

Memorandum

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Attention: Michael Thomson

Company: Meridian Energy Limited

Date: 27/03/2026

From: Alex Gardiner and Emma McRae, Landscape Architects, Boffa Miskell Limited

Message Ref: Waiinu Renewable Energy Park, Fast Track Referral memo in relation to Landscape and Visual Effects

Project No: BM221143

1. Introduction

Boffa Miskell Limited (BML) was engaged by Meridian Energy Limited (Meridian) in 2022 to undertake a Landscape and Visual Effects Assessment (LVA) for a proposed energy park, comprising up to 56 wind turbines, 350 ha of solar arrays, and associated transmission infrastructure to connect to the existing Transpower operated 220kV overhead line, about 5 km to the northeast. The project site is located on approximately 4,300 ha of farmland which lies on either side of Waiinu Beach Road and the Waitōtara River, south of Waitōtara in South Taranaki. This memo provides an outline of the initial 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 initial analysis outlined below indicates while there are some localised High¹ magnitude visual effects. These are limited to a relatively small number of locations within the site and are not unexpected given the size and scale of a development of this nature. No Very High visual effects are anticipated, and turbines will not be dominant or overbearing such that the visual effects of the project or individual turbines are considered unacceptable. The proposed wind farm and solar energy project will not result in significant adverse landscape, natural character or visual effects on the wider area.

3. Methodology

This initial assessment 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'.

¹ In accordance with the Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines this magnitude of effect would represent a 'significant' effect for the purposes of the RMA.

A number of site visits have been undertaken by the landscape architects undertaking the assessment. These include:

- Site visits to view the site and wider landscape in February 2023, January 2024, June 2025 and February 2026;
- Site visit to cultural heritage sites (4 x marae and a site of significance) on 25th September 2024 and 25th November 2025
- Site visit/walkover with Te Kaahui o Rauru on 29th June 2025
- Site visit to undertake residential amenity assessments (selected representative properties) were undertaken on the 26th May, 30th June 2nd September and 25th November 2025.

Site work was undertaken to do specific assessments from identified locations (i.e residential properties, marae and viewpoints) and also to gain an understanding of the character of the site and wider landscape. Visits were undertaken during favourable weather conditions, and site photograph for viewpoints and assessment purposes were taken when visibility was excellent.

4. The Project

The Proposed Development is for a wind and solar farm and associated ancillary infrastructure located across an area of landscape comprising largely modified agricultural grazing land and plantation forest, to the south and east of Waitōtara, South Taranaki.

The Waiinu Energy Park comprises the following infrastructure (refer Figure 1 in the attached Graphic Supplement):

- Up to 56 wind turbines, measuring up to 250m to blade tip
- Solar arrays
- Battery energy storage system (BESS)
- Internal substation
- Transmission lines and towers up to 50m in height
- Grid connection switching station
- Supporting infrastructure.

5. Project Shaping

The layout of the Waiinu Renewable Energy Park has been shaped to respond closely to the characteristics and values of the landscape described in Section 7.1 of this memorandum, ensuring that infrastructure is sited within the parts of the site most capable of accommodating change. The design avoids the highly sensitive active coastal dunes, rugged cliff systems, and the Waitōtara River corridor, all of which possess strong naturalness, cultural significance, and experiential values such as wildness and remoteness.

These initial landscape constraints were used to define the maximum generation capacity indicative layout, see Image 1 below.



Image 1: Maximum generation capacity indicative layout – 62 turbines

Instead, turbines and solar arrays have been positioned within modified inland dunes, pastoral terraces, and forestry areas - landscape units already characterised by substantial past modification through farming, iron sand mining, and plantation forestry. By confining development to these more resilient landscape types and excluding turbines and arrays from the Coastal Environment, Outstanding Natural Character and Outstanding Natural Feature/Landscape areas, the project retains the integrity of the most valued landforms and protects the distinctive character of the coastal margin.

