

DANNEVIRKE CONSIDERATIONS

OVERVIEW

Dannevirke has historically had a relatively compact urban form, however in more recent years commercial activity has tended to stretch in a linear manner along the State Highway.

Key constraints to new development in Dannevirke is topography, with the steep escarpment to the east, and the gentle landform changes to the north and south providing natural containment boundaries. Therefore, the most logical expansion of the town is to the west.

Further, the wastewater facility is located at the southern end of town. Increasing development at the northern end would require significant upgrading of our pipe networks, and likely the installation of pumping stations - all likely to be a cost to our community.

RESIDENTIAL

We are keen to promote new residential development close to Dannevirke's CBD in order to retain a compact urban form, promoting walking and cycling opportunities. Keeping the zoning in the southern part of town also favours our existing water infrastructure, particularly in regard to wastewater management.

We recognise that some of the land between the existing urban boundary and Adelaide Road has already been developed, and there are some restrictions due to topography and waterways - meaning that we've had to allow an overall greater area than the aspirational requirements. We consider that there will be opportunities through detailed design to enhance and better manage the waterways and that they could become important public open space - and have started working with Horizons on developing more detailed flood mapping for this area.

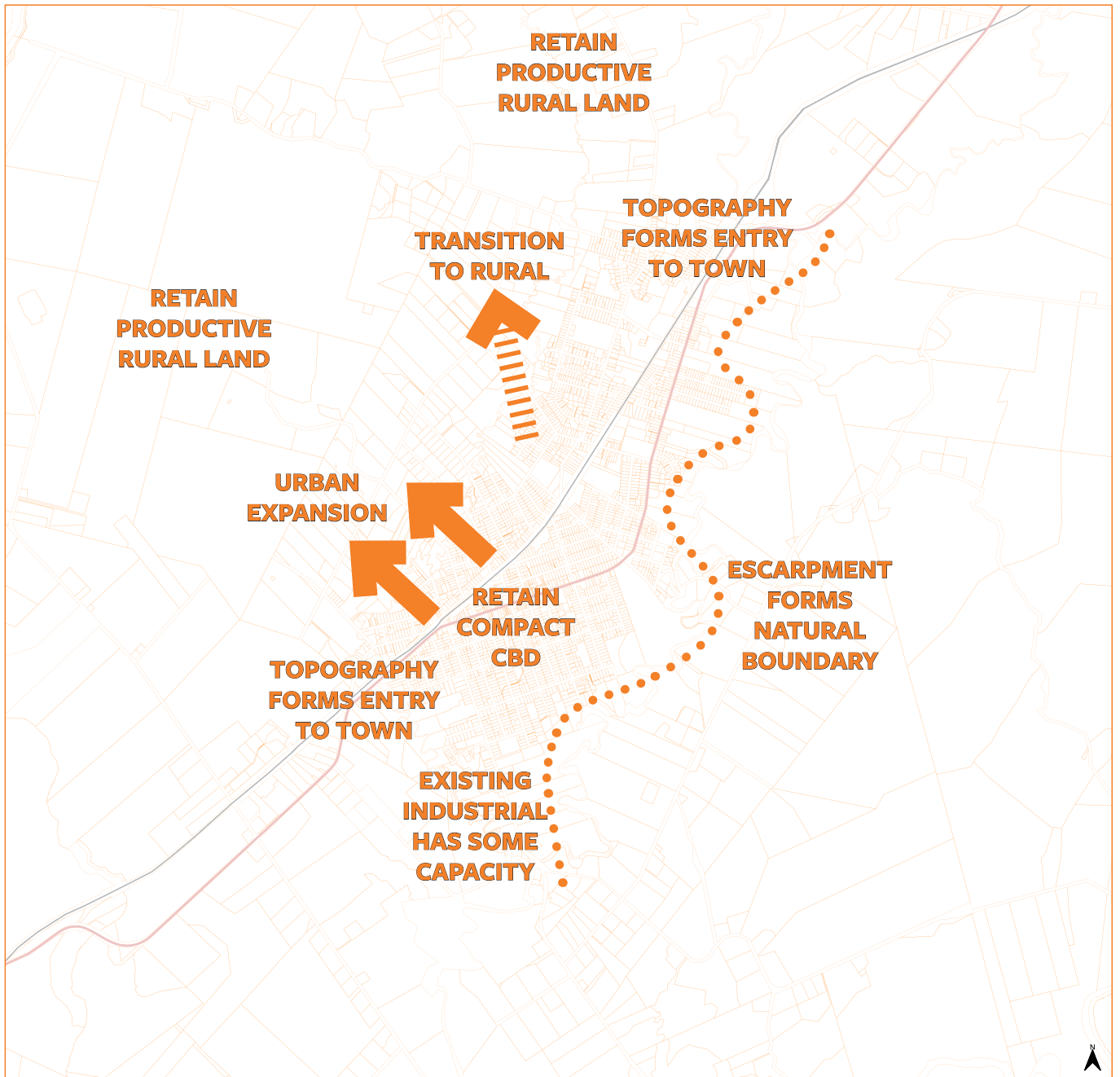
COMMERCIAL & INDUSTRIAL

