Boffa Miskell

Memorandum

☐ **Whangarei**
Level 1
BDO Business Centre
15 Porowini Avenue
Morningside
Whangarei 0110
+649 358 2526

☐ **Auckland**
PO Box 91250
Auckland 1142
+649 358 2526

☐ **Hamilton**
PO Box 1094
Hamilton 3240
+647 960 0006

☐ **Tauranga**
PO Box 13373
Tauranga 3141
+647 571 5511

☒ **Wellington**
Level 4
1 Post Office Square
Wellington 6011
PO Box 11340
Wellington 6142
+644 385 9315

☐ **Nelson**
27 Vanguard Street
Nelson 7010
+643 548 8551

☐ **Christchurch**
PO Box 110
Christchurch 8140
+643 366 8891

☐ **Queenstown**
PO Box 1028
Queenstown 9348
+643 441 1670

☐ **Dunedin**
49 Water Street
Dunedin 9016
+643 470 0460

Attention:	David Deans
Company:	Meridian Energy Limited
Date:	28/05/2026
From:	Alex Gardiner and Emma McRae, Registered Landscape Architects, Boffa Miskell Limited
Message Ref:	Western Bays Solar Farm, Fast Track Referral memo in relation to Landscape and Visual Effects
Project No:	BM240949

1. Introduction

Boffa Miskell Limited (BML) was engaged by Meridian Energy Limited (Meridian) in February 2025 to undertake a Landscape and Visual Effects and Glint and Glare Assessment (LVA) for the proposed Western Bays Solar Farm. The project comprises a utility-scale solar farm that will generate up to 420 MW, associated transmission infrastructure, and a Grid Injection Point (GIP) to connect to the national grid ('the Project') (see **Figure 1** in **Appendix A**). The Project is located on approximately 620 hectares of dairy farmland on the western side of Lake Taupō at Karangahape Road, Kuratau, within the Taupō District and Waikato Region (see **Figure 2A** and **2B**). (A description of the components of the proposed development, relevant to the landscape assessment, is provided in **Section 4**, below).

This memo provides an outline of the preliminary findings of the LVA and has been prepared for inclusion in an application for Ministerial referral of the project under the Fast-track Approvals Act 2024.

2. Summary of findings

The preliminary LVA indicates that the proposed Western Bays Solar Farm will result in localised landscape and visual effects, primarily confined to the immediate Site context and the closest public road and residential interfaces, with effects diminishing quickly beyond the local receiving environment due to landform containment and intervening vegetation. Effects in the wider landscape are generally assessed as Very Low (adverse) beyond approximately 300–500 metres from the solar farm boundary.

During construction, landscape character effects are anticipated to peak at Moderate (adverse) within the immediate locality (generally within approximately 300–500 metres of the solar farm), reflecting vegetation clearance, earthworks, construction traffic and machinery, temporary working areas, and the progressive installation of solar and grid connection infrastructure. These construction effects are temporary and reduce to Low / Very Low (adverse) with distance and screening.

In operation, the solar farm will change local landscape character from open pastoral farmland to a landscape influenced by renewable electricity generation infrastructure. Operational landscape character effects are assessed as Moderate (adverse) within the immediate Site context, reducing over time to Low–Moderate (adverse) as mitigation planting establishes, with Very Low (adverse) effects across the wider

landscape. The GIP is assessed as having Low (adverse) landscape character effects (localised and aided by its placement near SH32 and existing transmission infrastructure), while the transmission line is assessed as Low–Moderate (adverse) due to the introduction of additional linear infrastructure across rural land, moderated by landform variation and context.

Natural character effects of the Project are negligible, reflecting the existing modified environment and the project's avoidance of mapped Outstanding Natural Features and Landscapes (ONFL) and Amenity Natural Features and Landscape (ANFL) overlays within the footprint (see **Figure 3**). Effects on nearby ONFLs/ANFLs are assessed as Very Low (adverse) or negligible, due to the separation created by topography (including the caldera edge), intervening vegetation, and the contained visibility of the solar arrays.

Visual effects are greatest for viewers in close proximity to the Site, particularly Karangahape Road users travelling through/adjacent to the solar farm, where effects are assessed as Moderate (adverse) during construction and reducing to Low–Moderate (adverse) during operation as mitigation planting establishes. For SH32 users, effects are generally Low (adverse) and associated with brief, transient views near the GIP and transmission crossing, reducing to Very Low (adverse) over time with planting. Residential visual amenity effects are generally Low, Very Low (adverse) or negligible for most rural dwellings due to established screening and distance. A limited number of residences in proximity to the solar farm, which have more open or elevated outlooks, will experience Low–Moderate to Moderate-High (adverse) effects. Many of these effects will reduce over time following the establishment of mitigation planting. Visual effects for users of Lake Taupo would be negligible, as any view would be at least three kilometres from the site and include the solar panels within a broad landscape context and the change would be largely indiscernible.

