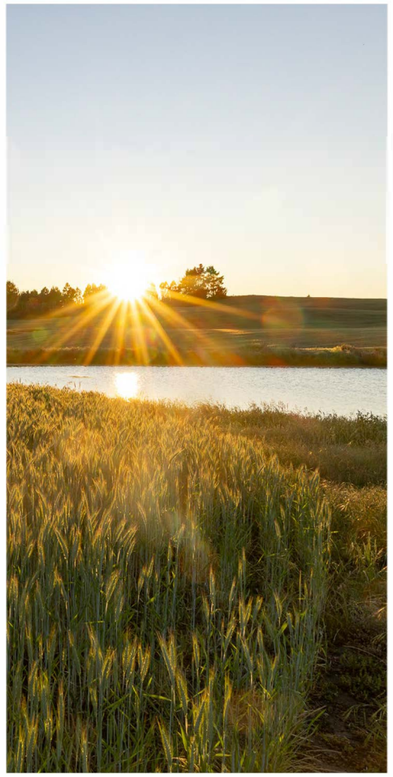
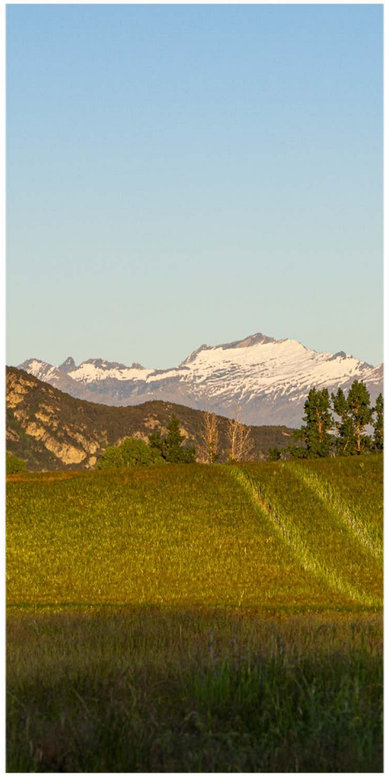
+CORBRIDGE - WANAKA

ZONE PLANS - 23 OCT 2026

+4541-SK43B - STRUCTURE PLAN
+4541-SK96 - VAR 4 RLs
+4541-SK97 - VAR 5 + 6 RLs
+4541-SK98 - VAR 8 + 9 RLs
+4541-SK99 - VAR 11 + 14 RLs
+4541-SK100 - VAR 12 + 13 RLs
+4541-SK101 - VAR 15 RLs
+4541-SK108 - LANDSCAPE AMENITY MANAGEMENT AREAS - INDICATIVE
+4541-SK104 - LAMA 1 PLAN
+4541-SK103 - LAMA 2 PLAN
+4541-SK105 - LAMA 3 + 6 PLAN
+4541-SK106 - LAMA 4 PLAN
+4541-SK107 - LAMA 5 PLAN



