

EARL DESIGN
URBAN DESIGN + LANDSCAPE ARCHITECTURE

0 50 100 200 300 400 Metres

Date.	20 September 2026
Scale.	1:3,500 at A3
Sheet.	LA04
Drawn by.	J.Earl
Revision.	A

Harlow Lifestyle Village, Te Awamutu
Graphic Supplement
Site Context & Addresses

Legend.
- Site extent
- Property boundary
- Rural Zone
- Medium Density Residential Zone
- Industrial Zone
- Reserve Zone

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0 190 380 760 1,140

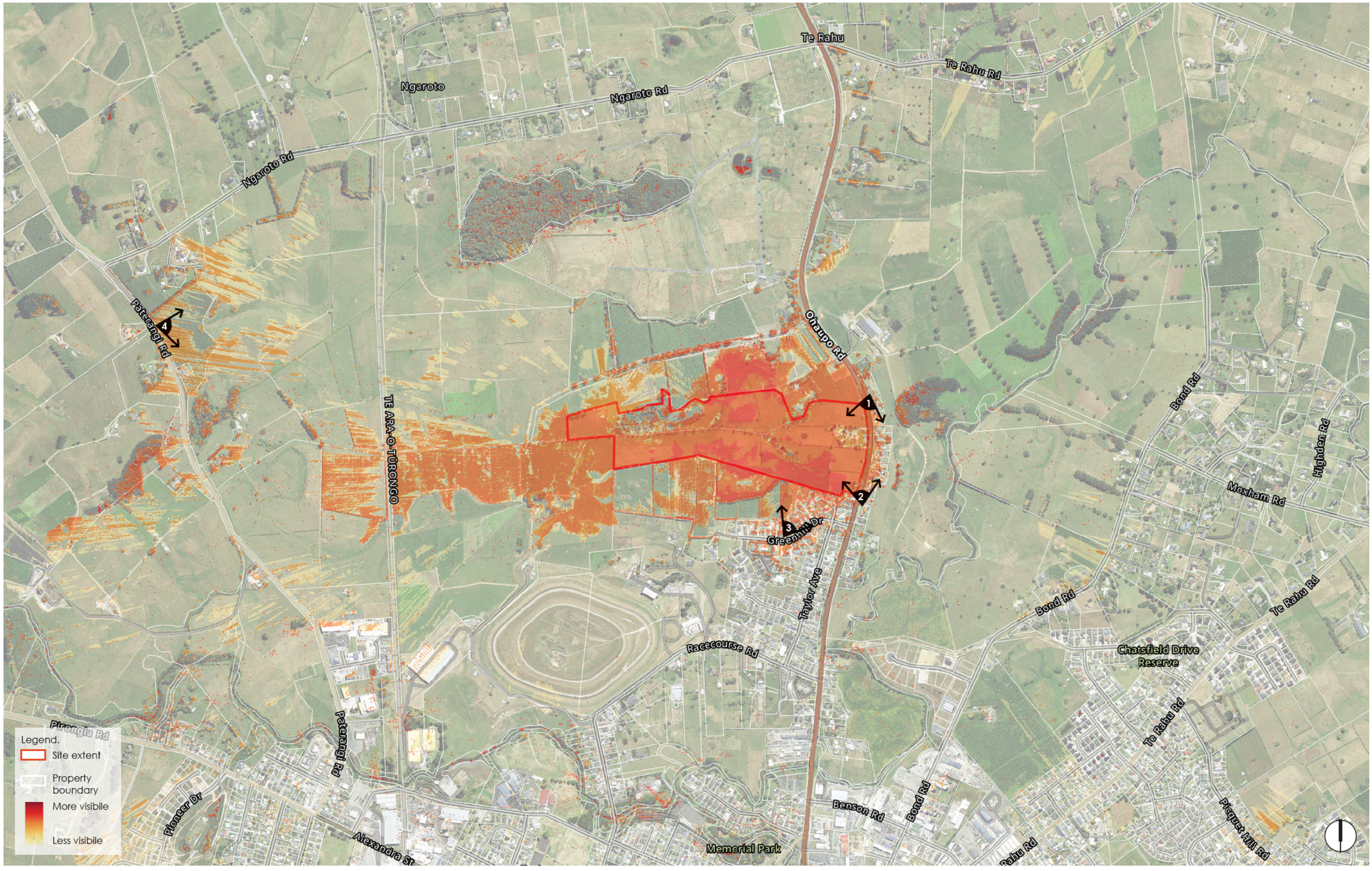
Date. 20 September 2026
Scale. 1:15,000 at A3
Sheet. LA05
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Revision. A

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Graphic Supplement

Site Context - WDP Zones



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0 190 380 760 1,140

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Harlow Lifestyle Village, Te Awamutu

Graphic Supplement

Zone of Theoretical Visibility & Viewpoint Locations

Indicative extent of the Site



Viewpoint Photograph 1 – Adjacent to 2108 Ohaupo Road looking southwest towards the site. Photograph taken on the 1st October 2026, 3.25pm