The glint and glare assessment identifies that potential glare may occur for some dwellings and road sections under worst-case scenario modelling; however, actual visibility is frequently limited by landform and vegetation, and where required, proposed mitigation (screen planting and temporary screening during plant establishment) is expected to reduce glare effects to acceptable levels.

No High or Very High landscape or visual effects are anticipated, and the identified adverse effects are consistent with what would be anticipated with development of this nature and scale within the rural environment. On this basis, the adverse landscape and visual effects associated with the project will not be significant.

3. Methodology

The LVA considers the landscape and visual effects of the proposed project and has been undertaken with reference to Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines. A full methodology will be outlined in the LVA, but in summary identified effects are rated using a seven-point scale which ranges from 'Very Low' to 'Very High'.

The assessment process included:

- Desktop analysis of landscape character, visual catchment and planning provisions
- Preparation of Zone of Theoretical Visibility (ZTV) mapping
- A Site visit undertaken by two NZILA Registered Landscape Architects in March 2025
- Viewpoint photography and visual simulations from representative locations
- A quantitative glint and glare assessment undertaken using Forge Solar modelling software

The assessment considers effects during both construction and operational phases and identifies mitigation measures to address adverse effects where practicable.

4. The Project

Meridian Energy Limited (Meridian) is seeking approvals to construct, operate and maintain the Western Bays Solar Farm (the Project). The Project will generate up to 420MW (enough to power 113,000 homes).

The Project will consist of the following key components and their associated supporting infrastructure and facilities:

- Solar Farm – this will consist of solar photovoltaic panels, inverters, power conversion and storage blocks (PCSBs) (including co-located battery energy storage systems (BESS)) and related electrical infrastructure (such as an internal electricity network of 33kV underground cables) across an area of approximately 620ha. There will also be an onsite 33/220kV substation and associated operational facilities and buildings, including a perimeter fence. Mitigation planting will occur on the Solar Farm Site and it is intended that sheep will graze beneath the solar panels.

- Transmission Line Corridor – this contains a 220kV double circuit transmission line, approximately 9.7km in length, supported by towers of up to 60m in height. The transmission line will connect the Solar Farm substation to the Grid Injection Point.

- Grid Injection Point (GIP) – this is a 220kV switchyard. The GIP will connect the Solar Farm, via the transmission line to the National Grid (specifically, Transpower New Zealand Limited's (Transpower) Bunnythorpe-Whakamaru (BPE-WKM) A and B 220 kV lines) located on the western side of SH32.

The construction of the Project will require earthworks, vegetation removal, and other construction activities including laydown areas, concrete batching, creation of vehicle access points, access tracks, and road widening. The construction and operation of the Project will require taking and using groundwater from an existing bore.

The exact infrastructure (specifications, number of components etc.) will be confirmed as part of detailed design. The location and layout of the Project is illustrated on **Figures 1, 2A** and **2B** in **Appendix A**.

5. Statutory Provisions

The Site is zoned General Rural Zone under the Taupō District Plan and lies within the Waikato Regional Council area. The assessment has considered the relevant provisions of:

- The Resource Management Act 1991 (Sections 5, 6 and 7);
- National Policy Statement for Renewable Energy Generation 2011;
- The Waikato Regional Policy Statement;
- The Taupō District Plan (TDP).

Renewable electricity generation and transmission are anticipated activities within the TDP General Rural Zone. The proposed development has been designed to avoid inappropriate adverse effects on ONFLs, ANFLs and natural character values (see **Figure 3**).

6. Existing Environment

6.1. Landscape Context

The Western Bays Solar Farm Site is located on a headland/plateau landform on the western side of Lake Taupō, within a broader band of rural landscape between the lake edge and the Hauhungaroa Ranges. The Site and surrounding area are characterised by a working rural environment with a predominance of pastoral land use, paddock patterning, farm tracks and rural buildings, with shelterbelts, hedgerows and scattered woodlots providing intermittent enclosure and screening (see **Figure 1**).

While the wider Western Bays setting includes landscapes of high scenic and associative value associated with Lake Taupō and adjacent landforms, the Site itself is assessed as a modified rural landscape typical of intensive agriculture, with comparatively limited natural character values at the Site scale.

