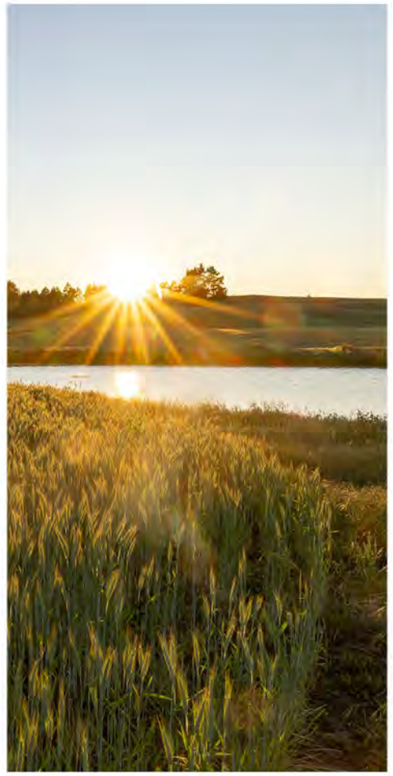
+ CORBRIDGE - WANAKA

RESPONSE TO COUNCIL RFI - 23 OCT 2026

+ 4541-SK43B - STRUCTURE PLAN - 30 SEP 2026
+ 4541-SK119 - GOLF VISIBILITY SUMMARY 1 - 15 OCT 2026
+ 4541-SK120 - GOLF VISIBILITY SUMMARY 2 - 15 OCT 2026
+ 4541-SK121 - GOLF VISIBILITY SUMMARY 3 - 01 OCT 2026
+ 4541-SK122 - GOLF COURSE VISUALISATIONS - TYPICAL CHARACTER - 02 OCT 2026
+ 4541-SK133 - 3D VISUALISATION METHODOLOGY - 13 OCT 2026
+ 4541-SK135 - VISUALISATION SUMMARY - 21 OCT 2026
+ 4541-SK117 - ACTIVITY AREA H - VIEW A FROM NEWCASTLE TRACK - 02 OCT 2026
+ 4541-SK118 - ACTIVITY AREA H - VIEWS B & C FROM NEWCASTLE TRACK - 15 OCT 2026
+ 4541-SK136 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 1 - 20 OCT 2026
+ 4541-SK144 - RENDERED VISUALISATION - VIEWPOINT 1 - 20 OCT 2026
+ 4541-SK137 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 2 - 20 OCT 2026
+ 4541-SK145 - RENDERED VISUALISATION - VIEWPOINT 2 - 20 OCT 2026
+ 4541-SK138 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 3 - 20 OCT 2026
+ 4541-SK146 - RENDERED VISUALISATION - VIEWPOINT 3 - 20 OCT 2026
+ 4541-SK139 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 4 - 20 OCT 2026
+ 4541-SK147 - RENDERED VISUALISATION - VIEWPOINT 4 - 20 OCT 2026
+ 4541-SK140 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 5 - 20 OCT 2026
+ 4541-SK148 - RENDERED VISUALISATION - VIEWPOINT 5 - 20 OCT 2026
+ 4541-SK141 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 6 - 20 OCT 2026
+ 4541-SK149 - RENDERED VISUALISATION - VIEWPOINT 6 - 20 OCT 2026
+ 4541-SK142 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 7 - 20 OCT 2026
+ 4541-SK150 - RENDERED VISUALISATION - VIEWPOINT 7 - 20 OCT 2026
+ 4541-SK143 - DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 8 - 20 OCT 2026
+ 4541-SK151 - RENDERED VISUALISATION - VIEWPOINT 8 - 20 OCT 2026
+ 4541 - PERMITTED PLANT SPECIES (VAR1-VAR15) - 22 OCT 2026







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Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

North

LP-E
H
G
VAR1
VAR2
G
G
VAR3
LP
VAR5
VAR6
VAR4
LAMA1
LAMA1
EC
EC
VAR8
EC
EC
VAR7
VAR9
G
G
EC
L
LP
LAMA2
VA
VAR11
C
EC
VAR10
VAR12
VAR13
VAR14
LAMA5
LP
LAMA4
LP
G
G
P
LP
LAMA6
RW
VAR15
LAMA6
M
LAMA3
LP

STRUCTURE PLAN KEY

	Landscape Amenity Management Areas	
	Indicative Primary Access Road	
	Indicative Cycleway / Walkway	
	Vegetation to be retained	
LPx	Activity Area Landscape Protection	12.703 ha
LP-E	Activity Area Landscape + Ecology Protection	17.585 ha
G	Activity Area Golf	204.136 ha
EC	Activity Area Ecology	1.4570 ha
C	Activity Area Clubhouse	4.7207 ha
M	Activity Area Maintenance	1.2907 ha
P	Activity Area Public Amenity	1.201 ha
VA	Activity Area Visitor Accommodation	3.4880 ha
VAR	Activity Area Visitor Accommodation / Residential	31.935 ha
H	Activity Area Hospitality	2.500 ha
L	Activity Area Lake	9.055 ha
RW	Workers' Accommodation	1.087 ha
	TOTAL SITE AREA =	**329.960 ha**

baxter design

0 50 100 250m

SCALE = 1:5000 AT A1 = 1:10,000 AT A3

REFERENCE 4541-SK43B - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - 30 Sept 2026

DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

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STRUCTURE PLAN
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

North

Area 1 - Three small pockets of fairway, greens and occasional bunkers will be potentially visible from Area 3. The proposed mounding in LAMA 2 will further reduce visibility of these pockets in the east portion of this Area 1

Area 2 - For the most part of Area 2, LAMA 2 mounding and the shelterbelt to be retained limit golf visibility to the 'short course Hole 10 green' (350m+ away). There will be a short glimpse view of golf at the east end of Area 2 (a road length of approx 70m) where a small part of the 'Blue Golf Course' will be potentially visible. This will appear very low and flat on the terrace in excess of 8m above the road in elevation

Area 3 - Across a short 90m section of road, various aspects of the golf course will be potentially visible as shown, wiht the majority of these areas appearing flat on elevated plateaus. Approaching the east of Area 3, the existing shelterbelt will screen increasing amounts of these golf pockets from view (i.e. until only the western edge is visible). The most distant visible golf pockets are in general 1km away, and will appear as a faint mown grass line, with the wider rolling pasture and occasional dark roof forms forming the bulk of this confined view

Pockets of fairway, greens and occasional bunkers potentially visible from Area 3, though it is likely that landform and future residential activity will screen part of the golf course from the road (approx 800-1110m from view)

Fairway and any bunkers potentially visible from Area 1 (appox 450m+)

Potentially visible from Area 1 (approx 120m+)

Potentially visible from Area 3 (approx 450m and 650-800m respectiviely)

Area 1

Potentially visible from Area 3 (approx 150m+

Potentially visible from Area 3 (approx 250m+

Golf course not visible due to proposed mounding in LAMA 2

Area 2

Area 3

Parts of this area potentially visible from the east end of Area 2 (approx 250m+)

Potentially visible from Area 2 and 3 (approx 350m+)

NOTE

Potential golf course visibility from various areas of the State Highway have been colour coded

The potential visibility of future golf earthworks was calculated first with on site investigation (walking the length of the road) with proposed plans and a Google Earth KML file of the proposed development for reference. Findings were marked on a plan, and refined later through desktop analysis to ensure that the sightlines match the existing and proposed topography and vegetation.

It is anticipated that this demonstrates 'the maximum potential extent' that the golf course will be visible, and that earthshaping adjacent to the fairways will likely reduce visibility further.

Where part of the golf course will be potentially visible from multiple places, a mulit-coloured outline has been used

Distances shown (e.g. 450m + and 900-1050m) refer to the distance between the visible section of golf course and the respective viewing area

baxter design

REFERENCE : **4541-SK119** - SCALE = 1:7500 AT A3 - **23 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

GOLF VISIBILITY SUMMARY 1
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

North

Area 4 - A 350m section of road, framed by a shelterbelt to be retained in part to the west and a rising terrace form to the east. The terrace form increasingly screens more of the golf pockets from view travelling east (i.e. only 'Hole 15 Blue Course' will be visible in the east of Area 4). 'Hole 16 Black Course' and 'Hole 9 Blue Course' will will appear as a faint mown grass line with occasional bunkers (from distances as shown) with the wider rolling pasture and occasional dark roof forms forming the bulk of this view

Area 5 - A 300m section of road, with potential pockets of golf visible from a viewing distance of 100m or more. At present, this area comrpises of spacious pasture and shelterbelts with subtle rolls and undulations. Views from Area 5 will be predominantly of the 'Short Course' being shorter golf holes with smaller fairways and greens. It is anticipated that low, natural mounding will be constructed between the short course and the road, to screen views of the road from this part of the golf course, which will be specified by the golf course designers at the time of construction. This view will not appear as a continuous line of golf, but rather pockets of mown fairway between pasture and naturally shaped mounding.

Pockets of fairway, greens and occasional bunkers potentially visible from Area 4, though it is likely that landform and future residential activity will screen large parts of the golf course from the road (approx 950-1300m from road views)

Potentially visible from Area 4 (exceeding approx 550m and 750m respectively)

Potentially visible from the east half of Area 4 on the low terrace edge from Area 4 (approx 350m+)

Potentially visible from the west half of Area 4 on the low terrace edge from Area 4 (approx 350m+)

A sliver of golf (fairway, green, occasional bunkers) will be potentially visible on the terrace edge from Area 4 (approx 150m+)

Area 4

Potentially visible from Area 4 and 5 (the internal red line shows the extent of the golf course which will be potentially visible)

Potentially visible from Area 5, although it is anticipated that golf shaping within this area (with the intention of minimising noise and views to the road) will reduce this visible area (approx 100m+)

Area 5

Golf course not visible due to existing terrain, proposed planting, and the planting around the maintenance area

NOTE

Potential golf course visibility from various areas of the State Highway have been colour coded

The potential visibility of future golf earthworks was calculated first with on site investigation (walking the length of the road) with proposed plans and a Google Earth KML file of the proposed development for reference. Findings were marked on a plan, and refined later through desktop analysis to ensure that the sightlines match the existing and proposed topography and vegetation.

It is anticipated that this demonstrates 'the maximum potential extent' that the golf course will be visible, and that earthshaping adjacent to the fairways will likely reduce visibility further.

Where part of the golf course will be potentially visible from multiple places, a mulit-coloured outline has been used

Distances shown (e.g. 450m + and 900-1050m) refer to the distance between the visible section of golf course and the respective viewing area

baxter design

REFERENCE : **4541-SK120** - SCALE = 1:7500 AT A3 - **23 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

GOLF VISIBILITY SUMMARY 2
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

North

Area 6 - A 130m section of road, which will be framed by the existing row of trees to the east and the future construction of mounding within LAMA 3. The future shaping and planting in LAMA 6 and workers' accommodation activity will screen any distant views of the golf course. Potential golf visibility will be limited to 'Hole 6 short course' (small fairway, green and potentially a couple of bunkers) and the southern edge of 'Hole 7 short course' depending on the final earthworks design in that area. In the foreground, the existing pasture will be maintained

Area 7 - From Area 7, the existing landform and proposed LAMA 3 will largely screen all parts of the golf course from view (and wider development). Potentially, the southern edge of the 'short course' will be visible as shown (one green and one teeing area), but given the raised landform, any visible pockets of golf will be in the form of a faint flat line in the landscape.

LAMA 6 and workers' accommodation will screen distance views of the site

Potentially visible from Area 6

Potentially visible from Area 7

Area 6

Area 7

NOTE

Potential golf course visibility from various areas of the State Highway have been colour coded

The potential visibility of future golf earthworks was calculated first with on site investigation (walking the length of the road) with proposed plans and a Google Earth KML file of the proposed development for reference. Findings were marked on a plan, and refined later through desktop analysis to ensure that the sightlines match the existing and proposed topography and vegetation.

It is anticipated that this demonstrates 'the maximum potential extent' that the golf course will be visible, and that earthshaping adjacent to the fairways will likely reduce visibility further.