Setbacks have then been applied from dwellings, the coastal edge, and culturally significant features, and through this process turbine locations have been refined or removed to avoid overbearing, dominating, and/or other effects. The arrangement of turbine clusters responds to landform patterns to maintain a coherent layout and minimise irregular spacing that could increase visual clutter, refer image 2.



Image 2: Current 56 turbine indicative layout with setbacks applied

Similarly, solar arrays and ancillary infrastructure have been sited in lower lying, visually contained inland dune areas and tucked within existing patterns of vegetation or forestry, reducing their visibility from public roads and nearby settlements. This “mitigation by design” approach means that the most prominent elements of the project, the wind turbines, are located where the landform, land use, and vegetation naturally attenuate their visibility, while retaining the distinctive open rural character of the wider terraces.

6. Statutory Provisions

The Site is located on the boundary of the South Taranaki District and the Taranaki Region Councils and the Whanganui District and Horizons Region Councils (refer Figure 1).

The Site and adjoining land are zoned Rural in the South Taranaki District Plan (STDP) and General Rural in the Whanganui District Plan (WDP). One area associated with the Silver Fern Farms abattoir which lies adjacent to the Site boundary is zoned Rural Industrial.

The Proposed Development has been designed so that all generation, storage and transmission infrastructure is located outside of the coastal environment and the STDC Coastal Protection Area². It is set back from the Waitōtara Outstanding Natural Features/ Landscape (ONFL) and Outstanding Natural Character (ONC) overlays as defined by the STDC District Plan and the Taranaki Regional Coastal Plan (refer Figure 1). While the site boundary extends slightly into the overlays at the southern edge of the Site, no part of the Project itself, including turbines and other infrastructure would be located within these areas. The values and characteristics of these overlays are described further in Section 7.1, below.

The substantive assessment will consider the proposed development against the relevant sections of the following Acts, Policy Statements, and Plans:

- Resource Management Act, specifically Section 5, 6 and 7
- The New Zealand Coastal Policy Statement

² An option for the internal transmission line is to route it through a small part of the mapped coastal environment: the cables would be placed underground if this option is used.

- The New Zealand National Policy Statement for Renewable Energy Generation
- The Taranaki Regional Policy Statement
- The Taranaki Coastal Plan
- The Horizons One Plan
- The South Taranaki District Plan
- The Whanganui District Plan

7. Existing Environment

7.1. Landscape Context

The site occupies a large area south and east of Waitōtara, extending across coastal terraces and inland dunelands adjacent to the South Taranaki coastline. Pastoral farming dominates the land use, supported by areas of cropping and plantation forestry. Much of the inland dune system has been modified through ironsand extraction, pasture improvement and forestry, although more intact dune forms remain closer to the coast, particularly in the eastern portion of the site. Pivot irrigated pasture and flattened dune profiles are common across the central and western areas.

The Waitōtara River is a defining element, with its distinctive ox-bow formation flowing south through the site toward the coast. The wider landscape reflects its coastal geology – uplifted marine terraces fronted by rugged cliffs and backed by windformed dunes. These landforms extend up to five kilometres inland and are dissected by streams and rivers, including the Waitōtara. Beyond the coastal dunes, the land transitions to steeper, dissected hill country with erosion prone slopes covered in pasture, scrub and forestry and very limited settlement.

Settlement in the area is sparse. Waitōtara township lies to the northwest on river terraces adjoining SH3, while small coastal settlements such as Waiinu Beach and Waipipi Beach sit atop the coastal cliffs. Whanganui is the nearest major centre, around 18 km to the east, with Waverley and Pātea located to the west.

Landscape character varies across the 4,300 ha site. The southeast has a stronger coastal influence, with undulating dunes, exposed blowouts and a looser pattern of paddocks. Dark blocks of plantation forestry contrast with the lighter textures of dune vegetation and semi improved pasture. West of the Waitōtara River the landscape becomes broader and more modified, with terraced plains, steep gullies and extensive pasture shaped for farming purposes. Boxthorn, shelterbelts and woodlots are characteristic boundary features throughout.