The solar farm Site comprises approximately 620 hectares of currently operational dairy farmland with generally flat to gently rolling topography, compartmentalised by farm infrastructure and shelterbelts (noting some shelterbelts have been felled in recent years). A local road (Karangahape Road) passes through/along the Site area and provides access to scattered rural dwellings and recreation access points in the vicinity.

The transmission line route extends westward from the solar farm across rural farmland where topography becomes more varied with steeper hills and small valleys toward the proposed GIP location near SH32. The GIP Site is located on sloping rural land adjacent to SH32 and in proximity to existing high voltage transmission infrastructure, meaning the immediate GIP setting already contains evidence of network utilities and a state highway corridor.

The project footprint is not situated within any ONFL/ANFL overlays. The surrounding landscape includes several identified high-value landscape areas (including Lake Taupō and adjacent features/landscapes) that may contribute to the scenic and experiential qualities of the wider Western Bays context (see **Figure 3**). The nearest mapped ONFL/ ANFL areas are located approximately 400m from the solar farm boundary in some directions; however, the intervening caldera-edge landform and established vegetation provide a meaningful degree of physical and visual separation between the Site and these areas.

6.2. Visual Context

Potential visibility of the solar farm is generally tightly contained due to the plateau landform and vegetation patterns, with the most relevant viewing audiences being nearby rural residents, users of Karangahape Road, and road users on SH32 in the vicinity of the GIP and transmission line crossing.

The transmission line has a broader theoretical visibility than the solar arrays due to structure height, but actual views are expected to be intermittent and frequently filtered by landform and vegetation. Transmission lines are an existing element within the landscape, and include the BPE-WKM A and B transmission lines which run roughly parallel with SH32 in the area of the Site. Visibility of the GIP is largely localised to the area immediately surrounding the Site and short sections of SH32 where views are available, with more distant visibility becoming fragmented and generally limited to elevated locations.

Given the rural location of the development the visual context is largely limited to the following viewers:

- Users of Karangahape Road (a rural access, no exit road) as it approaches and passes through the solar farm Site, and users of SH32 as it approaches the GIP and passes beneath the proposed transmission line.
- Residents on Karangahape Road and within the subdivided (yet primarily undeveloped) land to the east of the solar farm Site. The closest settlements, Waihaha and Whareroa will not have any visibility of any element of the proposals.
- Users of the Te Hapua Track which extends from Karangahape Road to the Lake edge.

Viewpoint photography has been taken to inform the substantive assessment, and includes views from State Highway 32, Karangahape Road, Whareroa and Te Hapua Bay Road.

Visual simulations from these locations will be provided in a graphic supplement which will accompany the substantive assessment.

7. Preliminary Effects Assessment

7.1. Potential Cumulative Effects

No other proposed or consented developments of a similar character, size or scale have been identified in the area of the proposed development. Existing transmission lines in the area have been included in the assessment of effects as part of the existing environment. Therefore, cumulative effects are not anticipated as a result of the construction or operation of the proposed development.

7.2. Potential Natural Character Effects

The solar farm Site is presently highly modified by intensive pastoral farming, and natural character at the Site scale is assessed as Low.

Overall, the Project is assessed as having a negligible effect on natural character, reflecting the existing modified baseline and the fact the development avoids mapped ONFL/ANFL areas within the project footprint.

7.3. Potential Landscape Effects

As noted above, the Project is located within a modified rural plateau characterised by intensive pastoral land use, paddock patterns, shelterbelts, and scattered rural dwellings and infrastructure, forming a clearly legible working farm landscape. While the wider Western Bays setting contains high scenic and associative values derived from Lake Taupō and its margins, the Site itself lies outside identified ONFL and ANFL overlays and contains few, if any, Site scale associative values, with connections to the wider lake setting secondary and indirect.

Physical landscape effects associated with construction of the solar farm are moderated by existing topography and the use of driven pile foundations, which avoid extensive cut and fill and limit landform modification to localised levelling where required. Vegetation removal primarily involves shelterbelts and scattered trees. Physical landscape construction effects are assessed as Low to Low-Moderate adverse, reducing to Very Low adverse following reinstatement (i.e reseeding of bare earth) and planting. Physical effects associated with the transmission line are localised to structure foundations and access tracks, with minimal vegetation removal, and are assessed as Low adverse and temporary, reducing to Very Low adverse post construction. The GIP involves greater landform modification due to platform and access construction, with construction effects assessed as Low-Moderate adverse, reducing to Low adverse in the longer term. Planting around the GIP Site is proposed to integrate it into its landscape setting along SH32.