Where part of the golf course will be potentially visible from multiple places, a mulit-coloured outline has been used

Distances shown (e.g. 450m + and 900-1050m) refer to the distance between the visible section of golf course and the respective viewing area

baxter design

REFERENCE : **4541-SK121** - SCALE = 1:7500 AT A3 - **23 OCT 2026**
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GOLF VISIBILITY SUMMARY 3
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



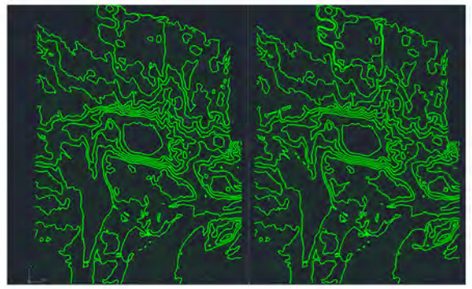






The proposed golf aesthetic revolves around mown fairways and greens set amongst large areas of pasture and occasional native scrub. Whilst it is acknowledged that the greens and fairways will be well irrigated and maintained (as is typical of golf courses), a key principle will be maintaining the rural amenity, rough edges, and open views to surrounding the mountains, which will also be valued by the future guests. Compared to Millbrook for example, the proposed golf courses at Corbridge Resort will favour a more 'naturalistic' style, with fairways which flow between pasture and undulations in the land, bunkering which is set into the landscape, less trees and less linear lines.

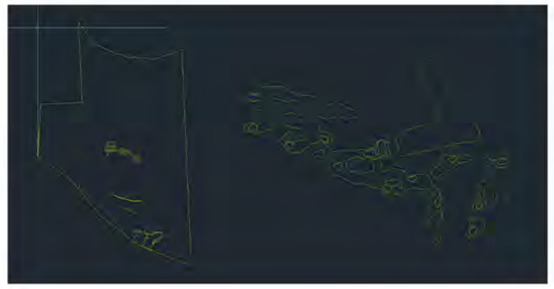
Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



1

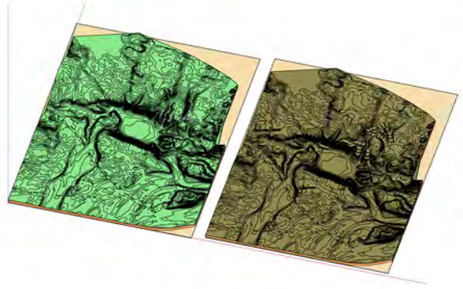
Existing site contours obtained from the surveyor.

Proposed site contours developed in AutoCAD based on the proposed landform design drawn to fit with existing contours.



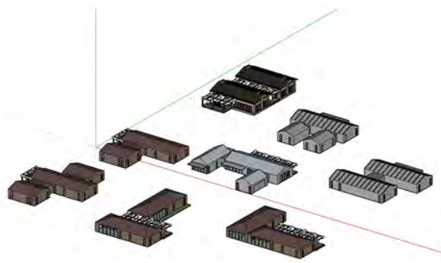
2

Existing vegetation to be retained, vegetation to be removed, proposed planting areas and golf fairway extents delineated as polygons in AutoCAD.



3

Existing and proposed contours exported from AutoCAD into SketchUp and converted into terrain meshes. The existing and proposed terrain models are aligned to a common point and overlaid to enable direct comparison.



4

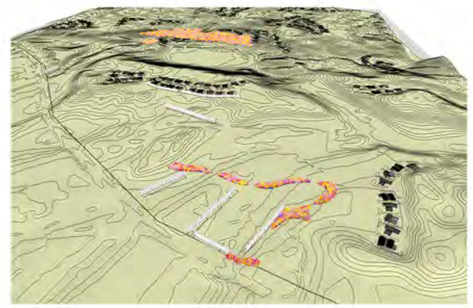
Indicative dwellings modelled based on anticipated built form enabled by the Zone, including location, standards, and design controls (e.g. materiality, size, roof pitch, orientation and reflectivity).



5

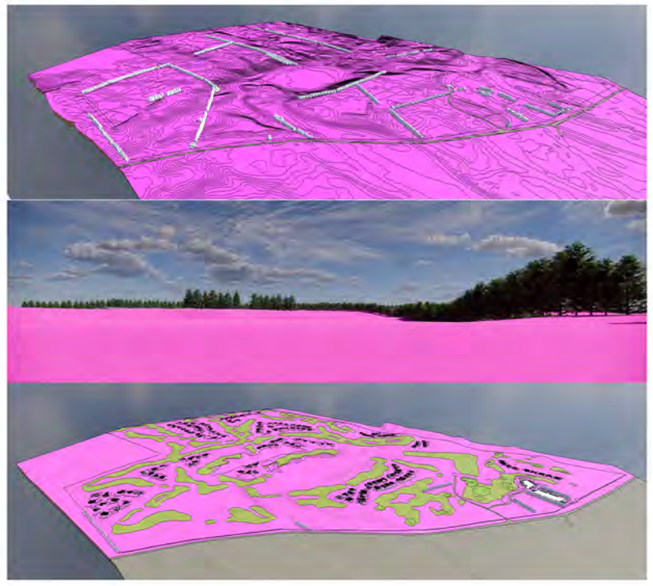
Indicative dwellings accurately positioned using the base plan, lot boundaries and proposed contours as reference.

Golf course and planting extents projected from AutoCAD onto the relevant terrain models.



6

Existing vegetation modelled on the existing terrain. Vegetation to remain and proposed planting (as per the Structure Plan) modelled on the proposed terrain. Vegetation arranged within the projected AutoCAD outlines using Enscape assets and the SketchUp extension Skatter. Proposed planting modelled to represent approximately five years of growth. Proposed shelterbelts modelled at approx 5m in height, with proposed grey shrubland modelled at 2–3m in height.



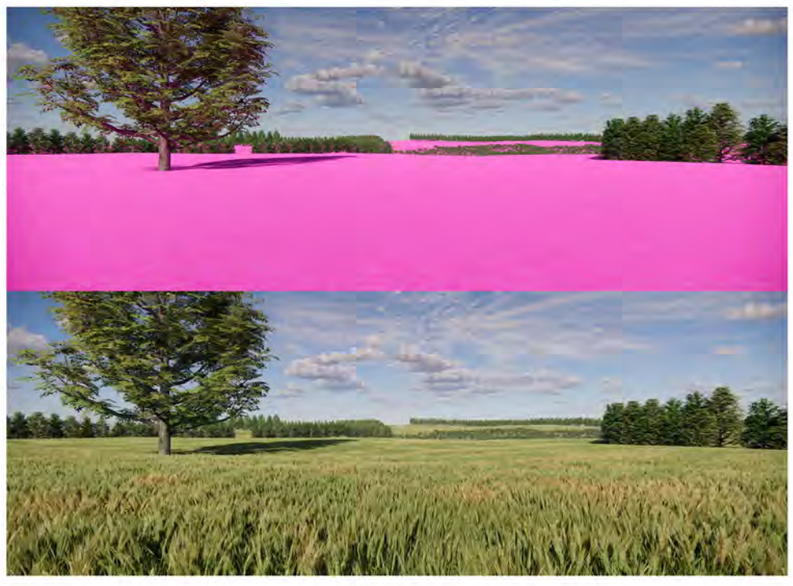
7

Golf fairways differentiated from surrounding pasture through clear colour contrast (fairways green, pasture pink).

Specific viewpoints selected along State Highway 6 (SH6).

From each viewpoint the existing conditions are rendered in enscape using a 50mm focal length and an eye height of 1.6m off the ground. The existing terrain and accociated layers are then hidden and the proposed terrain and accociated layers are shown.

The proposed landform visualisation is then rendered at 50mm from this same point incorporating indicative dwellings and proposed vegetation.



8

Existing and proposed visualisations enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality. Particular care taken to check that the enhancement process has not introduced distortions to the model geometry, scale or orientation.

Existing views rendered based on existing site conditions on the 10th October - spring barley.

The orignal enscape render and edited adobe firefly render are then overlayed at 50% opacity in photoshop to highlight any difference - any differences are fixed through post-processing in photoshop to ensure accuracy of visualisations.

baxter design

REFERENCE : **4541-SK133 -** SCALE = N/A - **23 OCT 2026**
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3D VISUALISATION METHODOLOGY
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

VISUALISATION WRITTEN SUMMARY

From each viewpoint along State Highway 8, two different styles of visualisations have been produced, a digital terrain model (DTM) and a rendered visualisation. From Newcastle Track, only a DTM visualisation has been produced. What is shown in each visualisation is described below.

DTM Visualisations

- The existing DTM visualisations show the existing terrain, existing shelterbelts / large tree clusters, and existing roads.
- The proposed DTM visualisations show the proposed terrain, existing vegetation to remain (as per the proposed Structure Plan), indicative golf fairways based on the course routing (provided by OCM), and the anticipated future development within the proposed VARs (based on the proposed Zone Provisions).
- The DTM visualisations do not show proposed vegetation, existing low vegetation (e.g. shrubs or small standalone trees), existing buildings, golf detailing (e.g. potential bunkers and subtle mounding / earthshaping), future domestication within residential lots (e.g. planting, outdoor areas and fencing), future roads to the VARs, or elements outside of the site boundary (e.g. distant mountains, vegetation, and the sky).
- The purpose of the DTM visualisation is to compare the existing site condition with the core elements of the proposed condition in a clear, concise way.
- Annotation is predominantly kept to the DTM visualisations. The dashed lines refer to the VAR extents as per the proposed Structure Plan

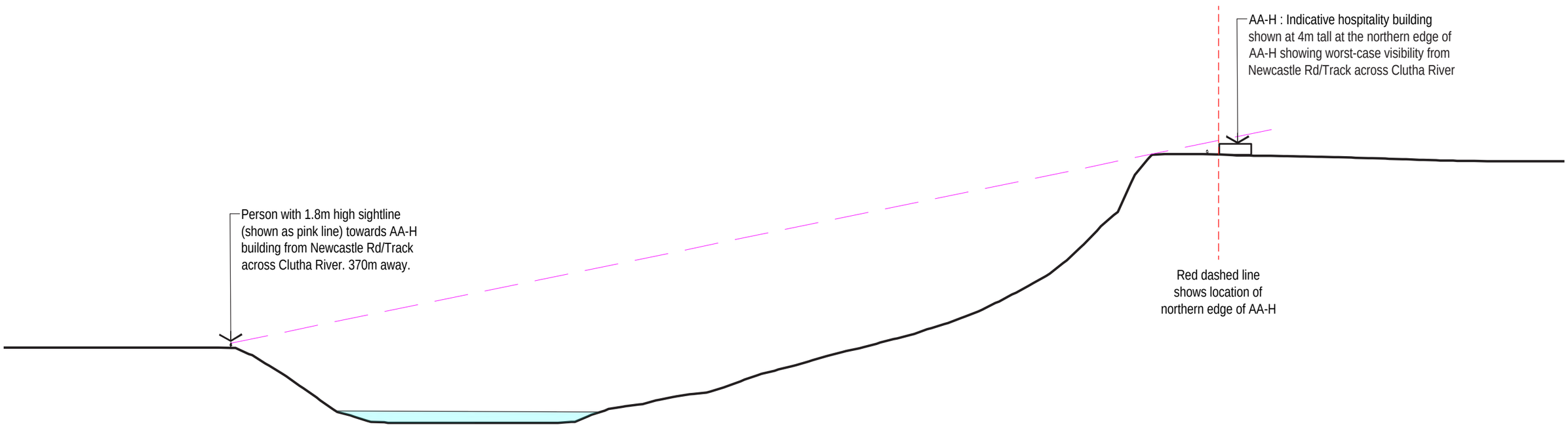
Rendered Visualisations

- The rendered visualisations (existing), are a photorealistic representation of the core elements of the existing site condition, showing the existing terrain as of 12 Oct 2026 (in 'recently sown barley'), existing vegetation (including trees and existing shrubs within the ecological zones), existing roads, and existing fencing along the State Highway 8 (SH8) boundary.
- The rendered visualisations (existing) do not show small site features, such as farm equipment, fencing within the site, or farm tracks.
- The rendered visualisations (proposed), are a photorealistic representation of the core elements of the proposal, showing the proposed terrain (predominantly in browntop grass), existing vegetation to remain (as per the proposed Structure Plan), the proposed vegetation (shown at five years after planting), indicative golf fairways based on the course routing, the anticipated future development within the proposed VARs, and surrounding mountain context.
- The rendered visualisations (proposed) do not show; existing buildings, the future roads to the VARs, golf detailing (e.g. potential bunkers and subtle mounding / earthshaping), future domestication within residential lots (e.g. planting, outdoor areas and fencing)