North of the coastal dunes, views of the sea become truncated, and the landscape is perceived as a productive rural environment defined by farm buildings, paddocks, dispersed dwellings and associated rural sounds and activity. In contrast, areas near the southern site boundary experience a markedly more coastal and remote character. The coastline here—accessible only by foot, horse or light 4WD—is recognised as a Coastal Area of Outstanding Value, with exceptional biophysical qualities, high naturalness, and a strong sense of wildness and exposure. This same area is also identified as an Outstanding Natural Feature and Landscape (ONFL) due to its expressive dune formations, dynamic landforms and the absence of development.

Associative values are strongly connected to the coastal margin and the Waitōtara River. The area holds significant cultural importance for Ngāa Rauurū Kīitahi, including historic pā, kāinga, tauranga waka and mahinga kai. Statutory Acknowledgements apply to several sites within or adjacent to the site, including the Nukumaru Recreation Reserve, Tapuarau/Hawken’s Lagoon and the Waitōtara River. European heritage associations also exist, including early settlement and river based transport routes.

7.2. Visual Context

Due to the large size and scale of the proposed development, there will be extensive areas of visibility within 5km of the proposed development Site, becoming more intermittent out to 10km and beyond, with the main areas of visibility lying across the landscape that lies to the south of SH3. As further distance from the turbines increases, visibility becomes more fragmented, particularly across the hill country in the north where landform provides a high degree of screening.

While the potential visibility is extensive, given the rural location of the development the visual context is largely limited to the following viewers:

- Users of roads, including SH3 as it approaches the site from the east and west, and as it passes north of the Site and local roads which branch from SH3 and provide access to local residential properties and farms (i.e Marahou Road, Paetaia Road, Jackson Road, Waiinu Beach Road etc.).
- Residents at the settlements of Waverley, Waitōtara, Waiinu Beach and Pākaraka, and of the dispersed dwellings located across the agricultural landscape which surrounds the proposed development site;
- Visitors to the coastal edge, such as Waiinu and Waverley Beach, and users of the Waitōtara River; and
- Users of the Marton – New Plymouth Railway Line (confined to freight movement).

Viewpoint photography to inform the substantive assessment has been taken from the following locations:

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| • Coastal edge to the west of Waiinu (within the ONFL) | • Waipipi Beach |
| • Waiinu Beach settlement | • Waiinu Beach Road |
| • Patea Beach | • SH3 east of the site |
| • Patea township | • SH3 west of the Site |
| • West of Waverley township | • Kai Iwi Beach |
| | • Waitōtara |

A selection of visual simulations from the above locations have been provided in the attached graphic supplement. The substantive assessment will contain around 25 publicly accessible representative views of the proposed development. The five selected representative views in the attached Graphic Supplement provide a general visual understanding of the proposal.

8. Preliminary Effects Assessment

8.1. Potential Cumulative Effects

Waipipi Wind Farm, a 31-turbine wind farm located approximately 7km to the north west of the proposed development, is the only other wind farm development within the study area. This development has been operational since 2021 and forms part of the existing environment that has been assessed. The LVEA will include consideration of cumulative effects as part of the overall assessment of the proposed development in this existing environmental context. These effects are not anticipated to be significant, and are discussed further below.

8.2. Potential Natural Character Effects

The South Taranaki Landscape Study defines the inland extent of the Coastal Environment for the South Taranaki District, and divides the district into nine coastal sectors, and assesses the overall natural character values for each sector. The Site lies within the Waiinu area, which has an overall Natural Character rating of

⁴ Landscape Institute (UK), 2019: Residential Visual Amenity Assessment – Technical Guidance Note 2/19

High. Within the Waiinu area, the Study identifies the area of the Waitōtara river mouth, with its eroding foredune, inland dunelands, fossilised totara stumps and ventifacts which have high scientific value as having “exceptional biophysical values along an unmodified coastal edge which retains very high wild and scenic associations” and is therefore of Outstanding Natural Character.