During construction, landscape character effects will arise from the temporary increase in activity and the transition from pastoral farming to a staged construction environment. These effects are assessed as peaking at Moderate adverse within the immediate Site context (generally within approximately 300-500m of the Site boundary), reducing to Low or Very Low adverse beyond this area due to landform containment, intervening vegetation and distance.

Once operational, the solar farm will introduce renewable energy infrastructure into a modified rural landscape, resulting in a localised change from open pastoral character to a utility-influenced pattern. Operational landscape character effects of the solar farm are assessed as Moderate adverse immediately post-construction within the immediate Site context, reducing to Low-Moderate adverse over time as mitigation planting establishes. Beyond approximately 300–500m from the solar farm's boundary, landscape character effects are assessed as Very Low adverse. Operational landscape character effects associated with the transmission line are assessed as Low-Moderate adverse, while the GIP will result in Low adverse effects that are localised and moderated by proximity to SH32, existing transmission infrastructure and landform variation.

Although the Project is located in proximity to several ONFLs and ANFLs associated with Lake Taupō and the Western Bays, landform separation, intervening vegetation, distance and generally contained visibility

mean that effects on these valued landscapes are assessed as Very Low adverse where limited intervisibility exists, or negligible where visual separation is complete. The Project is not anticipated to adversely affect the defined scenic, perceptual or associative qualities for which these landscapes are recognised.

Proposed mitigation planting and post-construction maintenance will assist in reducing residual effects by re-establishing rural structural vegetation patterns, softening infrastructure edges and filtering views at key interfaces.

7.4. Potential Visual Effects

The landscape of the Site and surrounding area is predominantly rural and sparsely settled. Key viewers are nearby rural residents, users of Karangahape Road (a dead end, rural access road which approaches and passes through the solar farm Site), and users of SH32 in the vicinity of the GIP and transmission line. Visibility is often effectively moderated by landform variation and vegetation, with visual effects diminishing quickly beyond the immediate local context.

Construction Visual Effects

During construction, visual effects will arise from vegetation clearance, earthworks, construction traffic, machinery, laydown areas and the progressive installation of infrastructure. This transitional phase is anticipated to be more visually disruptive than the operational phase, as familiar rural patterns are removed or interrupted and the Site appears more open and exposed.

For local road users along Karangahape Road, visual effects during construction are assessed as Moderate adverse due to close proximity, the duration of views and the prominence of activity in the foreground and mid-ground. For nearby rural residents, construction effects generally range from Low-Moderate to Moderate-High adverse where open or close proximity views are available, reducing to Low or Very Low adverse where views are filtered or screened.

Views from SH32 during construction are typically limited and transient. The solar farm will not be discernible from this road corridor. Visual change from the state highway are primarily associated with brief views near the transmission line crossing and the GIP Site. Visual effects during construction for SH32 users are therefore lower overall than for local road users and are experienced as momentary glimpses rather than sustained views.

Operational Visual Effects

Solar Farm

Once operational, the solar farm will appear as an extensive area of low-profile solar arrays and associated infrastructure within the immediate Site context, changing views from open pastoral farmland to a renewable energy land use.

Operational visual effects are greatest within close proximity to the solar farm Site, particularly along Karangahape Road. For many rural residential viewers, operational effects are assessed as Low, Very Low adverse, or negligible, where views are screened or filtered by vegetation and landform. A limited number of dwellings in proximity to the proposed solar farm, where there are more direct, open or elevated views, may experience Low-Moderate to Moderate-High adverse effects where the solar arrays (and, in some cases, in combination with associated infrastructure such as the transmission line) form a noticeable element within primary outlooks. Many of these effects are expected to reduce over time as mitigation planting establishes.

For local road users along Karangahape Road, operational visual effects are assessed as Low-Moderate adverse, reflecting ongoing proximity and frequency of views, but reduced effects relative to construction

once the Site is reinstated and planting begins to filter views. Beyond approximately 300–500m from the Site boundary, visibility of the solar farm reduces, and visual effects are assessed as Very Low adverse.

No views of the solar farm will be available from SH32.

Transmission Line

The transmission line has broader theoretical visibility due to the height of structures. However, actual views are intermittent and frequently filtered by landform and vegetation. Where visible, the line forms a noticeable linear element in rural views, with overall operational visual effects assessed as Low-Moderate[1] adverse, reducing with distance.

Grid Injection Point

The visibility of the GIP is largely confined to the immediate area surrounding the platform, and short sections of SH32 as it passes directly by the GIP Site. For SH32 users, operational visual effects associated with the GIP and transmission crossing are assessed as Low adverse, experienced as brief and transient views, reducing to Very Low adverse over time as planting establishes.