General Notes

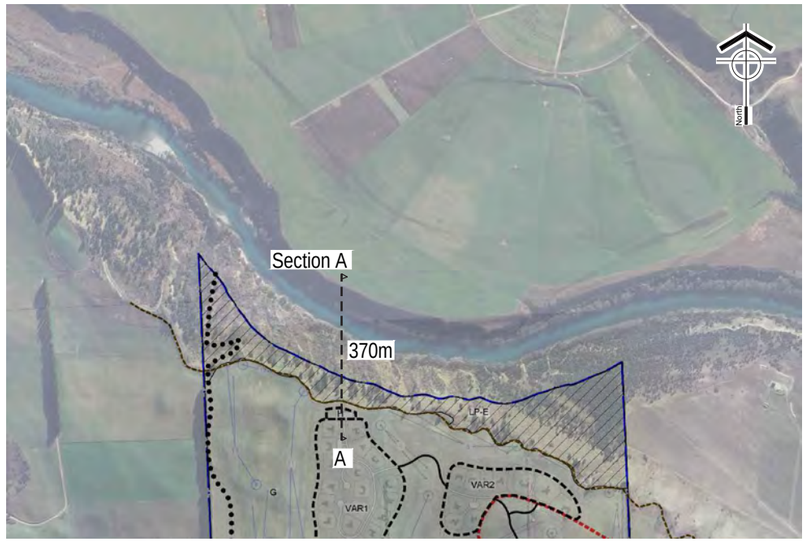
- The existing terrain has been modelled in SketchUp using 1m contours provided by the surveyor, then captured with a 50mm focal length at a 1.6m eye height.
- The 'proposed terrain' in both visualisation styles has been modelled from the indicative contours for the LAMAs (refer LAMA plans), and the indicative contours for the VARs, utilising the 'worst case scenario' for the VARs of 'plus a metre' above the designated RLs (refer VAR plans). No other landform modification has been modelled in the visualisations.
- The indicative dwellings have been modelled at 300-600m² (in relation to the size of the proposed lots, refer Zone Provisions relating to site coverage), up to 5.5m high, and with a materiality and colour in keeping with the proposed Zone Provisions.
- Future planting, outdoor areas and fencing have not been shown around the indicative dwellings. These will be subject to individual lot owners' preferences, in keeping with the proposed Zone Provisions.
- The mountains in the background of the rendered visualisations have been aligned using Google Earth 3D imagery

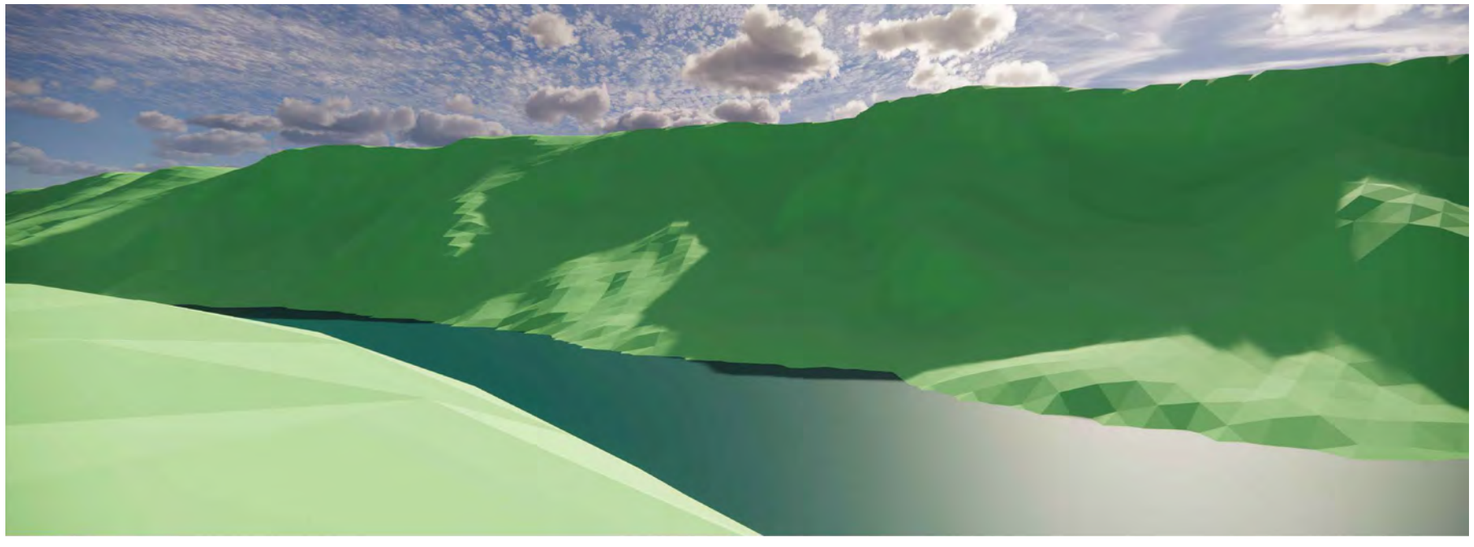
Document Set ID: 10410763
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DTM Visualisation looking towards Activity Area Hospitality (AA-H) from Newcastle track. Indicative 4m building modelled on terrain

Key Plan (Not to scale)
Section cut shown in green dashed line



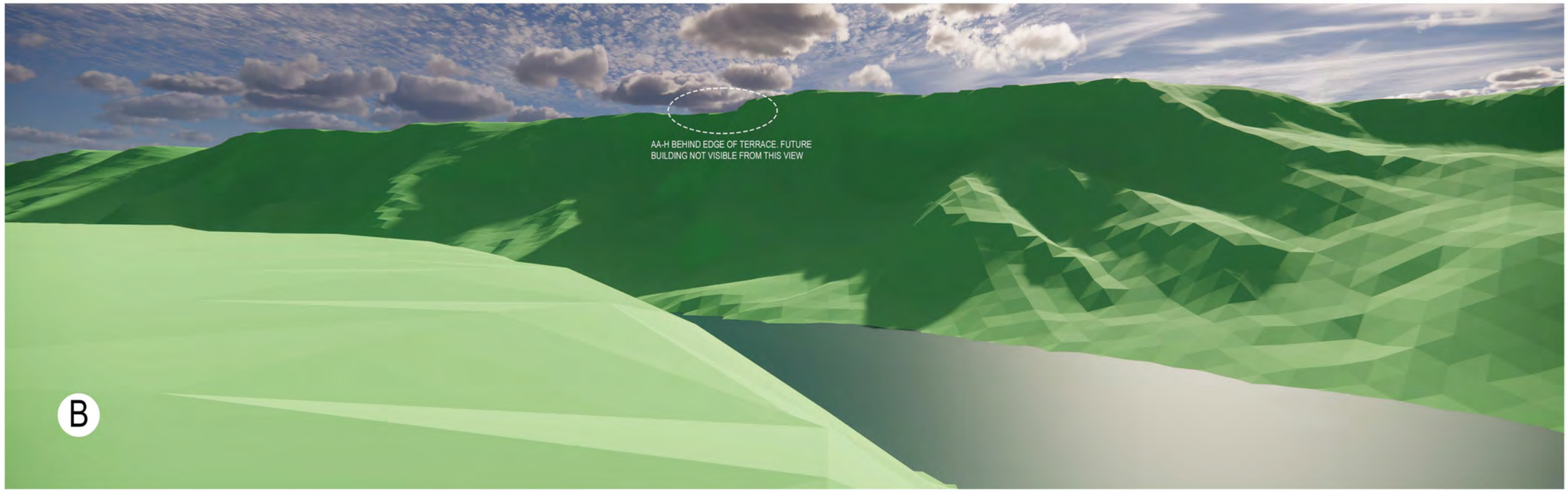


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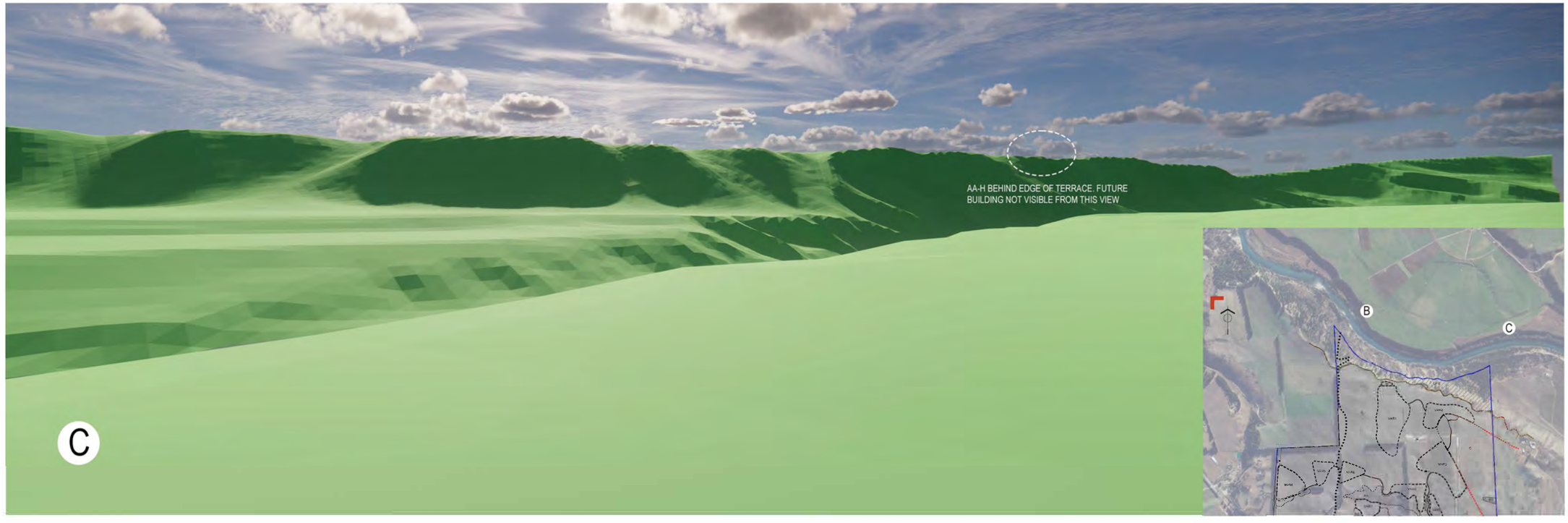
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ACTIVITY AREA H - VIEW A FROM NEWCASTLE TRACK
CORBRIDGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



DTM Visualisation B looking towards Activity Area Hospitality (AA-H) from Newcastle track 480m away. Indicative 4m building modelled on terrain on northern edge of AA-H.



DTM Visualisation C looking towards Activity Area Hospitality (AA-H) from Newcastle track 950m away. Indicative 4m building modelled on terrain on northern edge of AA-H.

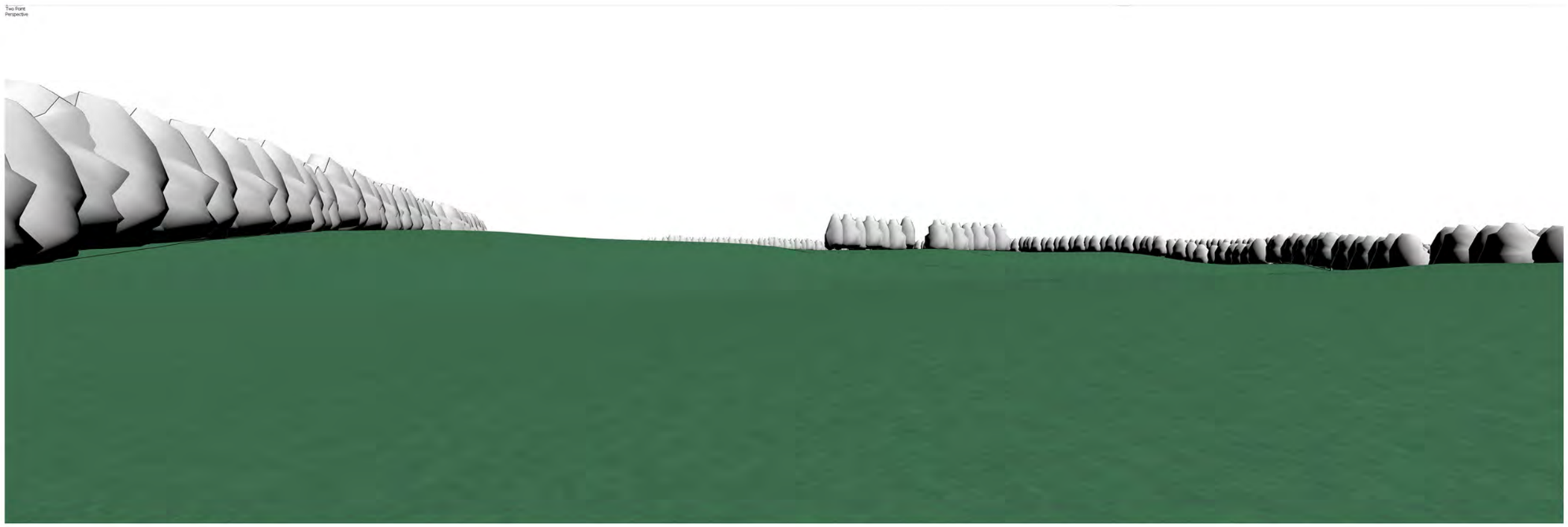
Key Plan (*Not To Scale*)