Within the Whanganui District/Horizons Region, areas of Outstanding Natural Character have not yet been defined. The Whanganui District Plan does identify a Coastal Environment Special Management Zone, For the purposes of the substantive assessment, the Coastal Environment is defined by the South Taranaki District Coastal Protection Area and the Whanganui District Coastal Environment Special Management Zone. The proposed wind farm and solar farm layout has sought to avoid effects on the biotic and abiotic values of the Outstanding Natural Character area by avoiding the location of turbines and solar panels within this area. The Boffa Miskell Ecology Referral Report identifies that any significant habitats are avoided and that any remaining ecological effects are able to be mitigated. Effects on these values are therefore not anticipated to be significant. The layout design has also sought to minimise as far as is practicable any natural character effects by avoiding the location of any turbines and solar arrays within the Coastal Environment.

Experiential attributes associated with the coastal environment of the site will reduce somewhat due to the presence of wind turbine structures that will be visible within the coastal environment and the coastal context, reducing the perceived naturalness. However, it is anticipated that the wind turbine structures will not result in significant effects on the underlying wider natural undulation of the dune landforms outside the coastal environment, provided that earthworks are tied into these existing forms in a natural manner.

Turbines and solar arrays have been set back from the Coastal Environment and the natural dune landforms along the coastal edge, leaving these unmodified (refer **VS1** in the attached Graphic Supplement). Effects on natural character are anticipated to be **Low-Moderate**. Further discussion on potential experiential effects of the proposed development is outlined below.

8.3. Potential Landscape Effects

The proposed development would result in a range of effects on landscape character and values. As with any project of this nature and scale, the wind farm will substantially influence landscape character both within the immediate site and in the surrounding area. Within the site, the presence of tall, moving turbines would introduce a strong vertical and ‘industrial’ element into what is currently a predominantly horizontal, rural landscape. The turbines would contrast with the existing land uses - pastoral farming, forestry, and natural dune systems, altering the perception of the area from a working rural environment to one that includes large-scale infrastructure. The proposed wind farm would result in adverse effects on landscape character across the site, ranging from **Low-Moderate** in areas of lower sensitivity to change to **Moderate-High** in localised areas of higher sensitivity. While some modified inland areas may have greater capacity to accommodate change, the overall effect on the landscape character of the site is assessed as adverse, with varying degrees of significance depending on location and context. The character of the site overall will experience a change from areas of farmland, inland dune landscape, and landscape around the Waitōtara River to a landscape containing a windfarm.

In the surrounding area, the visual influence of the wind farm would extend well beyond the site boundaries due to the height and movement of the turbines. The turbines would likely be visible from elevated inland areas, open farmland, and parts of the coastal cliffs, particularly in clear weather. This will result in adverse effects, particularly within 5km of the wind farm site where turbines are more likely to be prominent features within the landscape. The site is highly representative of the agricultural land use present and perceptual values experienced along much of the South Taranaki coastline, including the pattern of inland dunes overlaid by pasture, and pine plantations. The perceptual values of the site will change with the introduction of the wind farm. Although the underlying agricultural and coastal qualities will remain, the development will contribute an added layer of land use which will influence how this landscape is perceived. The greatest effect of this is experienced within and immediately surrounding the site boundary, with the perceptual change to the landscape diminishing beyond this, as the surrounding landforms and

landscape elements assist in reducing its influence. Culturally and historically, the area holds significant value for tangata whenua, with associations to mahinga kai, pā sites, and other heritage features, along with the embedded cultural values within the landscape itself. Associative values will inevitably be influenced by the presence of the wind farm, given its size and scale. These effects will be carefully assessed and mitigated where practicable through consultation with mana whenua. The substantive landscape assessment will address this through the findings of the Cultural Effects Assessment for the project.