Effects on Other Viewer Groups

Nearby settlements are assessed as experiencing negligible visual effects, as the solar farm and GIP are generally not visible and any transmission infrastructure is likely to be barely perceptible due to distance and screening. Recreational viewers, including users of local walking tracks and rest areas, are assessed as experiencing Very Low adverse or negligible effects, as any views are brief, peripheral or sufficiently distant to avoid changes to the defining character of those views.

Summary of Visual Effects

Overall, visual effects are localised, with the greatest effects occurring for local road users and nearby rural residents with open outlooks. Visual effects reduce rapidly with distance, and effects in the wider landscape are generally Very Low adverse beyond approximately 300–500m as visibility diminishes and the influence of the development on view composition becomes limited.

Glint and Glare Effects

Glint and glare effects relate to the reflection of sunlight from photovoltaic (PV) panels and the potential for these reflections to be perceived by viewers as brief flashes (glint) or more sustained reflections (glare). For the proposed Western Bays Solar Farm, these effects have been assessed using Forge Solar modelling undertaken for a conservative “maximum consent scenario,” and interpreted alongside site specific landform, vegetation patterns, and actual visibility informed by ZTV analysis and Site observations.

The modelling identifies that, under a worst-case “clear sky” scenario, a number of dwellings and short sections of Karangahape Road could theoretically experience glare during operation. However, the assessment demonstrates that many of these theoretical glare outcomes do not translate into actual effects due to intervening landform, vegetation screening (including proposed mitigation planting), view orientation and distance. Consequently, potential effects are often reduced or avoided in practice.

For rural residential viewers, the assessment indicates that while potential glare may occur at some nearby dwellings under modelling assumptions, effects are commonly moderated by screening and limited intervisibility.

[1] With the exception of a single residential property (651 Karangahape Road) which will experience Moderate-High visual effects as a result of the combination of the solar farm and transmission line. These effects are identified in the preceding paragraphs and not repeated here to avoid double counting.

For road users, the assessment recognises the increased sensitivity associated with potential glare effects, while also noting that exposure for moving vehicles is inherently brief and transient. The modelling identifies isolated locations where glare could theoretically occur on Karangahape Road. No potential for glare effects are identified from the SH32 corridor.

The period of greatest sensitivity occurs in the early operational phase before mitigation planting reaches effective screening height. To address this, the LVA will set out a staged mitigation approach comprising boundary planting designed to screen glare, supported where necessary by temporary shelter cloth to be in place until planting establishes.

With the identified mitigation measures in place, the assessment concludes that potential glint and glare effects can be managed to acceptable levels. Residual effects for most viewers are expected to be low-level, intermittent, or absent due to screening, limited intervisibility and short exposure durations.

Overall, the glint and glare assessment has identified that potential effects are localised and largely confined to a subset of nearby rural dwellings and short sections of local road corridor under worst-case conditions.

8. Mitigation

The following recommendations are made to reduce the adverse landscape, visual and glint and glare effects of the Project:

- The materials and colour of onsite buildings will, where practical, have a Light Reflectivity Value (LRV) of less than 30% and be in keeping with the materials and colouring of existing infrastructure or coloured in a natural range of browns, greens and greys to complement the tones found in the rural surroundings; and
- Areas of soil disturbed by the Project will be rehabilitated progressively or immediately post-construction, reducing views of bare soil.
- Planting for areas of visual and glare mitigation is proposed to be 5m in width and comprise of native species including species found in the Taupō ecological district.
- Planting for areas of glare mitigation only is proposed to be quick growing, evergreen exotic species (e.g. Cryptomeria japonica) 3m width grown to form a hedge, to be maintained to a maximum height of 3m.
- Planting for the GIP Site should be arranged in naturalised areas across the created landform, and particularly at the edges of the GIP platform, to achieve filtering and screening in views from SH32, while also effectively integrating the GIP into the landscape. Plants used should comprise native species including species found in the Taupō ecological district.
- Planting will be implemented during the first full planting season prior to the commencement of construction of each element of the development (solar farm panels, GIP). This will allow sufficient time for the planting to establish and begin to assist with visual screening.
- A Landscape Management and Maintenance Plan will be prepared for the Site which details planting areas required for the Project. The planting plan will include details of layout, species, grades, numbers, spacing, details of any proposed eco-sourcing, and a programme and specification for implementation and maintenance.