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Date.	20 September 2026
Scale.	NA
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Graphic Supplement

Viewpoint Photograph - 1

Indicative extent of the Site



Viewpoint Photograph 2 – Adjacent to 1844 Ohaupo Road looking west towards the site. Photograph taken on the 1st October 2026, 3.30pm

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Date.	20 September 2026
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Sheet.	LA08
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Graphic Supplement

Viewpoint Photograph - 2



Viewpoint Photograph 3 – Adjacent to 175 Greenhill Drive looking north towards the site. Photograph taken on the 18th November 2025, 1.32pm

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Date.	20 September 2026
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Graphic Supplement

Viewpoint Photograph - 4 & 5



Viewpoint Photograph 4 – Adjacent to 657 Paterangi Road looking east towards the site. Photograph taken on the 18th November 2025, 1.47pm

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Date.	20 September 2026
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Sheet.	LA010
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Revision.	A

Harlow Lifestyle Village, Te Awamutu

Graphic Supplement

Viewpoint Photograph 6

Appendix 2.

Visual Effects Assessment

Visual Effects from Public Locations

1) Public - Views from Ohaupō Road looking south

The view of the site from Ohaupō Road, looking south, is close to 2108 Ohaupō Road and is illustrated in Figure 22 below and on sheet LA07, Appendix 1.



Figure 22 – Viewpoint 1 taken from Ohaupō Road looking south at the northeastern corner of the Site.

The view represents users of Ohaupō Road travelling south into Te Awamutu. These viewers are transient in nature. The viewpoint is located close to the northeastern corner of the site and comprises an existing view of Ohaupō Road, which is made up of two lanes of traffic, a wide median strip, a narrow shoulder to the western side of the road, and a much wider shoulder to the eastern side of the road.

The road corridor also includes overhead lines that criss-cross the road, Te Awamutu speed signage and urban streetlight poles. To the eastern interface to Ohaupō Road are residential dwellings, which continue south within view, adjoining Ohaupō Road. In the background, beyond the site, the urban area of Te Awamutu is visible, filtered by the site's vegetation patterns.

The visual character of Ohaupō Road and its surrounding environment at this location is peri-urban, transitioning to rural at approximately the northeastern corner of the site.

Within the view, the site is rural, with open rolling hills giving way to a vegetated gully system. The sloping landform opens up to more distant views, including Mount Pirongia. It is a relatively aesthetic and pleasant scene.

The proposal will be highly visible in this location, transitioning the site from a rural character to a more suburban character.

At this location, the care centre (Stage 1B) anchors the view of the site. The proposed building, although large, is mitigated through the proposed earthworks (the FGL is approximately 5m below the viewpoint) and a well-considered single-storey design that reads as a series of buildings through building modulation, variation in roof form, cladding treatments, and glazing layout. The building has generous boundary setbacks (approximately 20m), including to the rear through the street layout

and lanes, providing additional visual relief from this viewpoint. An integrated landscape planting strategy (along with the architectural form and materials) results in a cohesive, high-amenity development. It is likely that in time, the boundary plantings, street tree plantings, and care centre garden plantings will further integrate and filter views of the proposal from this location.

The 5m-wide (exceeding 5m in places) boundary planting extends along the northern site interface and will, over time, provide a visual buffer when viewed from the north travelling into Te Awamutu. The proposed earthworks strategy to cut and terrace the proposal into the landform further reduces its visual prominence from this location, with the southern boundary planting, in time, providing a visual containment of the site.

The proposed upgrade to Ohaupō Road, including the roundabout, will also be visible from this location. The proposed planting along the upgraded streetscape is likely to improve its visual amenity, while the roundabout provides an opportunity to create a physical gateway entrance into Te Awamutu from the north. It is proposed to consider options for cultural design opportunities to enhance the Te Awamutu northern gateway.

From this viewpoint, the proposed retaining walls are internalised and well-integrated into landscape plantings.

Based on the above commentary and given both the existing environment and the nature of visual change the proposal will result in, there will likely be **low-moderate** (minor) visual effects of the proposal from this viewpoint, reducing to **low** (less than minor) in time, as the visual effects will reduce further as the proposed vegetation matures.

2) Public - Views from Ohaupō Road looking west

The view of the site from Ohaupō Road, looking west, is close to 1844 Ohaupō Road and is illustrated in Figure 23 below and on sheet LA08, Appendix 1.



Figure 23 – Viewpoint 2 taken from Ohaupō Road looking west at the south-eastern corner of the Site.

The view represents users of Ohaupō Road travelling south or north to or from Te Awamutu. These viewers are transient in nature. The viewpoint is located close to the southeast corner of the site and comprises an existing view of Ohaupō Road in the foreground.

The road corridor also includes overhead lines that criss-cross the road, Te Awamutu speed signage and urban streetlight poles. In the midground, and to the left of the photograph, the urban area of Te Awamutu is visible, filtered by the site's vegetation patterns.

Within the view, the site is rural, with open rolling paddocks and shelterbelt plantings. The sloping landform opens up to more distant views, including Mount Pirongia.

