

# WOODVILLE CONSIDERATIONS

## OVERVIEW

Woodville is in prime position to reap the rewards of Te Ahu a Turanga: Manawatū Tararua Highway, providing a faster, safer connection to Palmerston North. It is also ideally placed at the intersections of SH2 and SH3, with the addition of excellent rail connectivity. These attributes are reflected in the growth aspirations for the town.

Unfortunately, Woodville is located adjacent to a large and relatively severe flood hazard area. In addition to the low lying areas around the Manawatū River, the west side of town is subject to a large catchment area that extends well into the Ruahine Ranges to the north.

However, there is plenty of room for expansion within Woodville to the northeast, and growing in this direction allows the retention of a compact urban form.

## RESIDENTIAL

The ideal expansion area for Woodville is to infill the flatter land within the square formed by Pinfold and Sowry Roads. This keeps the town centre compact, promoting walking opportunities.

This area is generally flat and there are some flooding management requirements that will need to be considered as land is developed.

Beyond this area, rural residential development can transition into the broader rural zone. This may include the future development of the racecourse, although this is privately owned and any such development is outside our control.

We recognise that the Woodville Racecourse could provide future opportunities, but understand that the Board do not have any plans and do not seek any rezoning at this time.

## COMMERCIAL & INDUSTRIAL

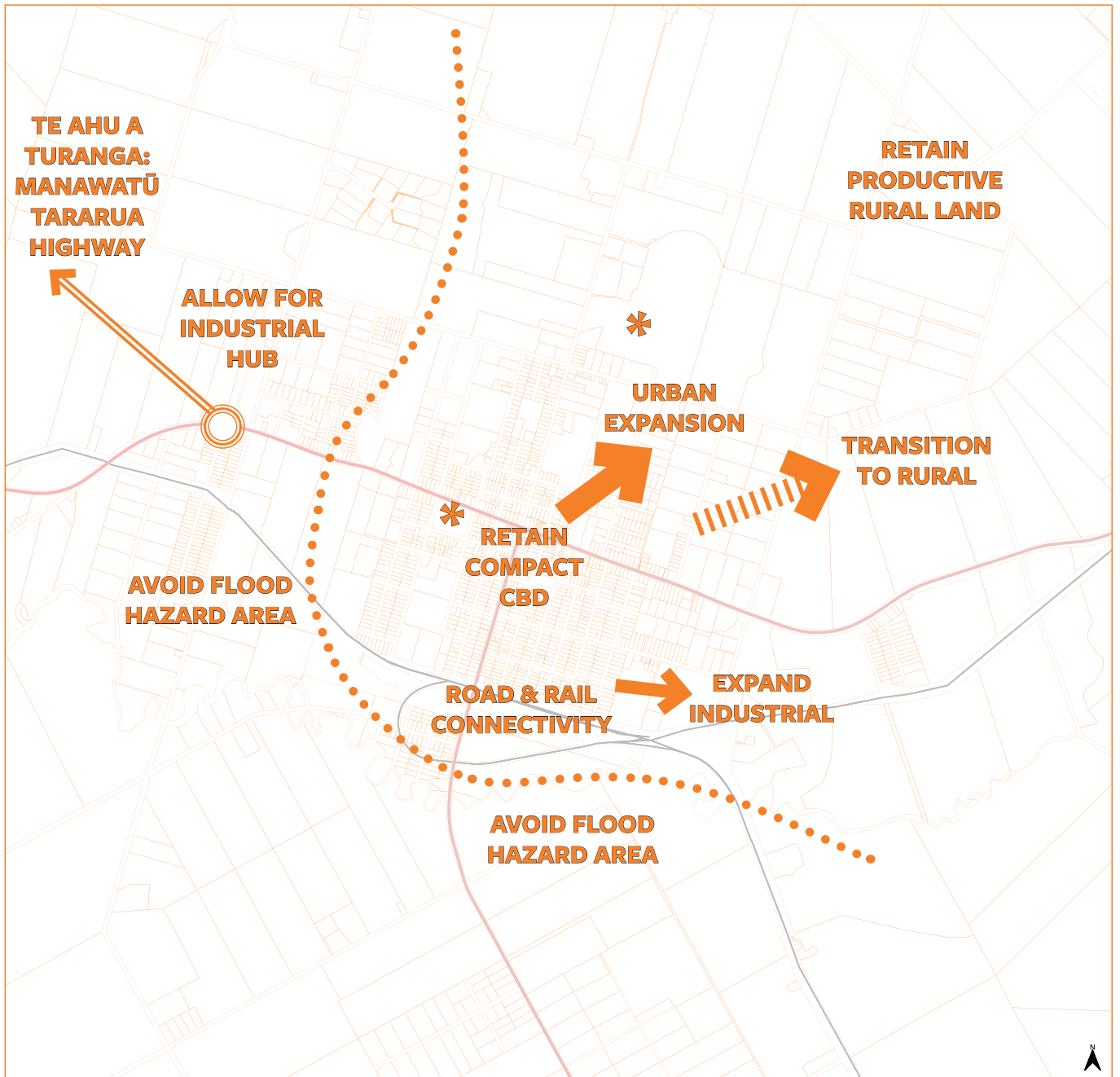
It's important to keep the commercial centre of Woodville compact to ensure that we continue to support existing businesses within the CBD.