baxter design

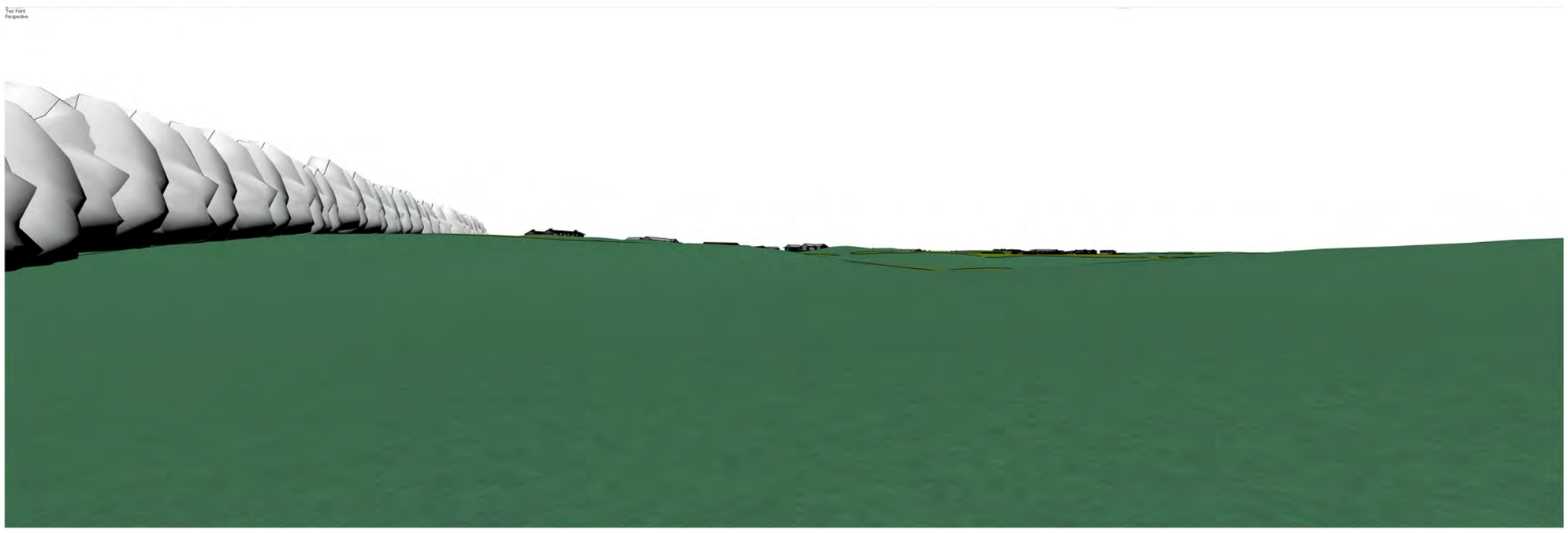
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ACTIVITY AREA H - VIEWS B AND C FROM NEWCASTLE TRACK
WAIKERIKERI STATION

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



Proposed Visualisation

Viewpoint 1

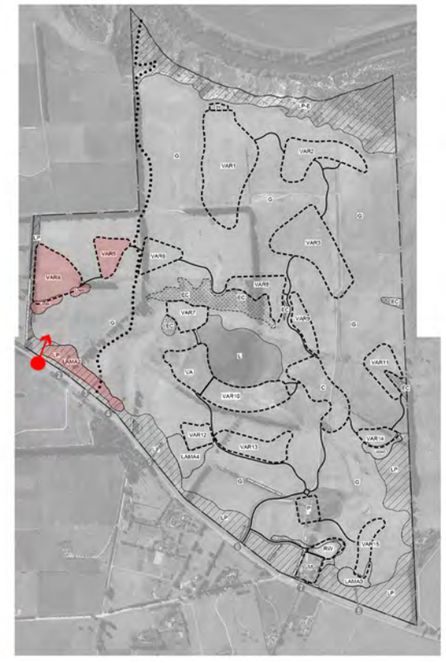
Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process



baxter design

REFERENCE : **4541-SK136** - SCALE = N/A - **20 OCT 2026**
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DIGITAL TERRAIN MODEL VISUALISAION - VIEWPOINT 1
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



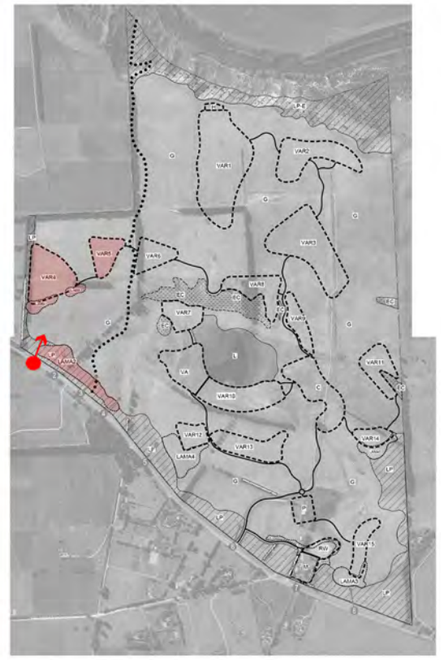
Proposed Visualisation

Viewpoint 1

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

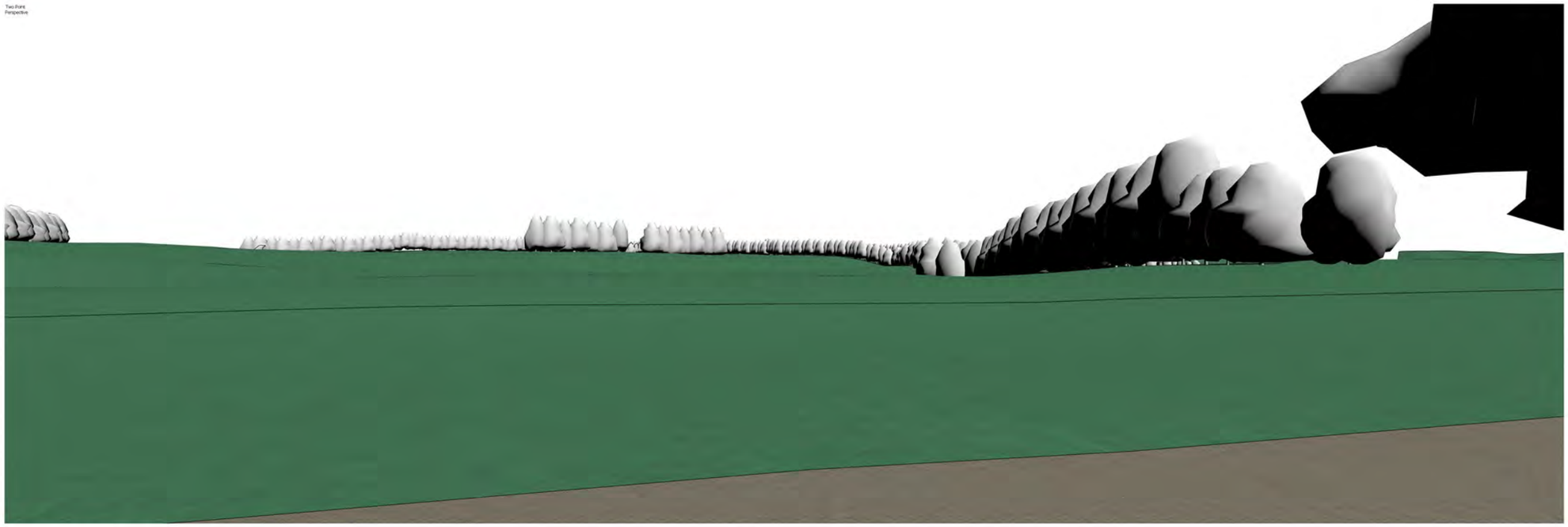
baxter design

REFERENCE : **4541-SK144** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

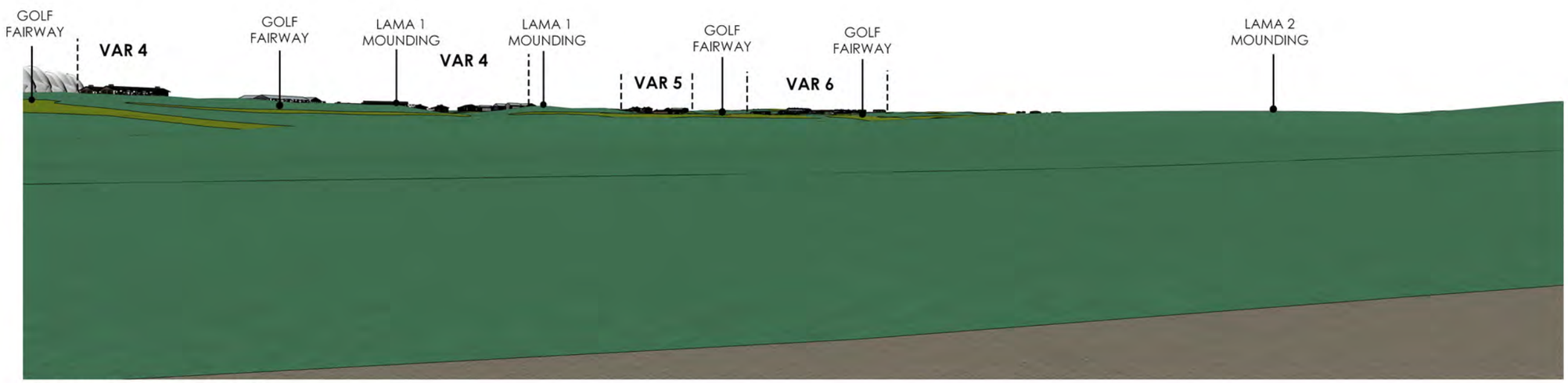
RENDERED VISUALISATION - VIEWPOINT 1
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

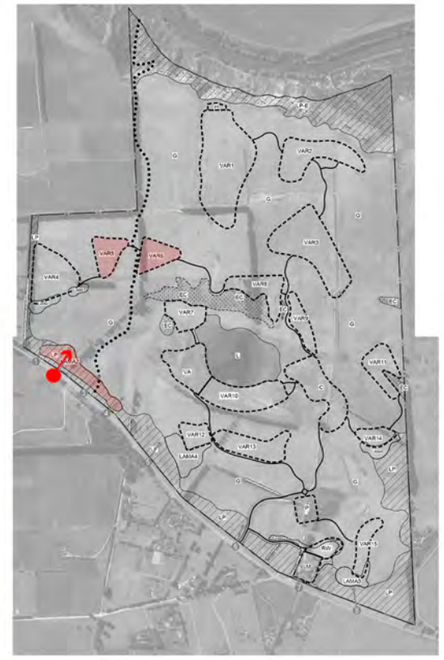
Two Point Perspective



Existing Visualisation



Proposed Visualisation



Viewpoint 2

Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process

baxter design

REFERENCE : **4541-SK137** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 2

CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



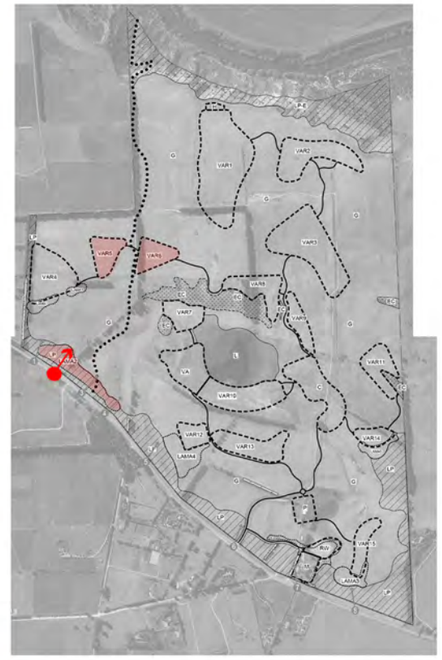
Proposed Visualisation

Viewpoint 2

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

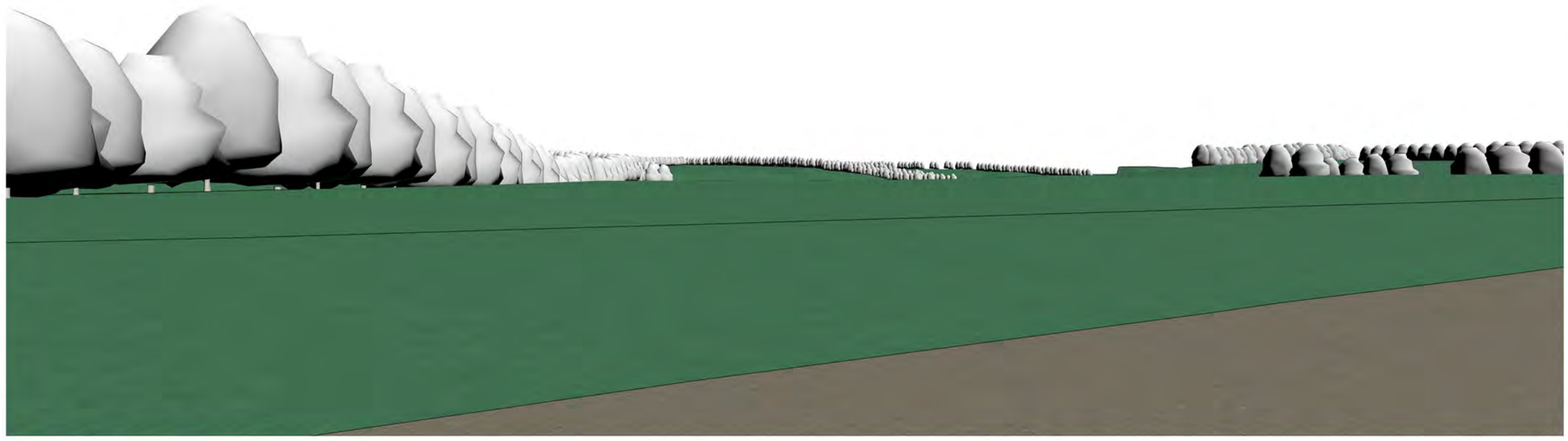
baxter design

REFERENCE : **4541-SK145** - SCALE = N/A - **20 OCT 2026**
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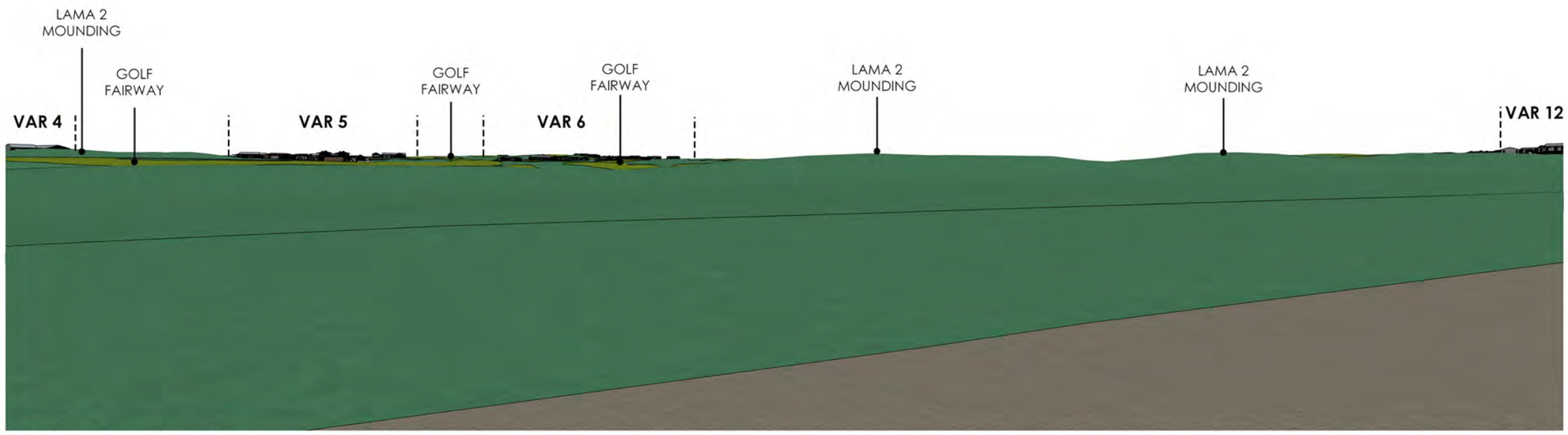
RENDERED VISUALISATION - VIEWPOINT 2
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

Two Point Perspective



Existing Visualisation



Proposed Visualisation

Viewpoint 3

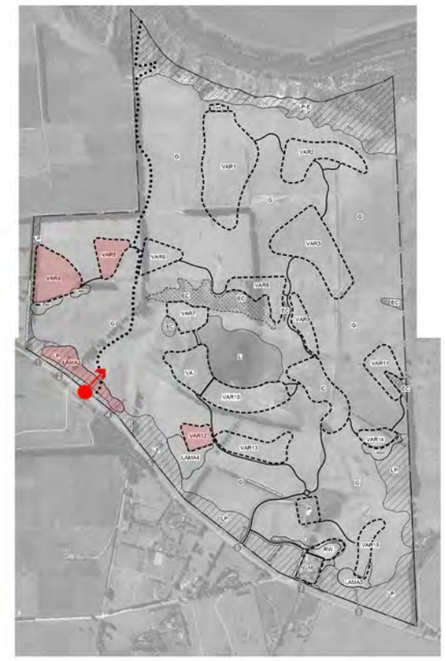
Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process



baxter design

REFERENCE : **4541-SK138** - SCALE = N/A - **20 OCT 2026**
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DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 3
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



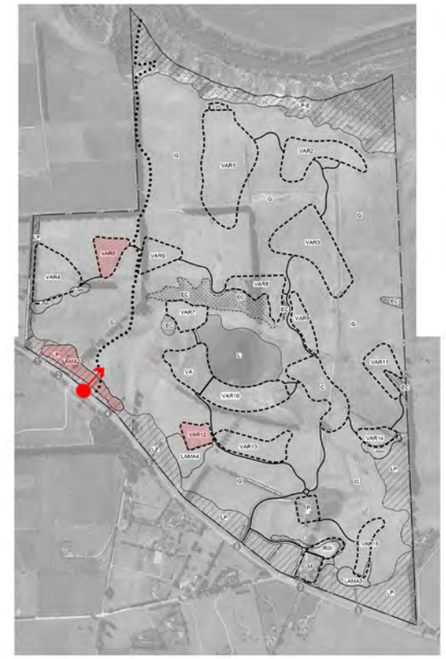
Proposed Visualisation

Viewpoint 3

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls. Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

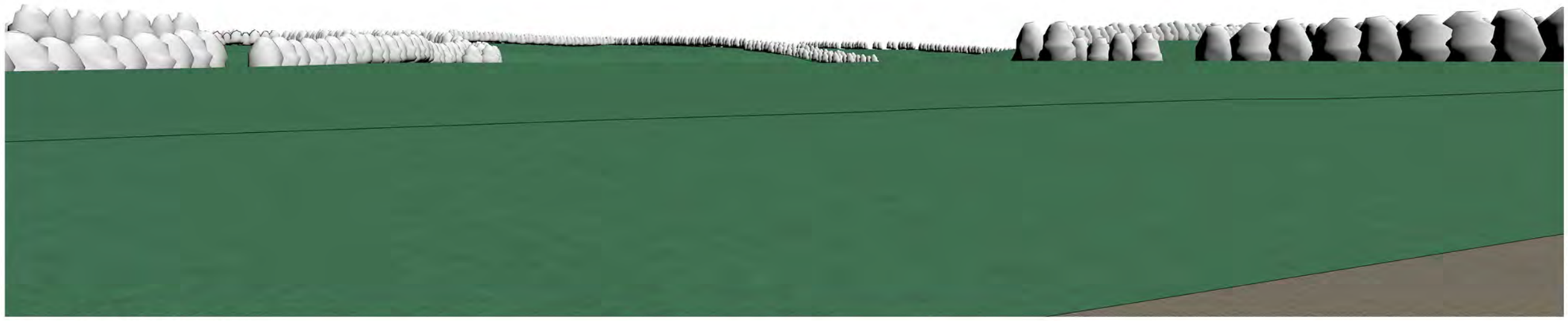
baxter design

REFERENCE : **4541-SK146** - SCALE = N/A - **20 OCT 2026**
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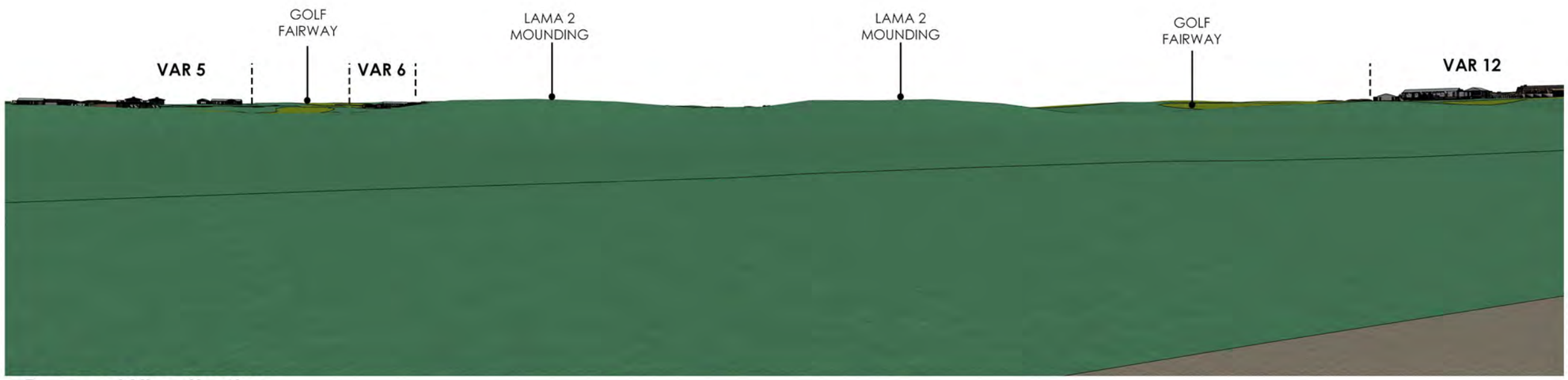
RENDERED VISUALISATION - VIEWPOINT 3
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

Two Point Perspective



Existing Visualisation



Proposed Visualisation

Viewpoint 4

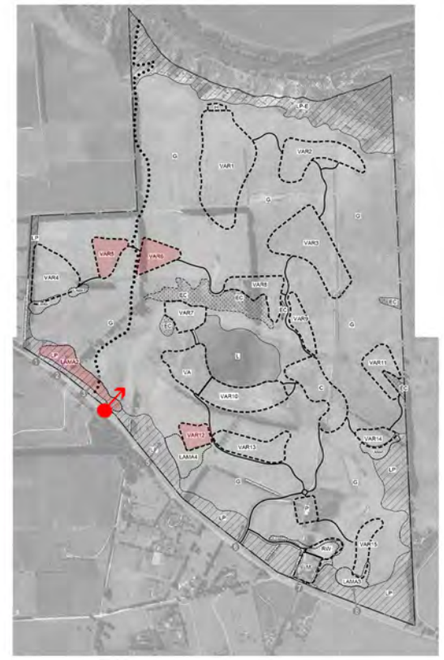
Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process



baxter design

REFERENCE : **4541-SK139** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 4
CORBRDIGE RESORT

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Version: 1, Version Date: 23/10/2026



Existing Visualisation



Proposed Visualisation

Viewpoint 4

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement)