The proposal will be highly visible in this location, transitioning the site from a peri-urban character to a more suburban character.

The proposed upgrade to Ohaupō Road, including the road widening, will form the foreground view from this location. The proposed planting along the upgraded streetscape is likely to improve the street's visual amenity and filter views into the site.

The proposed earthworks strategy to cut and terrace the proposal into the landform further reduces its visual prominence from this location, with the southern boundary planting, over time, providing visual containment of the site and shifting the urban edge of Te Awamutu north.

From this viewpoint, the proposed retaining walls are internalised and well-integrated into landscape plantings. Given the extent of proposed earthworks, the road will be located approximately 3m above the proposed finished ground level of the adjacent area of the site, resulting in filtered views of the villas' roof forms in the short term (3-5 years), until the boundary plantings, including hedging, likely screen and filter views of the villas. Beyond the roof forms, distant views of the wider landscape will likely remain.

Based on the above commentary and given both the existing environment and the nature of visual change the proposal will result in, there will likely be low (less than minor) visual effects of the proposal from this viewpoint, reducing to very low (less than minor) in time, as the visual effects will reduce further as the proposed vegetation matures.

3) Public - Views from Greenhill Drive

The view of the site from Greenhill Drive, looking north, is close to 175 Greenhill Drive and is illustrated in Figure 24 below and on sheet LA09, Appendix 1.



Figure 24 – Viewpoint 3 taken from Greenhill Drive looking north towards the Site.

The view represents users of Greenhill Drive, including those walking, cycling and driving. These viewers are transient in nature. This view is approximately 250m from the site's southern boundary.

This portion of Greenhill Drive is elevated above the site, providing mid-ground views of the site's open paddocks, large specimen trees and low shelterbelt plantings.

The foreground comprises a fairly typical streetscape, including a wide carriageway, grassed berms, and narrow footpaths on both sides. The foreground also includes existing residential development, which is zoned under the WDP as Medium Density Residential Zone.

The backdrop to the image features views of the strip of residential properties located east along Ohaupō Road, filtered by the site's vegetation patterns.

The proposal will be partially visible from this location, shifting the site's character from rural to more suburban. The proposal will sit lower in the landscape than the site, given the proposed earthworks strategy, to which the vegetation patterns and existing residential dwellings along Ohaupō Road are likely to be visible, visually containing the site in the short term (3-5 years) until the site's proposed plantings mature and filter this backdrop view.

It is also reasonable to assume that, given the area's underlying medium-density zoning, the foreground view has the potential to shift to a more intensified medium-density form.

From this viewpoint, the proposed retaining walls are internalised and well-integrated into landscape plantings, any views from this location of the proposed retaining walls, will likely be obscured by the layout and patterning of the proposed villas, and planting, particularly as it matures.

From this view, the site will transition from a rural character to a more suburban one. While the view has a degree of visual coherence, given the extent of existing residential dwellings along Ohaupō Road, the site's open character will be greatly reduced.

Based on the above commentary and given both the existing environment and the nature of visual change the proposal will result in, there will likely be **low-moderate** (minor) visual effects of the proposal from this viewpoint, reducing to **very low** (less than minor) in time, as the visual effects will reduce further as the proposed vegetation matures and further moderated by the anticipated built form of this neighbourhood.

4) Public - Views from Paterangi Road

The view of the site from Paterangi Road, looking east, is close to 657 Paterangi Road and is illustrated in Figure 25 below and on sheet LA10, Appendix 1.



Figure 25 – Viewpoint 3 taken from Paterangi Road looking east towards the Site.

The view represents users of Paterangi Road. These viewers are transient in nature. This view is approximately 1.5km from the site's most western boundary (Stage 4), and 1.75km from the western boundary of Stage 2C.

The view provides slightly elevated, wide views east out over the rural landscape towards the northern urban boundary of Te Awamutu.

A small area of the site is partially visible from this location, while the remainder of the site if filtered and mostly obscured from view by intervening landforms and vegetation patterns, including the SNA remnant within the site, and other associated plantings to that area, proposed to be retained.

The existing poplars along the southern boundary of Stage 4 will be removed as part of the proposal, this will open up short- to medium-term views into the site, until such time that the proposed plantings mature.

The adjoining kiwifruit orchard, located south of the proposal, is visible, and its existing shelterbelt will visually contain the visible area of the site, likely Stages 2C, 2B, 2A, and 1A.

From this view, the site will transition from a rural character to a more suburban one. While the view has a degree of visual coherence, given its proximity to the urban patterns of Te Awamutu, the site's open character will be greatly reduced. The site's location within the gully landscape, including its low position within the surrounding landscape, reduces its visual prominence within this wider view.

Based on the above commentary and given both the existing environment and the nature of visual change the proposal will result in, there will likely be low (less than minor) visual effects of the proposal from this viewpoint, reducing to very low (less than minor) in time, as the visual effects will reduce further as the proposed vegetation matures and further moderated by the anticipated built form of this neighbourhood.