As for Dannevirke, there are likely to be opportunities within existing buildings, including redevelopment of earthquake prone buildings. Community feedback indicates that a Mixed Use zone across the CBD would give landowners more options for rebuilding, potentially allowing for multi-level activity or flexibility to change as the town grows.

A further opportunity is the existing sports ground on the main highway. This could be redeveloped to provide for a “drive-into” destination, remaining close to other businesses. To achieve this it will be necessary to relocate the sports ground to another location, likely in the residential expansion area.

Due to the flood hazard areas to the west and south, providing for industrial expansion is relatively limited. The most logical solution is to expand the existing industrial area eastward, as this allows for excellent road and rail connectivity.

We also think there will be opportunities for a satellite industrial development near to Te Ahu a Turanga (similar to Oringi). At the time of writing (April 2024) suitable land for such a facility had not been specifically determined, but we have captured the aspiration for such growth on the map opposite, and included a potential site on the following page. Exact determination of the location of such a hub can be identified through the District Plan Review.



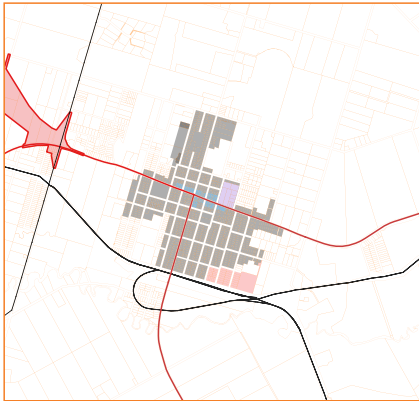
WOODVILLE URBAN GROWTH KEY CONSIDERATIONS

Scale: 1:30,000

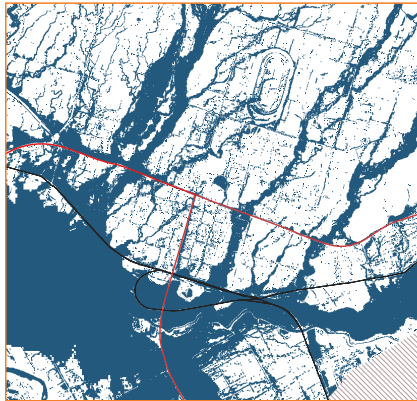
ACTIVITY	ASPIRATIONAL
New Residential	42.9ha
Rural Residential	24.5ha
New Commercial	2.0ha
New Industrial	20.9ha

\* The swimming pool and recreation ground could provide opportunities for Mixed Use development subject to these activities being appropriately relocated. The racecourse may present a future opportunity subject to private owner opportunities.