Landscape effects within this locality are anticipated to be between **Low-Moderate** (adverse) to **Moderate-High** (adverse).

Between 5-10km from the site, effects on the landscape diminish as surrounding topography and landscape features become the prominent landscape features, reducing effects to **Low to Moderate** (adverse). Beyond 10km from the site, landscape effects reduce to **Low-Moderate to Low** (adverse), quickly diminishing with further distance.

The coastal edge around the Waitōtara River mouth, identified as an Outstanding Natural Feature and Landscape (ONFL) and as an area of Outstanding Natural Character (ONC), would be particularly sensitive to the introduction of wind turbines. Although the turbines will not be located directly within this area, their visibility has the potential to reduce the perceived remoteness and naturalness of the area, which are key attributes contributing to its outstanding value. Turbines have been carefully located inland, so as to minimise any diminishment of the sense of remoteness and naturalness, particularly in areas where the landscape is currently perceived as wild or scenic. The wind farm will not affect the abiotic values of the ONC and effects on biotic and experiential values are minimised through turbine setbacks from the ONC boundary.

As the wind turbines and any ancillary infrastructure do not lie within the boundary on the Waitōtara ONFL, effects on the identified outstanding landscape values are minimised. There would be no effect on the landscape feature of the Waitōtara River mouth.

Effects on the Waitōtara ONFL and Outstanding Natural Character Area are therefore not anticipated to be significant.

The solar array layout covers more localised areas and would be unlikely to have further landscape influence beyond the immediate area within which the areas of arrays are sited. Effects of the solar array on local landscape character are considered to be **Low** (adverse).

Cumulatively, the proposed wind farm would contribute to a broader pattern of landscape change in combination with Waipipi Wind Farm, located north of the Site. The size of the proposed wind farm would contribute to changing the coastal and rural character of the area, as turbines would become a prominent visual element in the area of landscape that lies between Kai Iwi and Patea. Within this area, cumulative effects as a result of the Waiinu Energy Park are considered to be **Low to Low-Moderate**, depending on location. Outside of this area, cumulative visual effects reduce to **Neutral**.

8.4. Potential Visual Effects

Views from SH3 are expected to be greatest as road users directly approach and pass by the site, travelling in both directions. The road in this area dips and rises in response to variations in topography and therefore views of the windfarm will be somewhat intermittent, screened in places by topography or roadside vegetation. However, in locations where it is visible, the proposed wind farm will occupy a large proportion of the oblique view to the south from the road (refer **VS10** approaching the site from SH3 travelling east and **VS22** approaching the site travelling west). At its closest point, the State Highway would be approximately 1.5km from a turbine, however the transmission line would cross the road corridor and therefore would be viewed in closer proximity for a short duration (as illustrated in **VS22**). The effect

for road users as they approach and travel past the windfarm (along a stretch of the road approximately 21km in length), would be **Moderate** (adverse).

From local access roads which extend south from SH3, turbines would appear as large and prominent elements in most views from the road corridor, particularly from roads which pass into or between groups of turbines, such as Hawken Road, Pukeone Road, Waiinu Beach Road and Nukumarū Station Road. The orientation of these roads, which are often dead-end roads directed to the coast, and their proximity to the turbines, being within the wind farm site, means that effects on views from these roads would be **High** (adverse). For other local access roads within 5km of the Site, effects are expected to range between **Low** to **Moderate** (adverse).

From settlements to the west of the site area, views of the proposed development would be viewed in the context of the operational Waipipi Wind Farm. Views from Waverley would likely be successive, as the two developments would not be viewed in the same direction, while views from Pātea would be combined, as the proposed development would be viewed behind the existing Waipipi turbines but at a greater distance. It is unlikely that the full wind farm would be visible from these towns, and those turbines in Group D are likely to be the most discernible in these views.