9. Conclusions

The proposed Western Bays Solar Farm will introduce a new renewable electricity generation land use into a modified rural plateau landscape characterised by intensive pastoral farming, shelterbelts and rural infrastructure. The landscape and visual effects are anticipated to be largely localised, with the greatest effects occurring within the Site and its immediate surroundings, including from the closest residential dwellings and along the local Karangahape Road which passes through the solar farm. Beyond

approximately 300-500m from the Site boundary, effects generally reduce to Very Low (adverse) as visibility becomes increasingly contained by landform and intervening landscape elements such as vegetation.

During construction, landscape character effects are assessed as peaking at Moderate-High(adverse) within the immediate locality of the solar farm, reflecting vegetation clearance, earthworks and the presence of construction plant and traffic. In operation, landscape character effects are assessed as Moderate (adverse) within the immediate solar farm context, reducing to Low–Moderate (adverse) over time as mitigation planting establishes, with effects in the wider landscape remaining Very Low (adverse). The GIP, while smaller in area, represents the most earthworks-intensive component and is assessed as having localised Low (adverse) landscape character effects in operation. The transmission line results in Low–Moderate (adverse) effects associated with additional linear infrastructure in rural views.

Natural character effects are assessed overall as negligible, reflecting the already highly modified baseline environment. Effects on nearby valued landscapes, including ONFL and ANFL areas associated with the wider Lake Taupō setting, are assessed as Very Low (adverse) or negligible, due to limited intervisibility, landform separation and distance. No cumulative landscape or visual effects are identified.

Visual effects are localised, with the greatest effects occurring for local road users as they pass directly by the Site, and for nearby rural residents with open outlooks. Effects range between Low-Moderate and Moderate-High, however these effects will reduce over time as mitigation planting establishes. Visual effects reduce rapidly with distance from the Site. Effects on views from within the wider landscape are generally Very Low adverse due to diminishing visibility and the limited influence of the development on view composition.

Glint and glare modelling identifies the potential for effects at a limited number of nearby dwellings and short sections of Karangahape Road under worst-case assumptions. In practice, actual visibility is frequently constrained by landform and vegetation, and where residual potential is identified, effects can be managed through a clear and targeted mitigation pathway. This includes boundary planting designed to screen glare and the use of temporary shelter cloth during the planting establishment period. Implementation, maintenance and long-term performance of mitigation measures are proposed to be addressed through a Landscape Management Plan.

Overall, the adverse landscape and visual effects associated with the Western Bays Solar Farm will not be significant.

Appendix A: Graphic Supplement

Boffa Miskell

WESTERN BAYS SOLAR FARM

Landscape and Visual Effects Referral Memorandum

GRAPHIC SUPPLEMENT

MAY 2026





FIGURES

FIGURE 1: Site Location and Context
FIGURE 2A: Site Layout - Solar Farm
FIGURE 2B: Site Layout - Transmission Route and GIP Area
FIGURE 3: Landscape & Natural Area Overlays



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 3,080 m

1:122,070 @ A3

Data Sources: Eagle Technology, LINZ

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Solar Farm Site Boundary
- Proposed Solar Farm Layout
- Proposed Transmission Corridor
- Proposed Grid Injection Point (GIP)