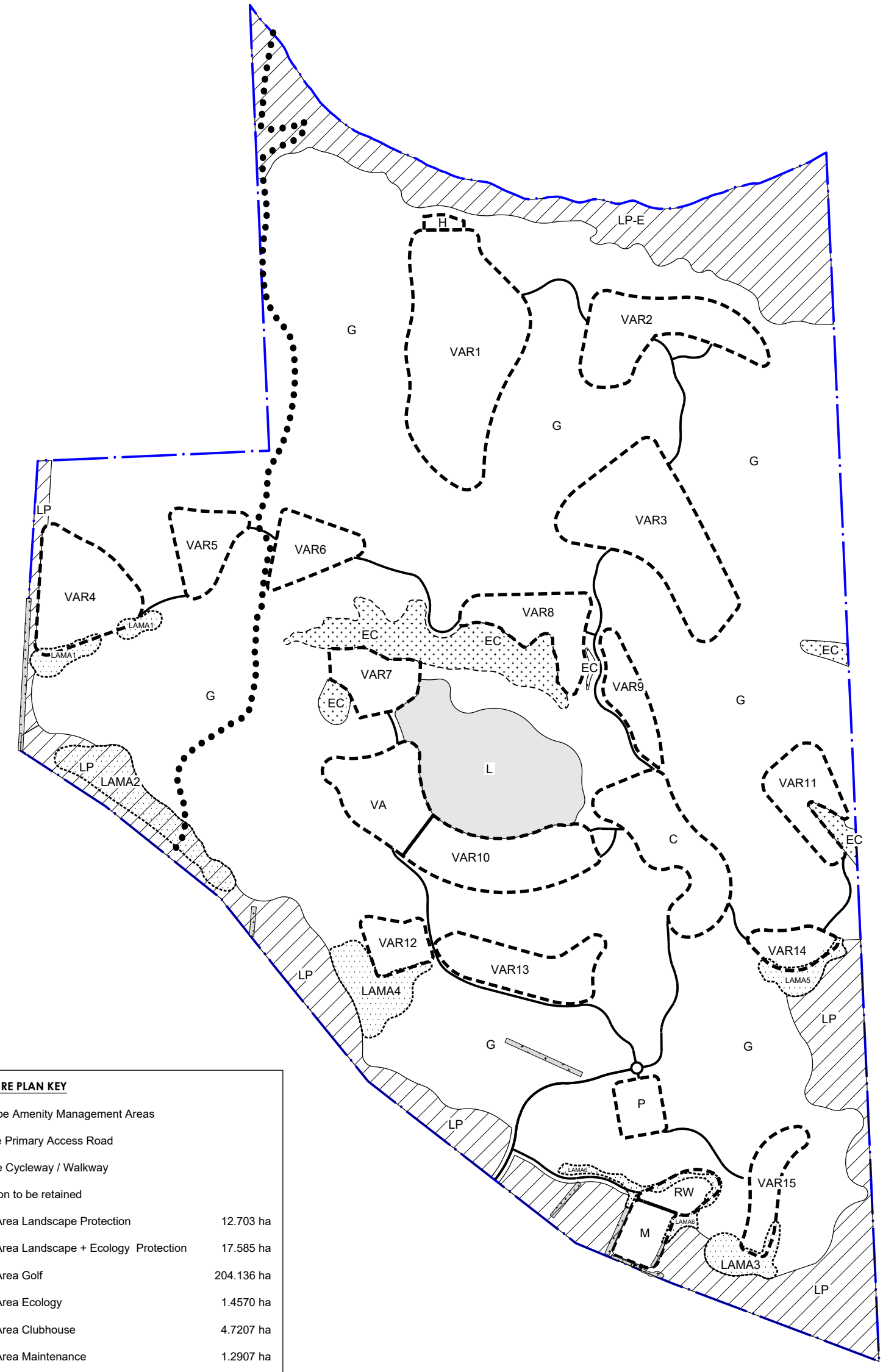




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Version: 1, Version Date: 23/10/2026

North



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

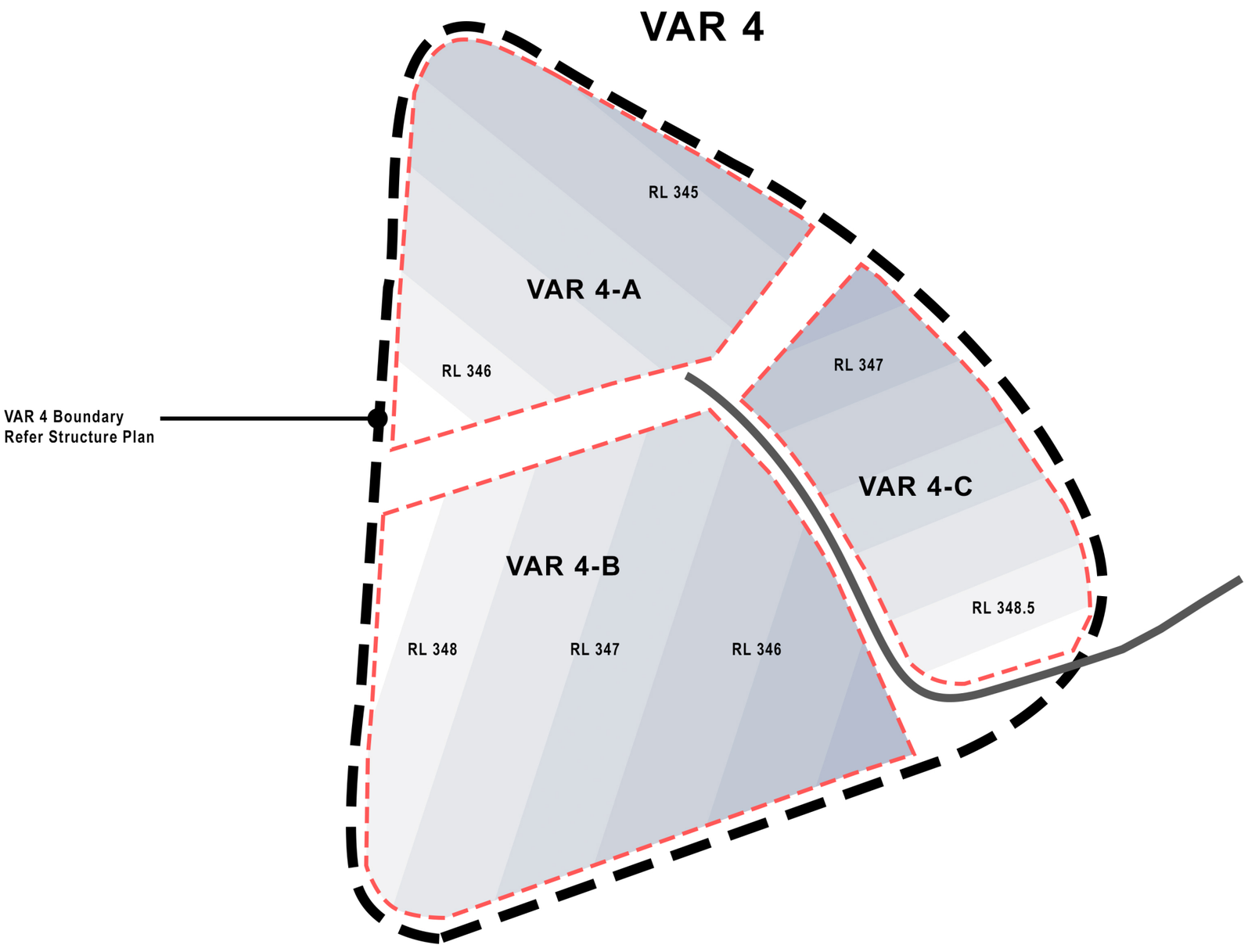
REFERENCE **4541-SK43B** - SCALE = 1:5000 AT A1 - 1:10000 AT A3 - **30 Sept 2026**