From Waitōtara, due to its low-lying position within the river valley, only a small number of turbines would be present in views from the settlement (refer **VS12**). Similarly, from the beachside settlement of Waiinu Beach, only those turbines in the southern extent of the wind farm will be visible in north facing views, as the gentle rise of topography in the foreground provides substantial levels of screening of the wider wind farm turbines (refer **VS2**). The layout has also been designed to ensure that the nearest wind turbine to the settlement at Waiinu Beach is at least 1.7km away. No views of the transmission line or solar farm will be possible from Waiinu Beach, Waitōtara, Waverley or Pātea. Effects on settlements are anticipated to range from **Low** to **Low-Moderate** (adverse).

In views from scattered residential properties within 2.5km of the wind farm (10 x tip height of the turbines) turbines will appear as large and prominent new features in the landscape. There are approximately 10 dwellings (and one marae) where multiple turbines are likely to be viewed in more than one direction and, depending on the response of the viewer, and visual effects for these viewers are anticipated be **High** (adverse). Eight of these dwellings are inhabited by involved landowners or owned by involved landowners.

Preliminary studies have found that all other residents within 2.5km of a turbine will experience effects ranging from **Very Low** (adverse) to **Moderate-High** (adverse). No Very High (adverse) effects, or effects that are considered to be *overwhelming, overbearing or inescapably dominant*⁴ and which would be considered unacceptable are anticipated.

For those residents living in proximity to the proposed transmission line (i.e within 500m) to the south of SH3, there would be combined effects due to views of this element of the development in combination with the proposed wind farm. For those to the north of SH3, it is likely that primary visual effects would be as a result of the proposed transmission line and grid connection infrastructure in combination with the three existing transmission lines which pass through this area. The solar array layout will be visible only from two local roads, and not from any dwellings outside the project.

The Marton-New Plymouth Railway Line is not used for recreational or passenger purposes, only for freight journeys, and therefore is not considered to be a scenic route. Due to the lower sensitivity of views from the railway line and the short duration of effect (relative to the overall journey), the effects are anticipated to be **Low** (adverse).

Shadow Flicker Effects

Shadow flicker is a phenomenon caused by the moving shadow of the turbine rotor being cast over a narrow opening, such as a window or open door. The effect of rotating turbine blades causing brightness

⁴ Landscape Institute (UK), 2019: Residential Visual Amenity Assessment – Technical Guidance Note 2/19

levels to vary periodically at locations where they obstruct the Sun's rays and can result in a strobe-like effect within a dwelling.

International guidance requires that the study area to identify potential for effects on dwellings should comprise an area of 10 times the rotor diameter of a turbine. There are approximately 65 dwellings within this study area (1900m) for the proposed development which have the potential to be affected by shadow flicker. Actual effects would depend on a number of factors such as orientation and size of the windows at the property, position of the sun, and duration of effect. The substantive assessment will identify which properties may experience shadow flicker effects and, should this be identified, appropriate mitigation such as turbine shutdown during the identified times that would be implemented during those times in order to avoid the effect.

9. Mitigation

9.1. Mitigation by Design

The design of any onshore wind farm is a matter of balance between commercial, technical and environmental constraints and opportunities. Given the size and scale of the proposed development, there is limited on-site opportunity on individual properties to mitigate effects on the landscape and in views through the use of screening or planting (although this will be explored at the individual property level where such opportunities exist). Therefore, the design process has sought to achieve a layout which appears cohesive and is responsive to the need to avoid effects that are dominating, or overbearing, to the extent they are unacceptable. As part of design process, the layout of the proposed development has taken cognisance of those viewers who are most sensitive to the proposed development, such as those residents in closest proximity. Appropriate setbacks have been applied from nearest residential dwellings to avoid overbearing or overwhelming effects on residents. The final layout has also been informed by other constraints not related to landscape effects (i.e ecological effects).