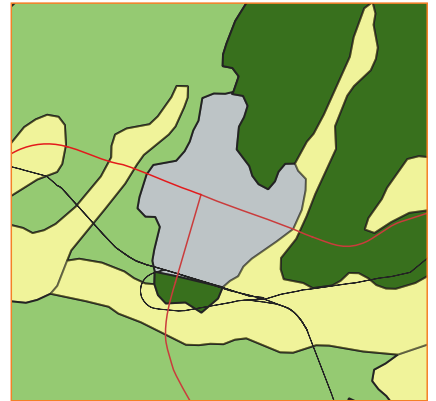
# WOODVILLE MAPS



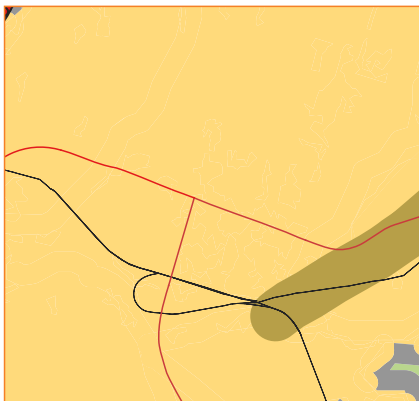
EXISTING ZONING



FLOOD MODELLING



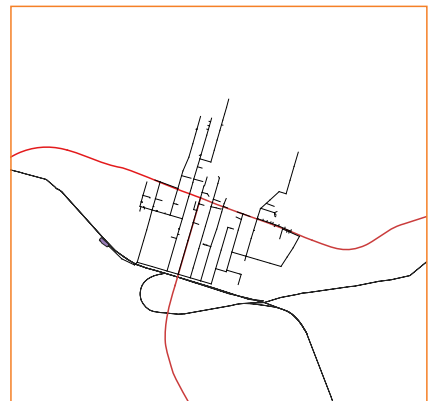
LAND USE CAPABILITY



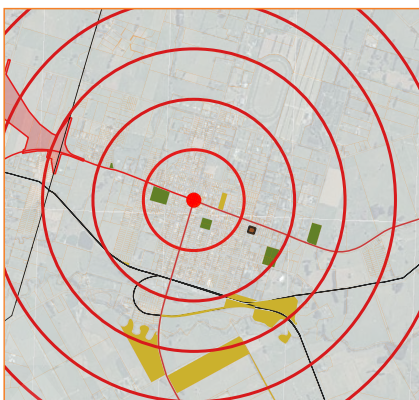
LIQUEFACTION & FAULT AVOIDANCE



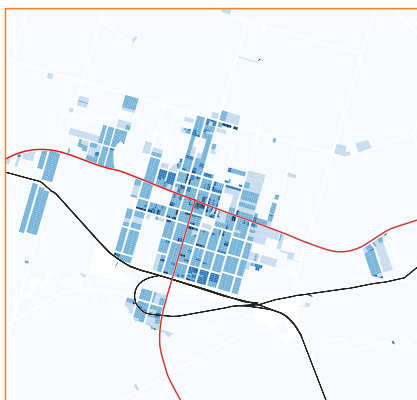
WATER SUPPLY



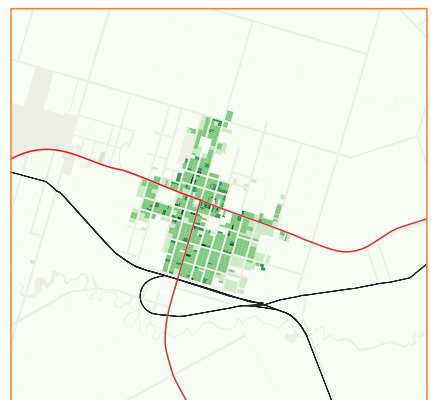
WASTEWATER




CULTURAL & URBAN OPPORTUNITIES