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STRUCTURE PLAN
CORBRIDGE RESORT

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



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE : **4541-SK96** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 4 RLS
CORBRIDGE

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

North

VAR 8+9

VAR 8-A

RL 351

RL 351

RL 350

RL 348

VAR 8-B

RL 351

RL 350

RL 348

VAR 8 Boundary
Refer Structure Plan

VAR 8-C

RL 345

RL 342

RL 339

VAR 9-A

RL 347

RL 345

RL 341

VAR 9 Boundary
Refer Structure Plan

VAR 9-B

RL 338

RL 339

- Refer to Baxter Design proposed Structure Plan
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0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

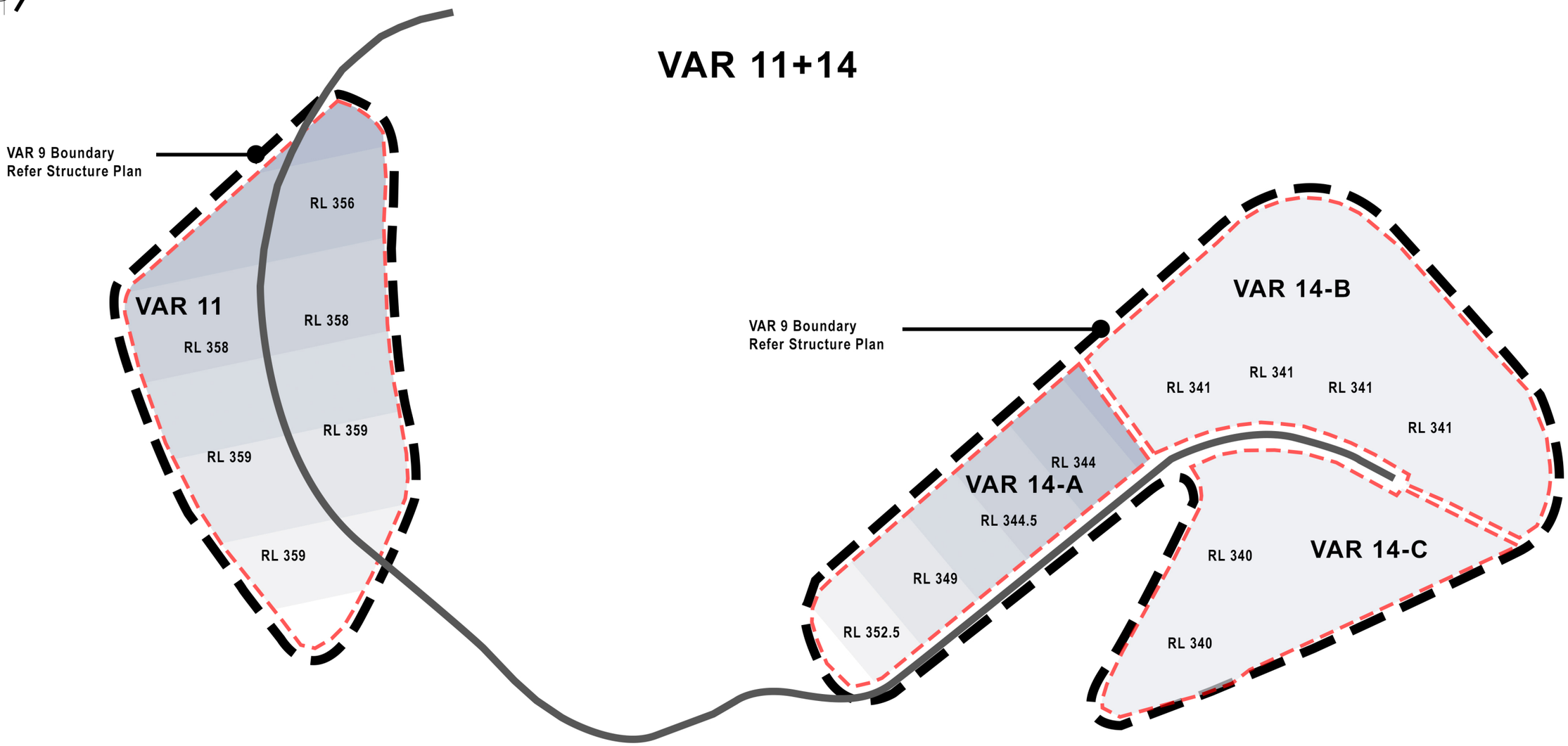
REFERENCE : **4541-SK98** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 8+9 RLS
CORBRIDGE