WESTERN BAYS SOLAR FARM

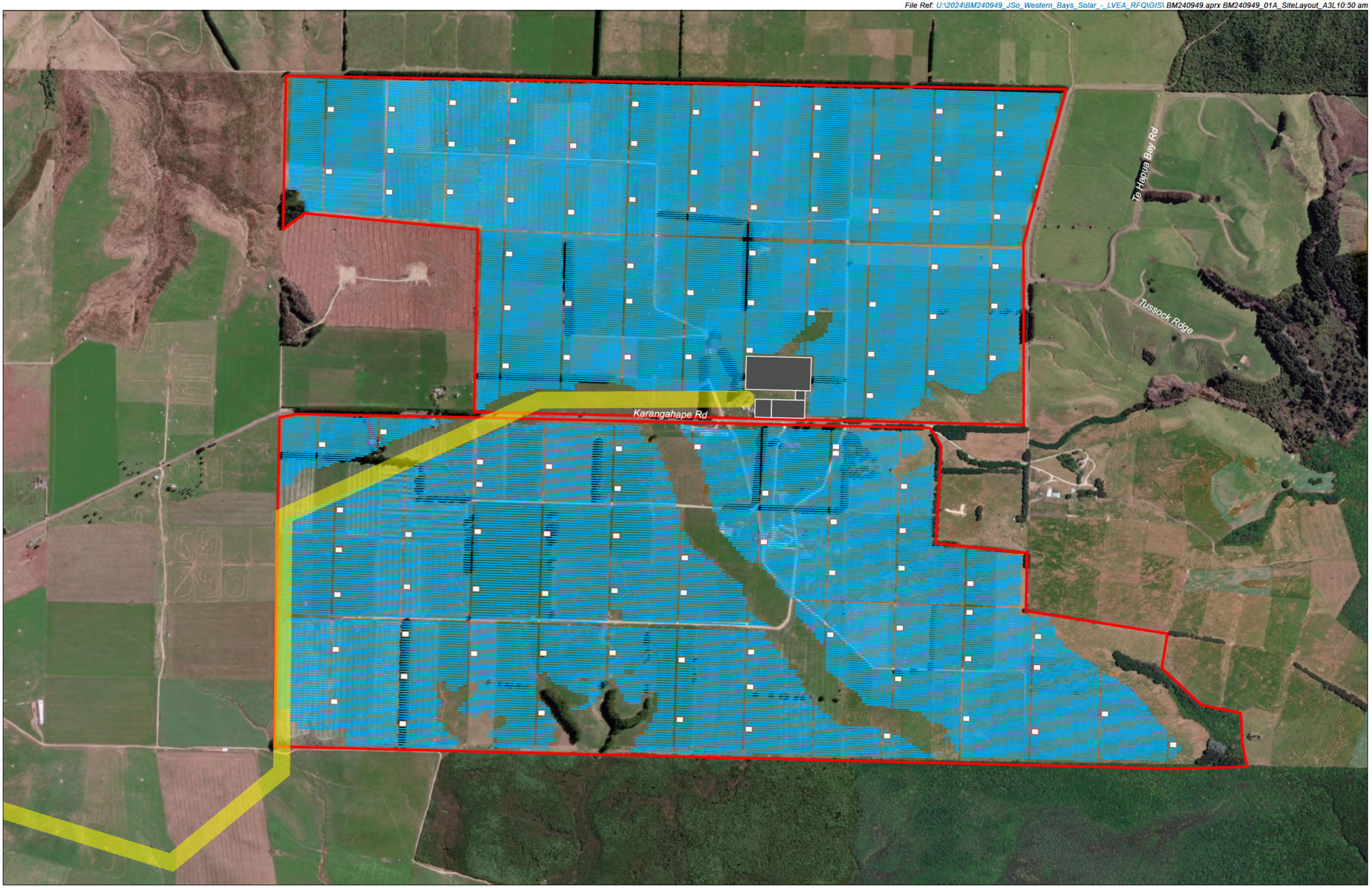
Site Location and Context

Date: 20 May 2026 | Revision: 0

Plan prepared for Meridian Energy by Boffa Miskell Limited

Project Manager s 9(2)(a) | Drawn: PMo | Checked: -

Figure 1



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 320 m

1:12,500 @ A3

Data Sources: Vantor

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Solar Farm Site Boundary
- Proposed Solar Farm Layout
- Proposed Transmission Corridor
- Proposed Substation and O&M Building
- Proposed Inverter and BESS

