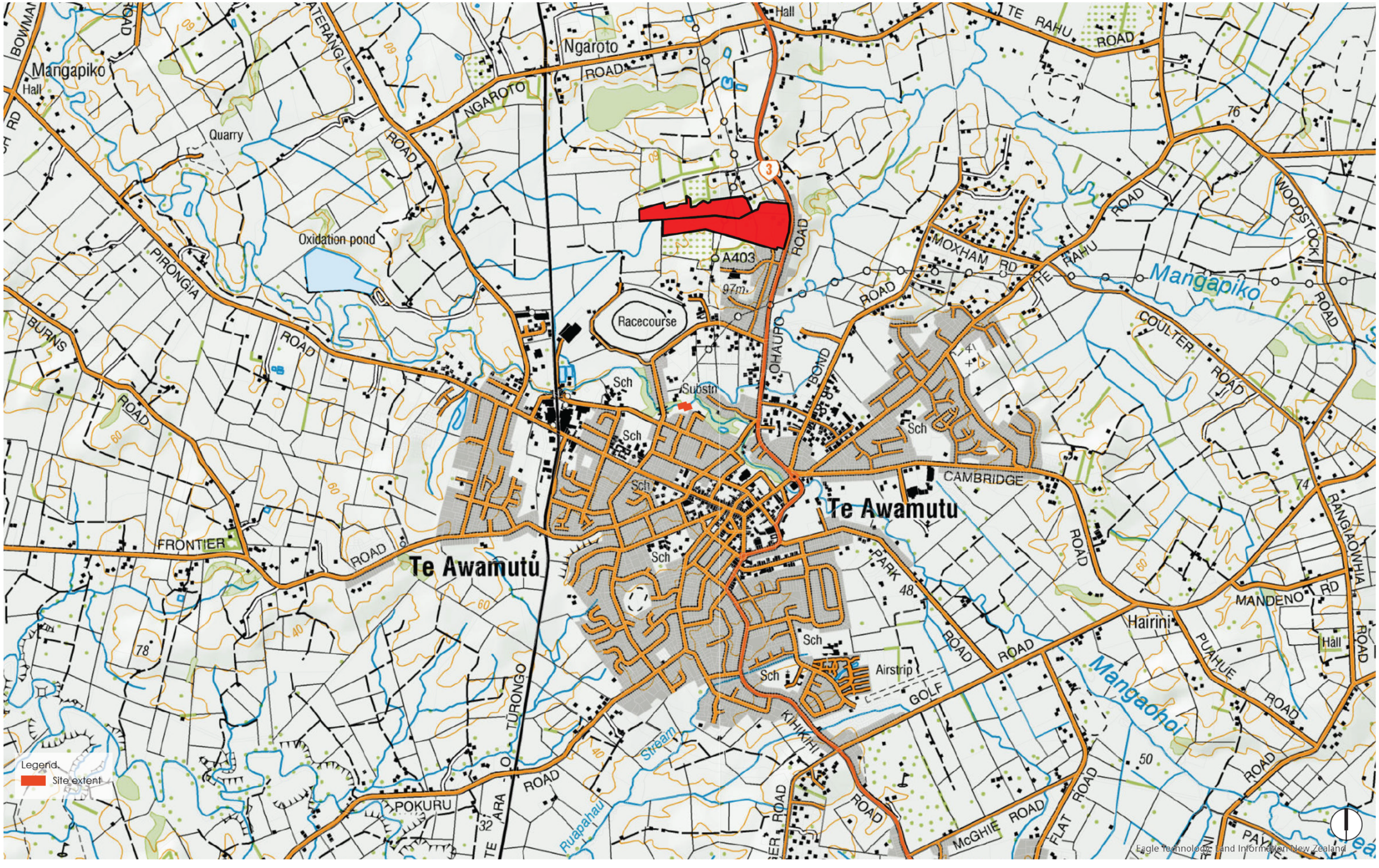
Harlow Lifestyle Village, Te Awamutu
Graphic Supplement to Landscape and Visual Assessment
Appendix 1

Sheet LA01.	Site Context - Wide Topo Map
Sheet LA02.	Site Context - Wide Aerial
Sheet LA03.	Site Context - Elevation
Sheet LA04	Site Context - Addresses
Sheet LA05	Site Context - WDP Zones
Sheet LA06	Zone of Theoretical Visibility and Viewpoint Locations
Sheet LA07	Viewpoint Photograph - 1
Sheet LA08	Viewpoint Photograph - 2
Sheet LA09	Viewpoint Photograph - 3
Sheet LA10	Viewpoint Photograph - 4

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

Notes:

1. All maps were created with ArcGIS using the following data sources:
2. The contours, elevation map and Zone of Theoretical Visibility (ZTV) were created using WRC's Waikato LiDAR 1m DEM (2021).
3. The ZTV was developed with existing vegetation with the DEM.
4. Viewpoint photographs were captured using a Canon EOS 1000D fitted with an 18–55 mm zoom lens set to 32 mm, providing an approximately 51 mm equivalent focal length on a 35 mm format camera. Individual photographs were stitched together to produce panoramas, which were subsequently cropped for presentation in the visual assessment report.



EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

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Date.	20 September 2026
Scale.	1:50,000 at A3
Sheet.	LA01
Drawn by.	J.Earl
Revision.	A

Harlow Lifestyle Village, Te Awamutu
Graphic Supplement
Site Context - Wide Topo Map



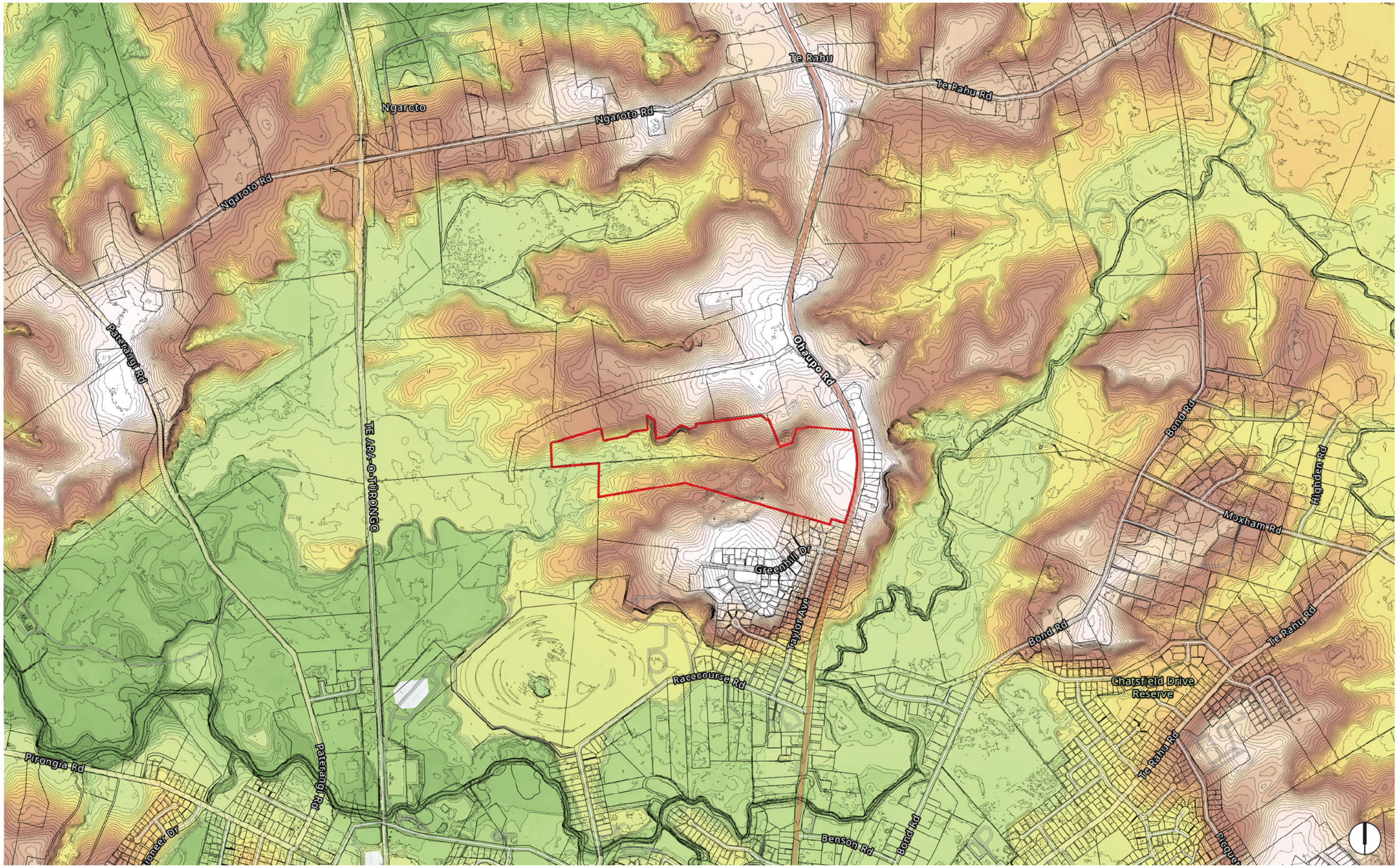
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Date. 20 September 2026
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Drawn by. J.Earl

Revision. A

Harlow Lifestyle Village, Te Awamutu
Graphic Supplement
Site Context - Wide Aerial



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Date.	20 September 2026
Scale.	1:12,500 at A3
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Drawn by.	J.Earl
Revision.	A

Harlow Lifestyle Village, Te Awamutu
Graphic Supplement
Site Context - Elevation