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

North

VAR 11+14



- Refer to Baxter Design proposed Structure Plan
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- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

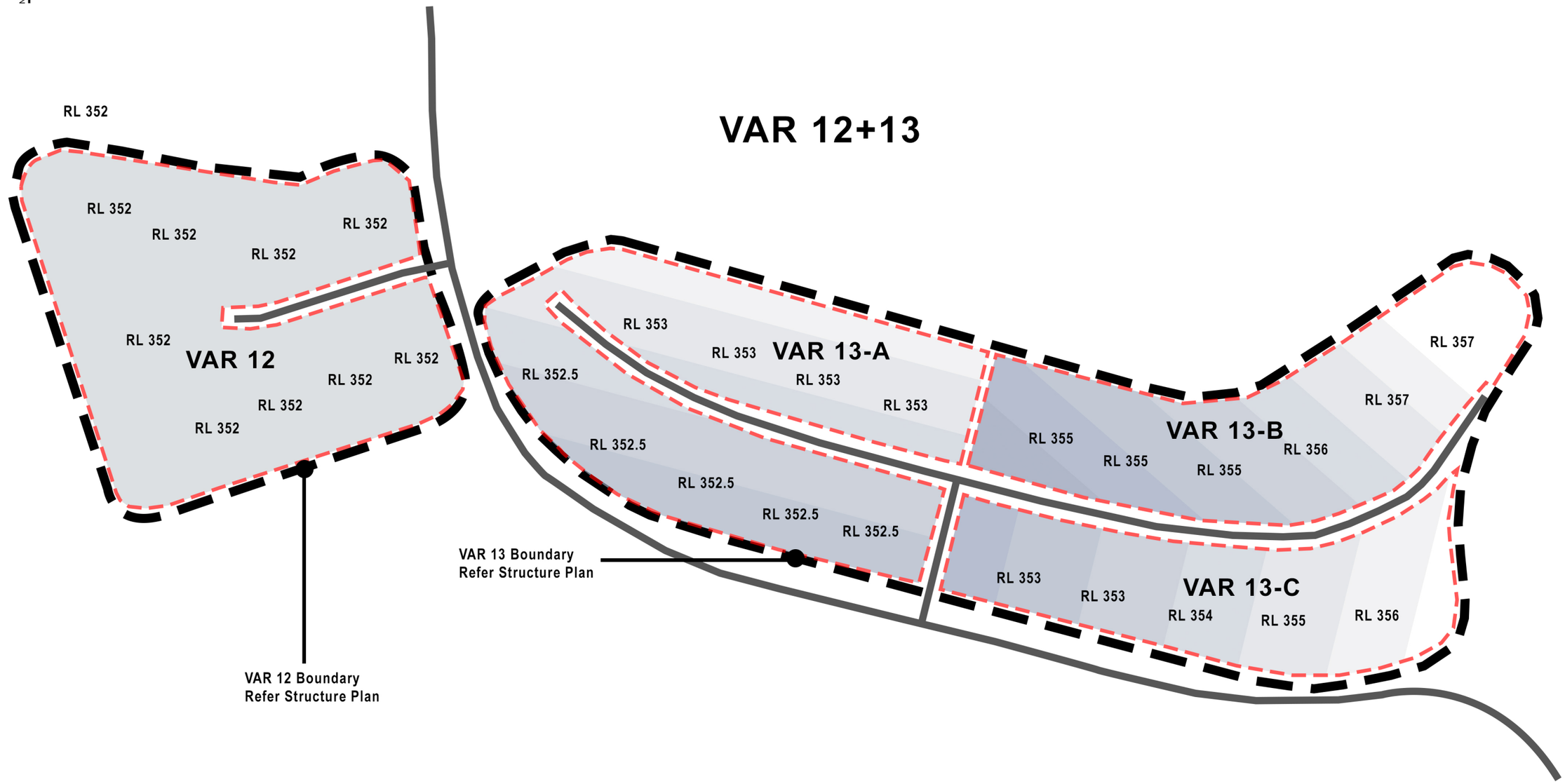
0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE : **4541-SK99** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 11+14 RLS
CORBRIDGE