WESTERN BAYS SOLAR FARM

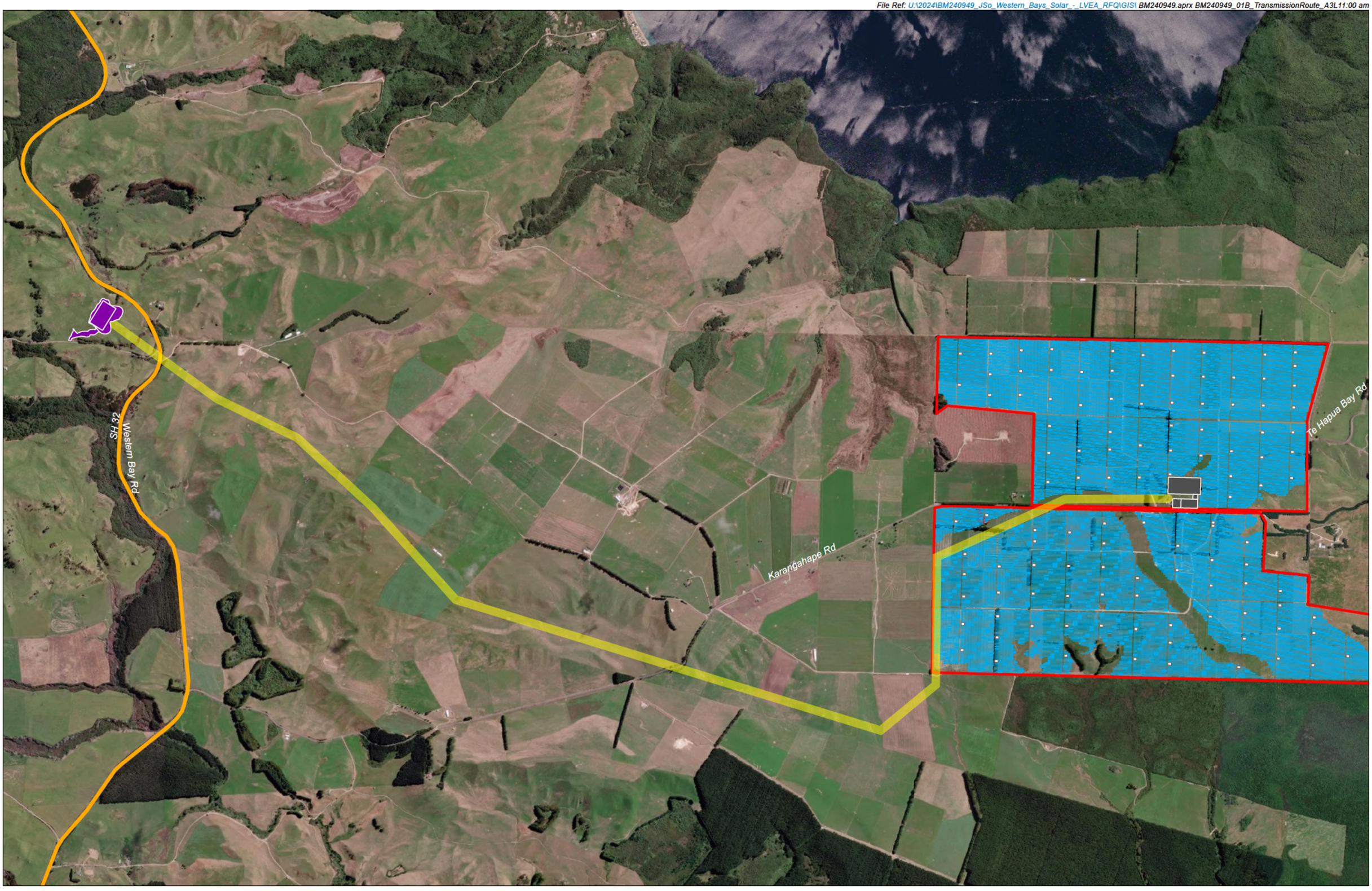
Site Layout - Solar Farm

Date: 20 May 2026 | Revision: 0

Plan prepared for Meridian Energy by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: PMo | Checked: -

Figure 2A



Boffa Miskell

www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 640 m

1:25,000 @ A3

Data Sources: Vantor

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Solar Farm Site Boundary
- Proposed Solar Farm Layout
- Proposed Substation and O&M
- Proposed Inverter and BESS
- Proposed Transmission Corridor
- Grid Injection Point (GIP)
- State Highway 32

WESTERN BAYS SOLAR FARM

Site Layout - Transmission Route and GIP

Date: 20 May 2026 | Revision: 0

Plan prepared for Meridian Energy by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: PMo | Checked: -

Figure 2B

File Ref: U:\2024\BM240949_JSo_Western_Bays_Solar_-_LVEA_RFQ\GIS\ BM240949.aprx BM240949_11_ONLs_A3L11:09 am

SNA 079
SNA 067
SNA 102
ONFL28
SNA 218
SNA 055
ONFL68
ONFL60
SNA 063
ONFL10
SNA 235
SNA 233
SNA 004
SNA 062
SNA 146
SNA 223
ONFL60
SNA 064
ANFL15
SNA 154
SNA 232
ONFL40

Deprecated Basemap. Eagle Technology. LINZ

Boffa Miskell
www.boffamiskell.co.nz

This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

0 1,240 m
1:50,000 @ A3

Data Sources: TAUPO DISTRCIT COUNCIL

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND
- Solar Farm Site Boundary
- Proposed Solar Farm Layout
- Proposed Transmission Corridor
- Proposed Grid Injection Point (GIP)
- Amenity Natural Feature and Landscape (ANFL)
- Outstanding Natural Feature and Landscape (ONFL)
- Significant Natural Areas (SNA)

WESTERN BAYS SOLAR FARM

Landscape & Natural Area Overlays

Date: 20 May 2026 | Revision: 0

Plan prepared for Meridian Energy by Boffa Miskell Limited

Project Manager: s 9(2)(a) | Drawn: PMo | Checked: -

Figure 3