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

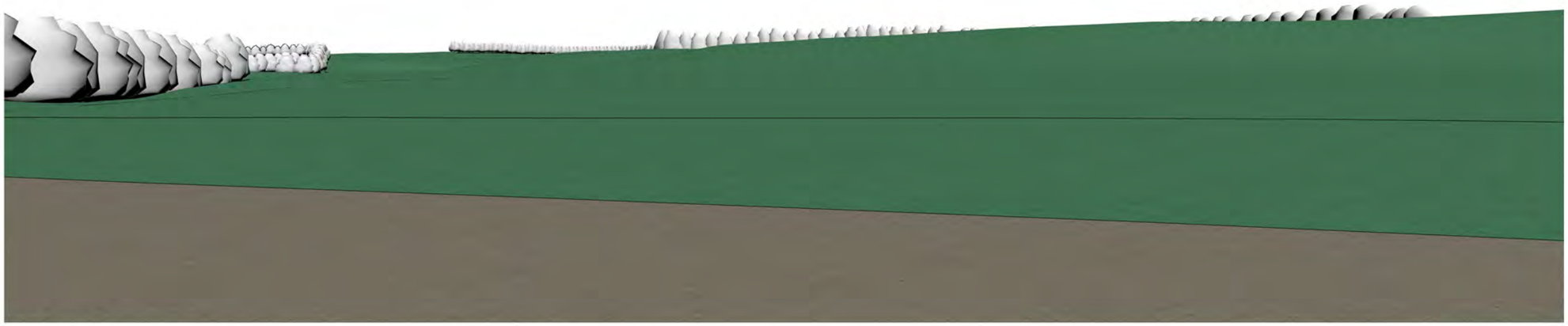
baxter design

REFERENCE : **4541-SK147** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

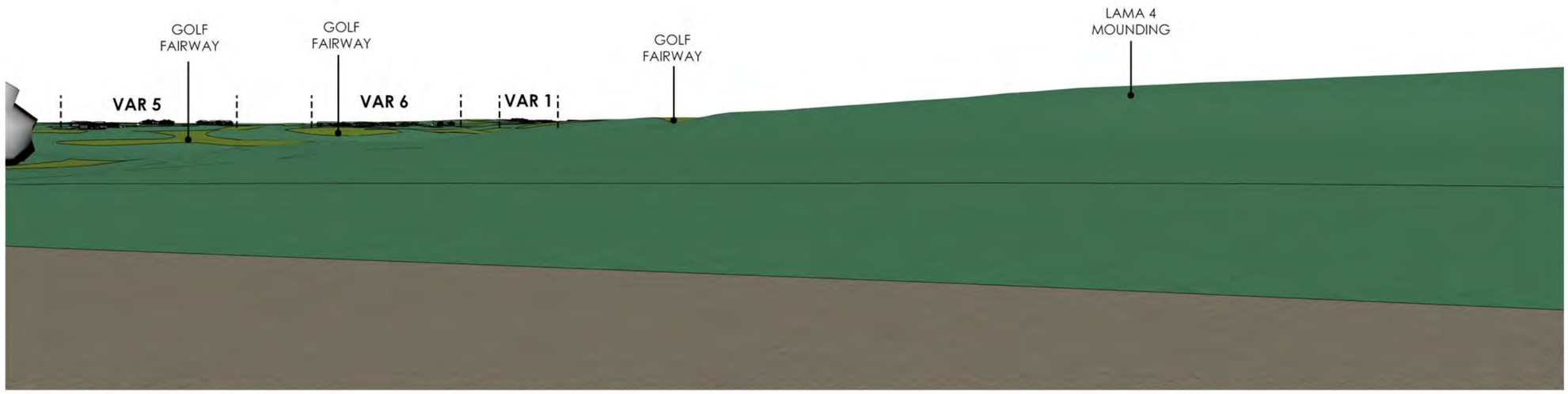
RENDERED VISUALISATION - VIEWPOINT 4
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

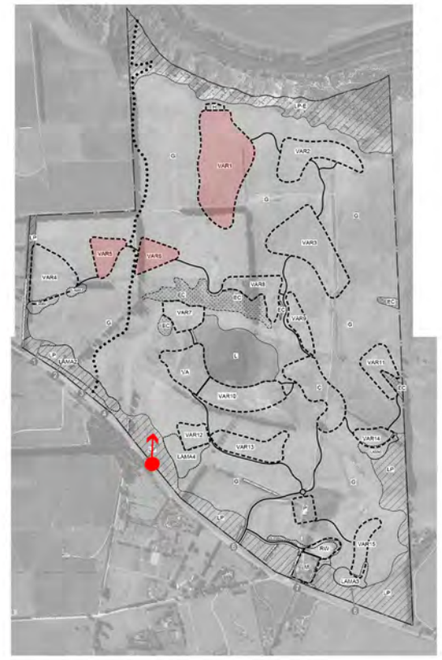
Two Point Perspective



Existing Visualisation



Proposed Visualisation



Viewpoint 5

Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process

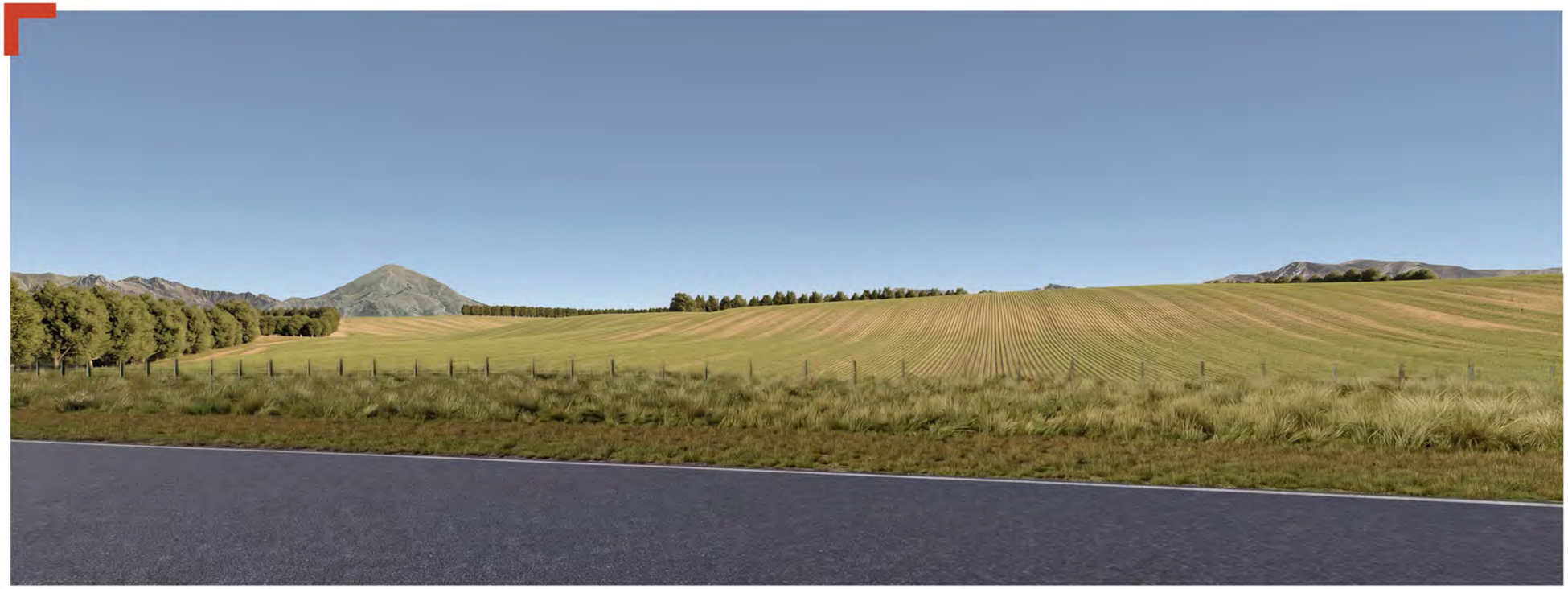
baxter design

REFERENCE : **4541-SK140** - SCALE = N/A - **20 OCT 2026**
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DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 5

CORBRDIGE RESORT

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Version: 1, Version Date: 23/10/2026



Existing Visualisation



Proposed Visualisation

Viewpoint 5

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

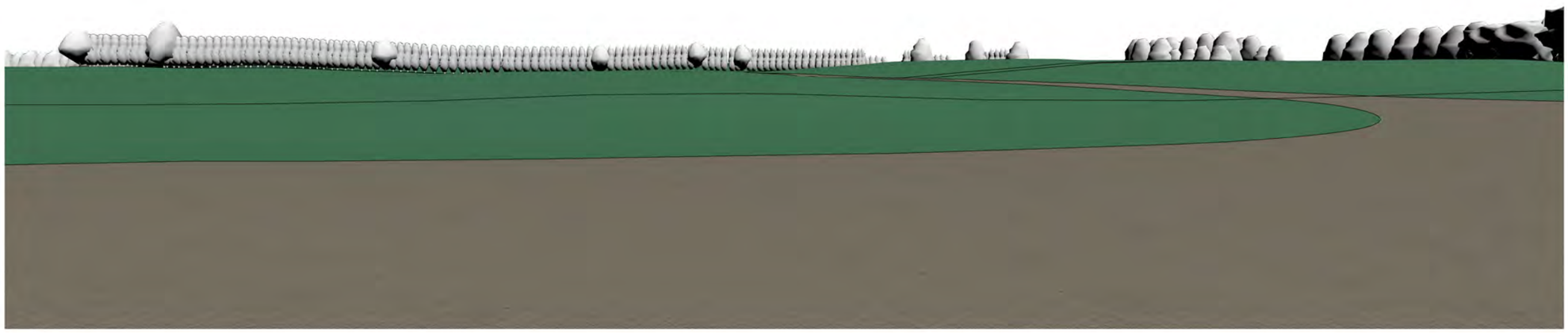
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REFERENCE : **4541-SK148** - SCALE = N/A - **20 OCT 2026**
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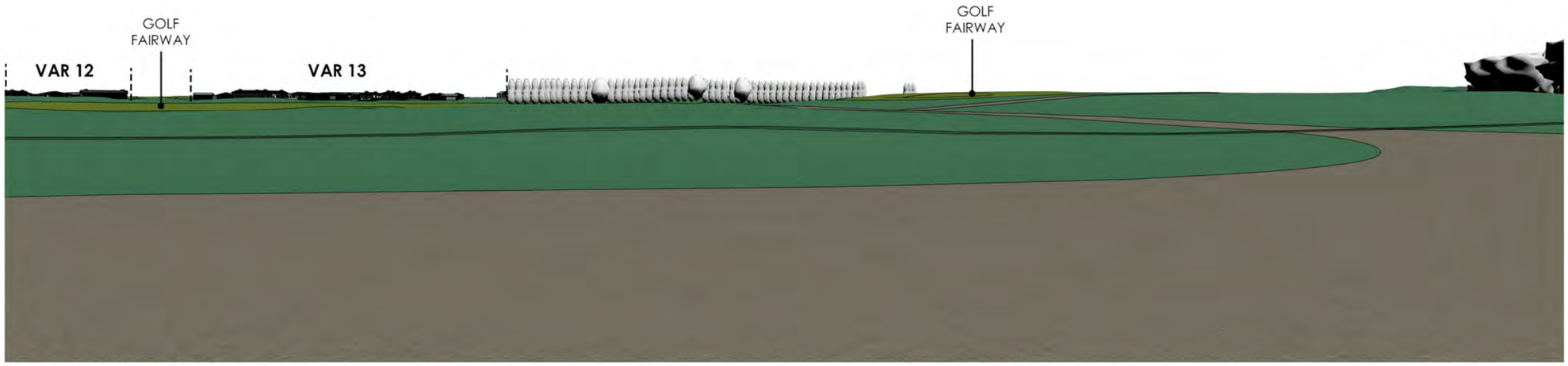
RENDERED VISUALISATION - VIEWPOINT 5
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