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

VAR 12+13



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

baxter design

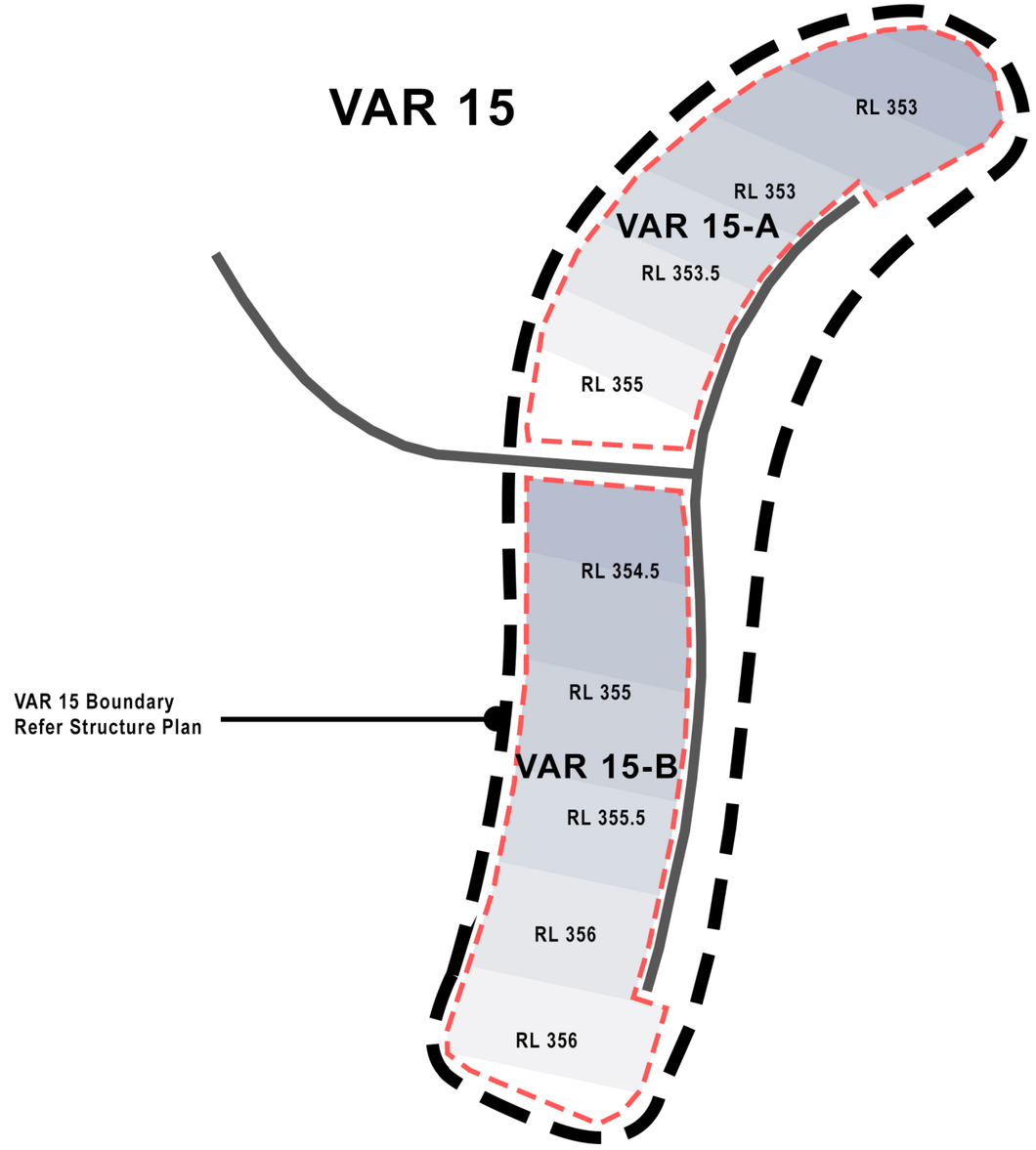
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REFERENCE : **4541-SK100** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 12+13 RLS
CORBRIDGE