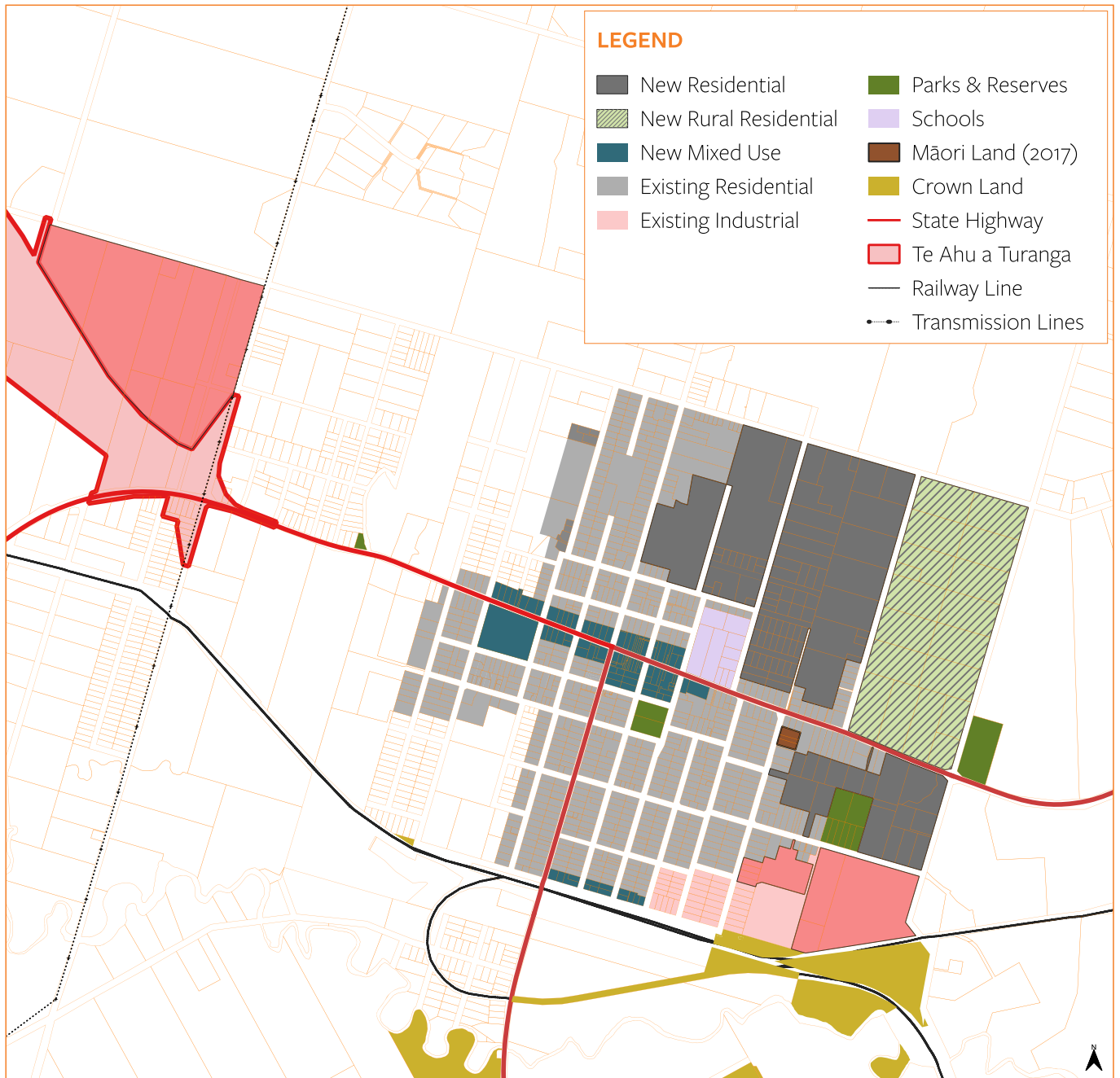
DENSITY



LAND VALUE

Scale 1:75,000 

For larger maps and legend refer to Section 4



RECOMMENDED ZONING MAP: WOODVILLE

Scale: 1:20,000

ACTIVITY	EXISTING	ASPIRATIONAL	TOTAL REQ'D	NEW MAPPED	TOTAL MAPPED
Residential	93.6	42.9	136.5	55.1	142.7
Rural Residential	0	24.5	0	31.5	31.5
Mixed Use	0	0	0	9.3	9.3
Commercial	3.7	2	5.7	0	0
Industrial	7.4	20.9	28.3	41	48.4

All areas in hectares