Two Point Perspective



Existing Visualisation



Proposed Visualisation

Viewpoint 6

Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process

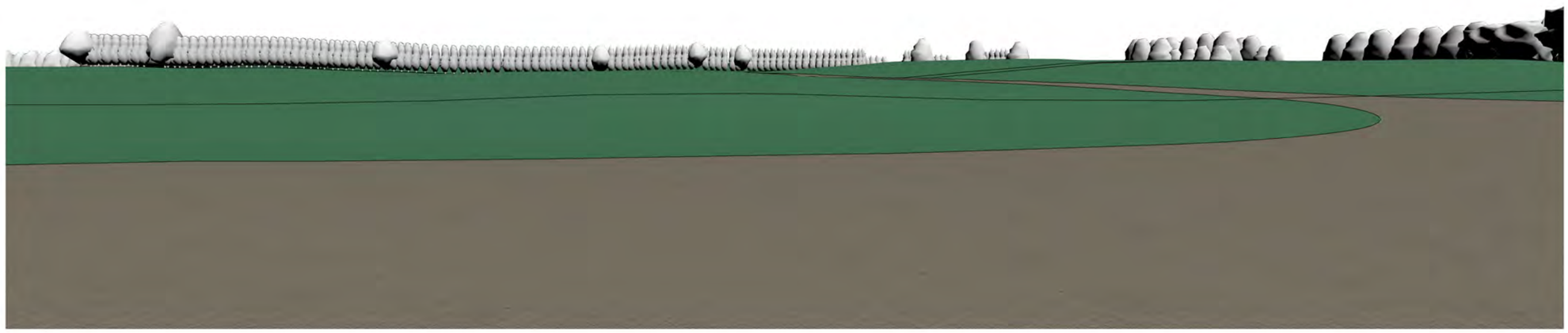


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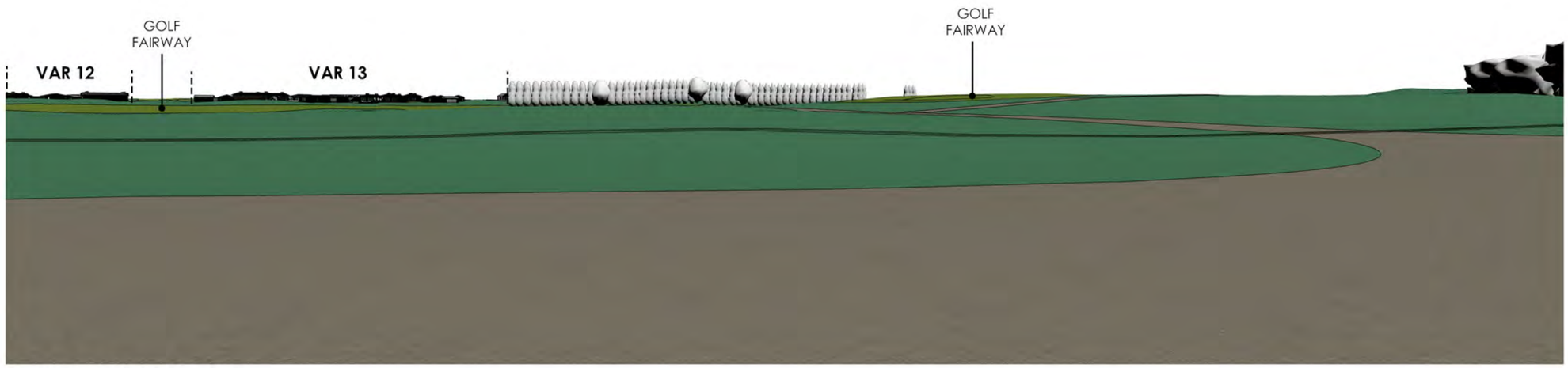
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DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 6
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



Proposed Visualisation

Viewpoint 6

Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process

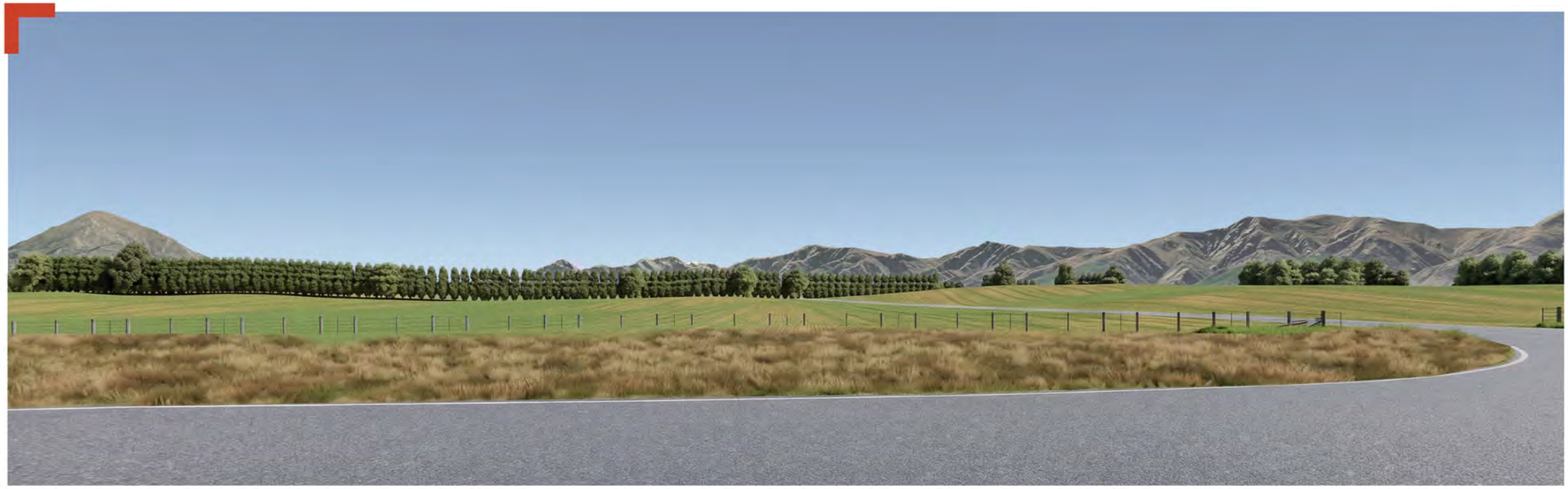


baxter design

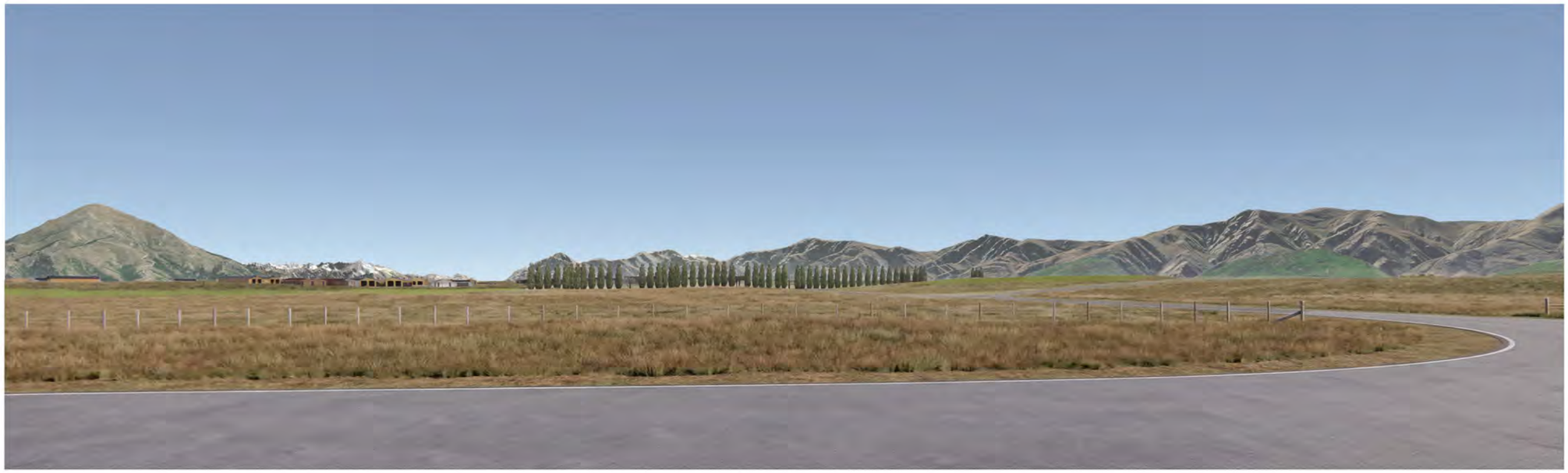
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DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 6
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



Proposed Visualisation

Viewpoint 6

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement)



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

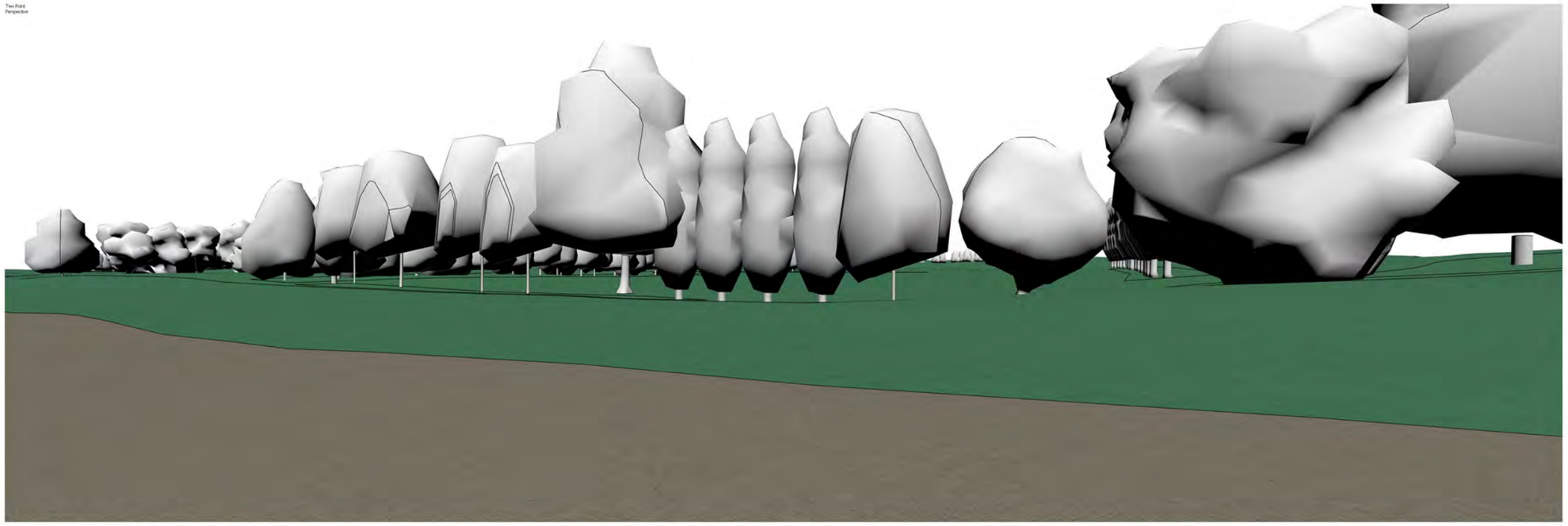
baxter design

REFERENCE : **4541-SK149** - SCALE = N/A - **20 OCT 2026**
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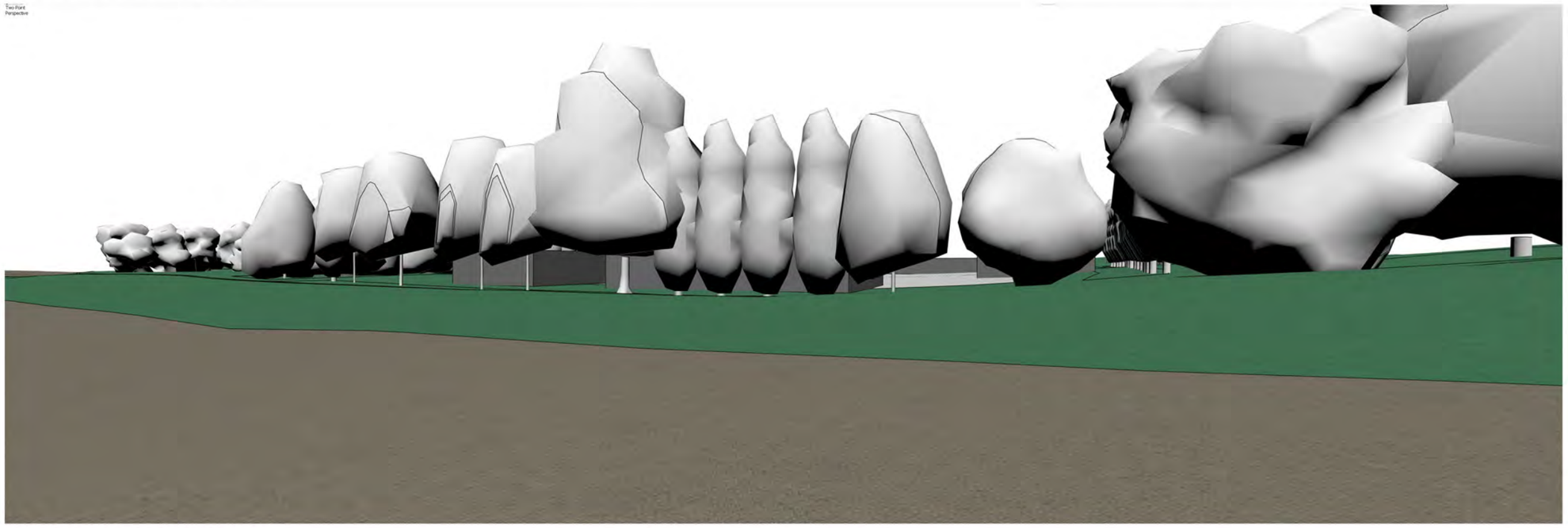
RENDERED VISUALISATION - VIEWPOINT 6
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

Two Point Perspective



Existing Visualisation



Proposed Visualisation

Viewpoint 7

Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process



baxter design

REFERENCE : **4541-SK142** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 7
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation



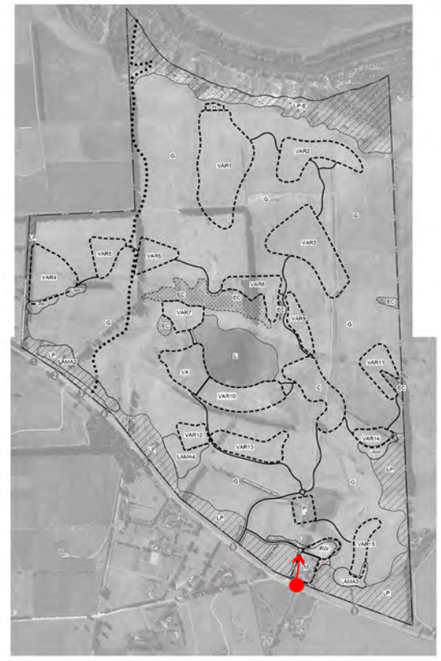
Proposed Visualisation

Viewpoint 7

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.

Rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

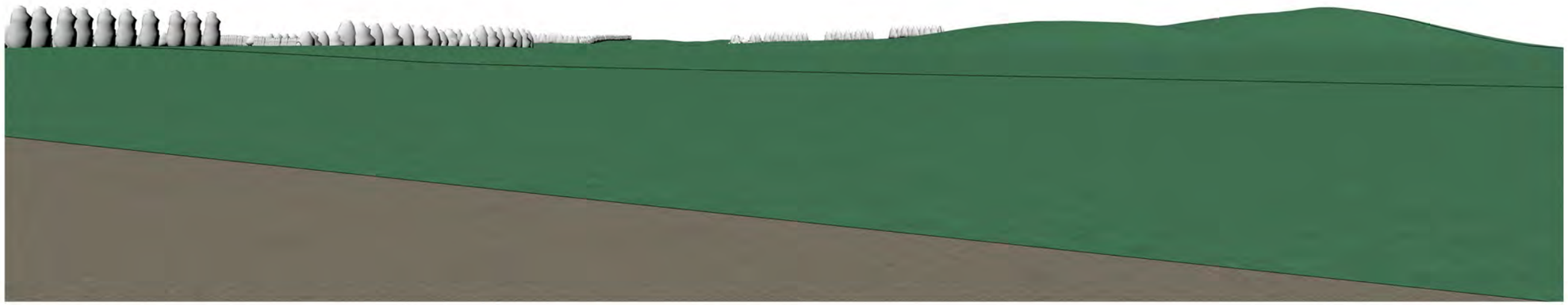
baxter design

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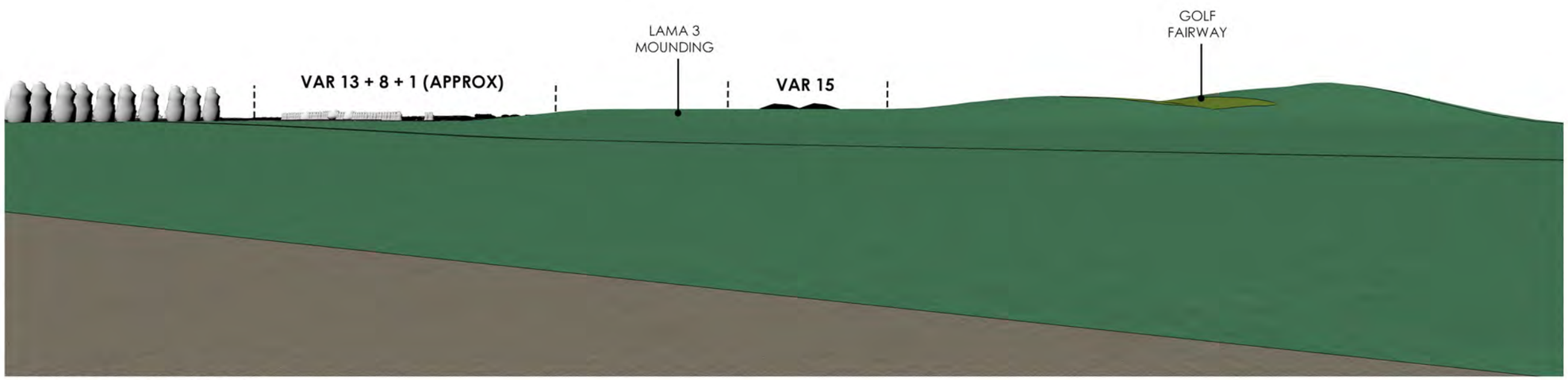
RENDERED VISUALISATION - VIEWPOINT 7
CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026

Two Point Perspective



Existing Visualisation



Proposed Visualisation

Viewpoint 8

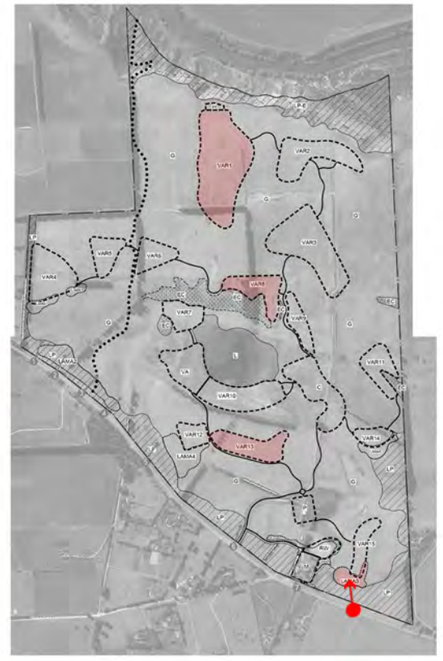
Digital Terrain Model (DTM)

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on recent aerial imagery and on-site observations

Proposed DTM visualisation shows the proposed terrain, existing vegetation to remain, indicative golf fairways (based on the course routing provided by OCM), indicative dwellings based on the Zone Provisions, and the extent of the proposed VAR Activity Areas (represented by the dashed lines)

Captured from SketchUp using a 50mm focal length at 1.6m eye height.

Refer to 3D Visualisation Methodolgy and Visualisation Written Summary for detailed description of visualisation process



baxter design

REFERENCE : **4541-SK143** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DIGITAL TERRAIN MODEL VISUALISATION - VIEWPOINT 8

CORBRDIGE RESORT

Document Set ID: 10410763
Version: 1, Version Date: 23/10/2026



Existing Visualisation

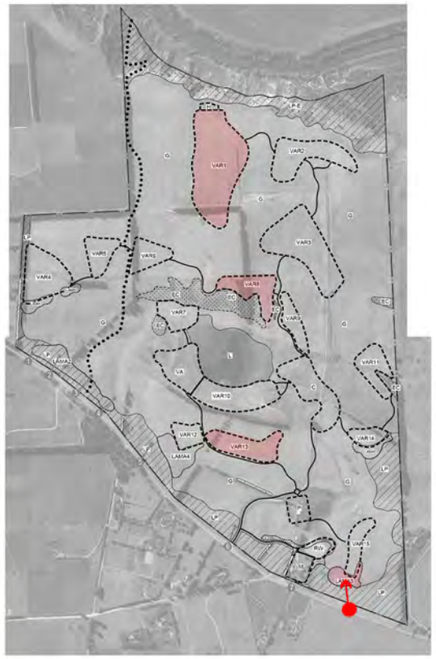


Proposed Visualisation

Viewpoint 8

Existing Rendered Visualisation

Existing site conditions as at 12 October 2026. Terrain modelled in SketchUp using surveyor-provided contours, with existing vegetation modelled based on on-site observations and recent aerial imagery.



Proposed Rendered Visualisation

Based on proposed contours, indicative golf course layout and indicative dwelling locations. VAR (Visitor Accomodation / Residential areas) labels identify the extent of visible dwellings from this viewpoint. No gardens or additional planting have been modelled around individual dwellings, as these would be subject to individual lot owners' preferences following design controls.
Planting shown after 5 years of growth.

Terrain modelled in SketchUp using surveyor-provided contours and rendered in Enscape using a 50mm focal length at 1.6m eye height. Enhanced using Adobe Firefly (AI-assisted image enhancement) to refine textures and improve rendering quality.

baxter design

REFERENCE : **4541-SK151** - SCALE = N/A - **20 OCT 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

RENDERED VISUALISATION - VIEWPOINT 8
CORBRDIGE RESORT

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LANDSCAPING AND SITE TREATMENT DETAILS – ACTIVITY AREAS VAR1-VAR15

Plant species to be used within the residential lots shall be indigenous only and limited to the following species:

Note: The below species are suited to ‘dryland areas’ and have been selected from the Ecological Report prepared by Wildlands Ecology

Latin name	Common name
Anthosachne solandri	Blue Wheatgrass
Aristotelia fruticosa	Mountain Wineberry
Austroderia richardii	South Island Toetoe
Carmichaelia petriei	Desert Broom
Chionochloa rigida	Red Tussock
Coprosma crassifolia	Thick-Leaved Coprosma
Coprosma propinqua	Mingimingi
Coprosma rugosa	Stiff Coprosma
Coprosma virescens	Mingimingi
Corokia cotoneaster	Korokio
Discaria toumatou	Matagouri
Festuca novae-zealandiae	Hard Tussock
Fuscospora cliffortioides	Mountain Beech
Griselinia littoralis	Broadleaf
Halocarpus bidwillii	Bog Pine
Kunzea ericoides	Kānuka
Melicytus alpinus	Porcupine Shrub
Muehlenbeckia axillaris	Creeping Wire Vine / Pōhuehue /
Muehlenbeckia complexa	Maindenhair Vine / Pōhuehue
Myrsine australis	Māhoe / Mapou / Red Matipo
Myrsine divaricata	Weeping Māpou
Ozothamnus vauvilliersii	Tauhinu / Cottonwood
Phormium cookianum	Mountain Flax
Phyllocladus alpinus	Mountain Toatoa
Pittosporum tenuifolium	Kōhūhū / Matipo / Pittosporum
Plagianthus regius	Ribbonwood
Podocarpus laetus	Hall's Tōtara
Poa colensoi	Blue Tussock
Raoulia hookeri	Scabweed, Alpine Sheep
Shawia / Olearia avicenniifolia	Mountain Akeake
Shawia / Olearia hectorii	Hector's Tree Daisy
Shawia / Olearia lineata	Narrow-leaved tree daisy
Shawia / Olearia odorata	Scented Tree Daisy
Sophora microphylla	South Island Kōwhai
Veronica / Hebe salicifolia	Koromiko / Willow-Leaved Hebe

Note: These species are suited to ‘wet or damp areas’ and have been selected from the Ecological Report prepared by Wildlands Ecology

Latin name	Common name
Austroderia richardii	South Island Toetoe
Carex buchananii	Buchanan's Sedge
Carex secta	Purei / Pukio
Carex virgata	Pukio
Chionochloa rubra	Red Tussock
Coprosma propinqua	Mingimingi
Juncus australis	Leafy Rush / Wiwi
Juncus edgariae	Edgar's Rush
Juncus pallidus	Giant Rush
Phormium tenax	Harakeke / Flax
Shawia / Olearia bullata	Swamp Tree Daisy

Note: The following native species have been added to the selection to provide more groundcover and ‘green-leafed’ options to the residential areas, all of which are suited to the local climate

Latin name	Common name
Acaena caesiiglauca	Glaucous Bidibid / Piripiri
Acaena inermis	Blue Mountain Bidibid / Spineless Bidibid
Anemanthele lessoniana	Gossamer Grass
Brachyglottis greyi	Daisy Bush
Carex dipsacea	Teasel Sedge
Carex testacea	Speckled Sedge, Orange Sedge
Carpodetus serratus	Marbleleaf / Putaputawētā
Coprosma × kirkii	Groundcover Coprosma
Coprosma acerosa	Sand Coprosma / Tātaraheke
Hoheria sexstylosa	Houhere / Lacebark
Leptospermum sp.	Mānuka
Libertia sp.	New Zealand Iris
Raoulia hookeri	Scabweed / Scabweed Mat Daisy
Veronica / Hebe albicans	Hebe
Veronica / Hebe cupressoides	Cypress Hebe
Veronica / Hebe evanosa	Hebe
Veronica / Hebe odora	Hebe
Veronica / Hebe stricta	Koromiko
Veronica / Hebe topiaria	Hebe / Topiarist's Hebe

4541 - Corbridge Resort - Permitted Plant Species (Residential Areas Only) - 22 Oct 2026.docx

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