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

North



- Refer to Baxter Design proposed Structure Plan
- Dashed black lines represent the outline of each Activity Area
- Dashed red lines represent the outline of sub-areas defining RLs within the Activity Area
- Solid lines represent approximate location of proposed primary access roads
- Floor levels within each residential area are indicative and vary +/- 1m from those shown here
- The shading within the VAR areas depicts the transition of elevation from the higher to the lower RLs within each VAR area. The shading does not denote a specific RL.

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0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE : **4541-SK101** SCALE = 1:1500 AT A3 - **22 OCT 2026**
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VAR 15 RLS
CORBRIDGE

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

KEY:

LAMA 1 - VAR 4
LAMA 2 - VAR 4,5,6,8,9 & VA
LAMA 3/6 - VAR 15
LAMA 4 - VAR 12
LAMA 5 - VAR 14

Red areas show LAMA locations (Landscape Amenity Management Areas) in relation to the proposed Structure Plan and which Activity Areas they relate to.

baxter design

0 50 100 250m
SCALE = 1:5000 AT A1 = 1:10,000 AT A3
REFERENCE : **4541-SK108** - SCALE = 1:10,000 AT A3 - **23 OCT 2026**
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LANDSCAPE AMENITY MANAGEMENT AREAS - INDICATIVE PLAN
CORBRIDGE RESORT

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

North

VAR 5

Refer to Structure Plan

VAR 4

Existing shelterbelt on subject property to remain

LAMA 1

Mounding, 2-3m above the RLs of adjacent lots

LAMA 1

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds typically 2-3m above the RLs of adjacent lots to maintain visual screening and enable a 'natural rolling' form
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blend into the existing landscape
- Mounding to be kept in pasture grass or barley.

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK104** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

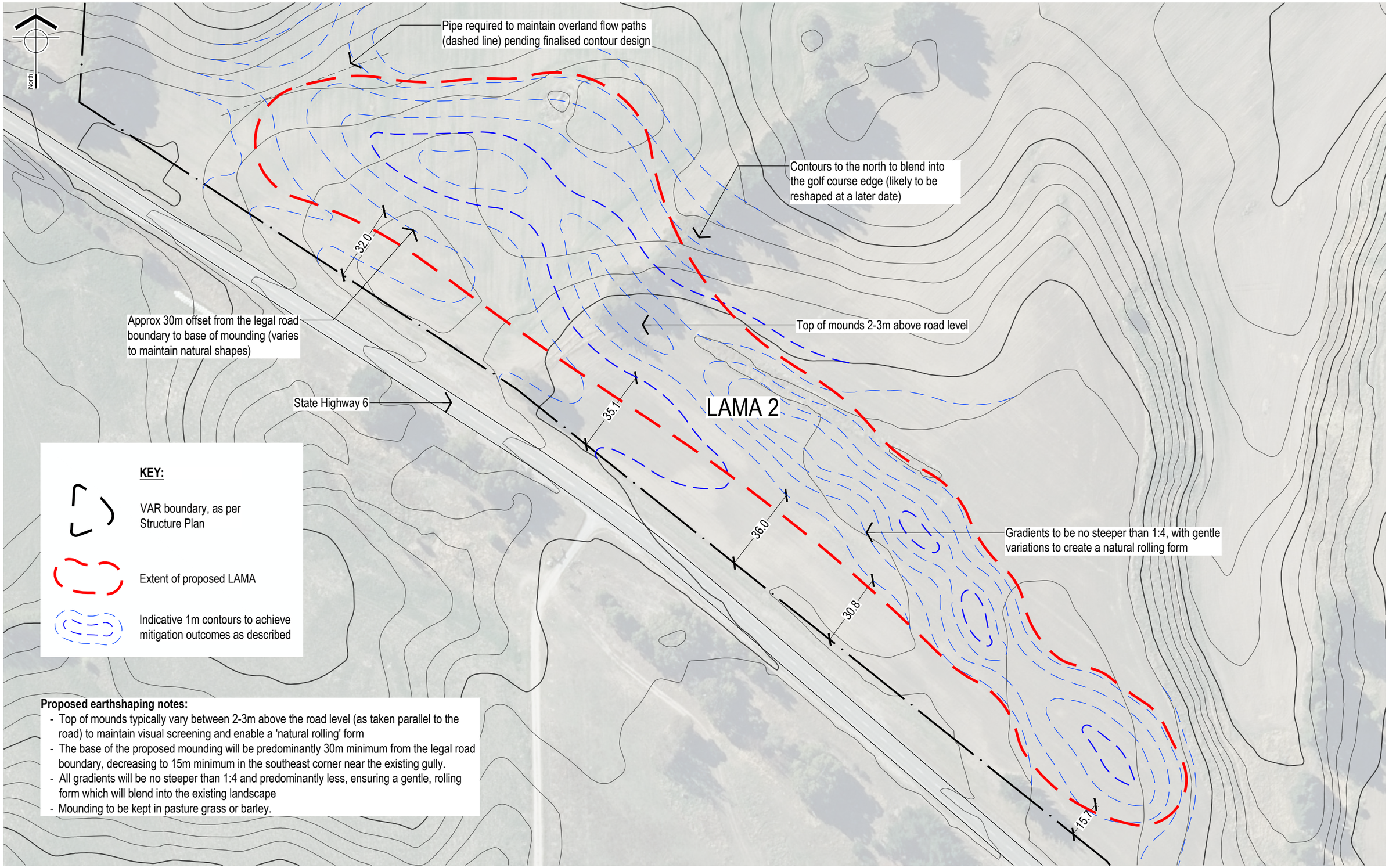
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LAMA 1 PLAN