The location of proposed infrastructure (turbines, access tracks, substation, transmission lines, solar farm arrays etc) has been sited:

- outside of any landscape overlays such as ONFLs or ONCs and not within the coastal environment;
- within an open and expansive landscape which is more capable of accommodating large scale wind turbines than smaller scale landscapes;
- within a landscape that is already subject to ongoing modification or change and which contains existing or consented wind farm development (Waipipi) and/or other forms of development such as transmission infrastructure;
- set back from the coastal edge to seek to retain the remote and wild characteristics of the adjacent coastal landscape.
- away from distinctive landscape features, the scale and form of which could be compromised.

Turbines will be lit for aviation safety purposes. It is anticipated at this stage that only selected turbines would require lighting and that lights would be shielded below the horizontal plane to mitigate effects of lighting on viewers in proximity to a turbine (such as residents in the area surrounding the wind farm).

9.2. Mitigation During Construction

The location and management of construction elements have been sited to minimise environmental effects including potential landscape and visual effects during the construction stage. A full suite of proposed mitigation measures will be presented in the substantive LEA which could include:

- all working areas would be restricted as far as practicable to the specified areas and demarcated to keep affected areas to a minimum and prevent incursion of Site plant into non-construction locations

- material storage/temporary stockpiles would be retained for the shortest duration practicable and would be sited to avoid visual intrusion for neighbouring residents or road users.
- the surface of lay-down areas would be reinstated to replicate the appearance of adjoining land;
- excavations for turbines foundations, laydown areas, underground cables and other temporary disturbance would be reinstated prior to commencement of the operational phase of the Proposed Development; and
- all track sides would be reinstated with suitable material to ensure they would blend in with the adjoining ground at the Site
- construction compounds would be located to minimise the effects on the landscape character, values and visual amenity of neighbouring residents. These will be returned to a condition consistent with that of the adjoining landscape during final construction works.

10. Conclusions

The proposed Waiinu Wind Farm and associated infrastructure will result in a range of landscape and visual effects, with the greatest effects occurring within and immediately surrounding the site. The development will introduce large-scale infrastructure into a rural environment, altering the existing landscape character from largely agricultural to one that includes prominent infrastructural elements. Identified landscape effects range from **Low-Moderate** to **High** (adverse) depending on location, sensitivity, and proximity to the proposed development.

Visual effects will be greatest for scattered residents within 2km of the turbines, where multiple turbines may be visible in more than one direction. While no effects are considered overwhelming or inescapably dominant, **High** (adverse) visual effects are anticipated for eight dwellings outside the project footprint and one marae.

Effects on settlements such as Waiinu, Waitōtara, Waverley, and Pātea are expected to be **Low to Moderate** (adverse), with visibility moderated by distance and topography. Views from SH3 will be intermittent and generally **Very Low to Moderate** (adverse), while some local road users which pass through the site will experience **High** (adverse) effects due to proximity and orientation.

Effects on identified Outstanding Natural Features and Landscapes (ONFLs), including the Waitōtara River mouth, are not considered significant due to careful turbine placement and mitigation of visual intrusion. The solar array component will have **Low** (adverse) effects limited to its immediate context, and cumulative effects in combination with the Waipipi Wind Farm are assessed as **Low to Low-Moderate**, diminishing with distance.

The nature and scale of the anticipated effects are consistent with developments of this type, and the project has been deliberately sited to avoid sensitive landscape overlays and the coastal environment as well as ensuring adequate turbine separation distance from residential dwellings. The project has been designed to respond sensitively to the existing landscape. Infrastructure placement has been guided by the need to protect key natural features and areas of cultural significance. Mitigation measures, including turbine buffers from individual dwellings and the settlement at Waiinu Beach, have been integrated into the layout to mitigate effects on views, particularly from residential properties in proximity to the development.