CORBRIDGE RESORT

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



Proposed earthshaping notes:

- Top of mounds typically vary between 2-3m above the road level (as taken parallel to the road) to maintain visual screening and enable a 'natural rolling' form
- The base of the proposed mounding will be predominantly 30m minimum from the legal road boundary, decreasing to 15m minimum in the southeast corner near the existing gully.
- All gradients will be no steeper than 1:4 and predominantly less, ensuring a gentle, rolling form which will blend into the existing landscape
- Mounding to be kept in pasture grass or barley.

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK103** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

j:\4541 - corbridge resort\cad\4541-sk103 - corbridge resort - lama 2 plan.dwg - 4541-SK103 - Corbridge Resort - LAMA 2 Mitigation Mounding South-West

LAMA 2 PLAN
CORBRIDGE RESORT

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

North

LAMA 6

Proposed native shrub planting, 3-4m high

VAR 15

RW

Refer to proposed Structure Plan

Existing shelterbelts and trees around the proposed maintenance compound to remian. Any gaps to be planted as shown

M

LAMA 6

Proposed shetlerbelts and trees around the proposed maintenance compound. Any gaps to be planted as shown

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

LAMA 3

Existing vegetation to remain

Top of mounds within LAMA 3 to be no lower than RL 361 (5m above the adjacent part of VAR 15)

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds within LAMA 3 to be no lower than RL 361 (5m above the adjacent part of VAR 15)
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blends into the existing landscape.
- LAMA 3 mounding to be kept predominantly in pasture grass or barley, with no more than 10% of the area in golf activities (likely outcome being golf tees)
- LAMA 6 to be planted in native shrub species that grow to 3-4m high and may include earthshaping

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK105** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

j:\4541 - corbridge resort\cad\4541-sk105 - corbridge resort - lama 3 & 6 plan.dwg - SK105

LAMA 3 & 6 PLAN
CORBRIDGE RESORT

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026

North

VAR 12

VAR 13

LAMA 4

Refer to Structure Plan

Proposed Western Red Cedar shelterbelts

Gradients to be no steeper than 1:3, with gentle variations to create a natural rolling form

Existing shelterbelt to remain as shown

KEY

VAR boundary, as per Structure Plan

Extent of proposed LAMA

Indicative 1m contours to achieve mitigation outcomes as described

Proposed earthshaping notes:

- Top of mounds to be at least 3m above the FFL of future dwellings in VAR 12
- All gradients will be no steeper than 1:3 and predominantly less, ensuring a gentle, rolling form which will blends into the existing landscape.
- LAMA 4 mounding to be kept predominantly in pasture grass or barley, with no more than 20% of the area in golf activities (likely outcome being golf green and tees)

baxter design

0 10 20 40m

SCALE = 1:750 AT A1 = 1:1500 AT A3

REFERENCE **4541-SK106** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**

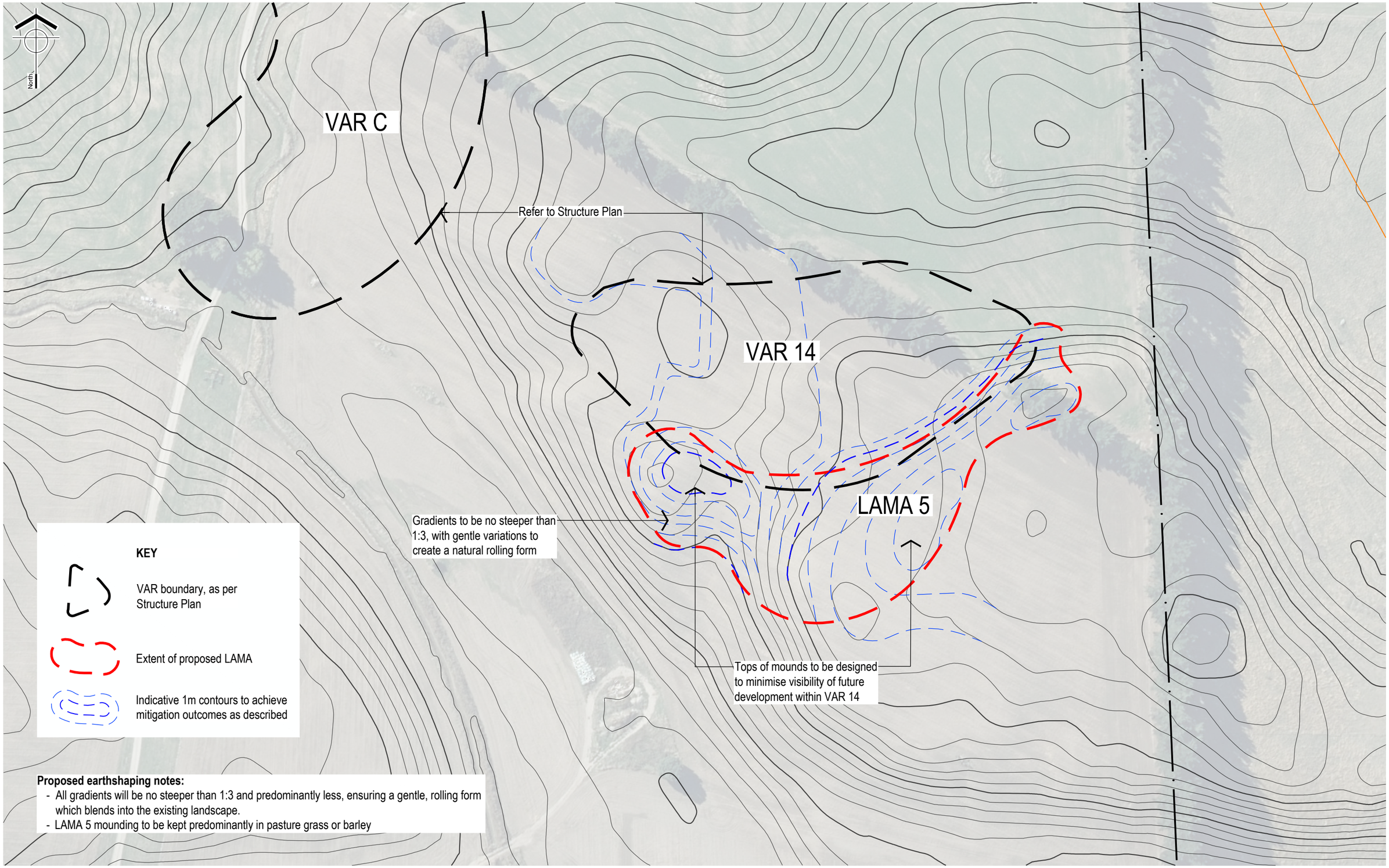
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LAMA 4 PLAN

CORBRIDGE RESORT

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026



baxter design

0 10 20 40m
SCALE = 1:750 AT A1 = 1:1500 AT A3
REFERENCE **4541-SK107** - SCALE = 1:750 AT A1 - 1:1500 AT A3 - **22 Oct 2026**
DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION
j:\4541 - corbridge resort\cad\4541-sk107 - corbridge resort - lama 5 plan.dwg - SK107

LAMA 5 PLAN
CORBRIDGE RESORT

Document Set ID: 10410762
Version: 1, Version Date: 23/10/2026