Finding 15ha for new commercial activity within the existing built environment of Dannevirke is challenging, although we are aware there are several earthquake prone buildings which could be redeveloped to create new opportunities.

We are also cognisant that over time, commercial and light-industrial activity within Dannevirke has crossed paths and become scattered throughout the CBD and some residential areas. Community consultation indicated a strong desire to retain flexibility and to allow a mix of activities to occur within the CBD.

Therefore, our recommendations for rezoning largely focus on changing existing commercial zones to Mixed Use. Further, we think it necessary (and useful) to expand this type of zoning across some residential zones close to town where there is already signs of commercial activity being undertaken. We consider it really important to support our existing town centre by avoiding the creation of an overly extended CBD, or by promoting a second commercial area.

For heavier industrial activity, we consider that the existing Dannevirke industrial area could be more efficiently used, despite some of the constraints around topography. We also recognise that there could be opportunity within the existing stock yards to free up additional land, subject to how these are proposed to be used in the future.

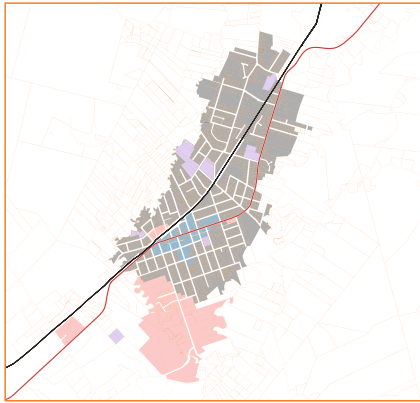


DANNEVIRKE URBAN GROWTH KEY CONSIDERATIONS

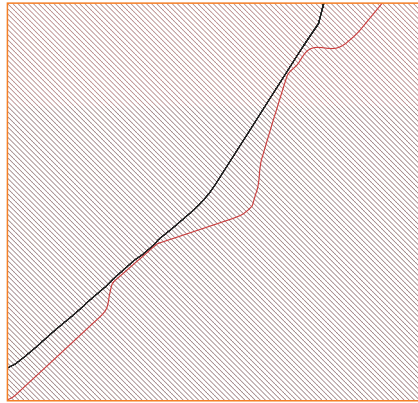
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ACTIVITY	ASPIRATIONAL
New Residential	51.7ha
Rural Residential	29.5ha
New Commercial	15ha
New Industrial	8.8ha

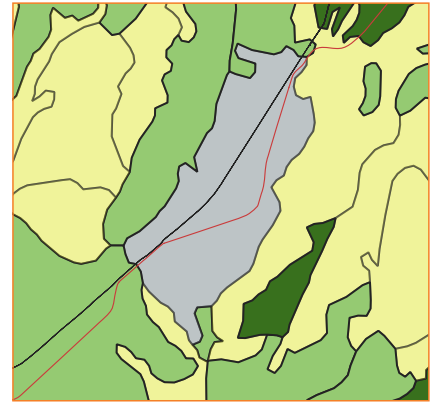
DANNEVIRKE MAPS



EXISTING ZONING



FLOOD MODELLING



LAND USE CAPABILITY



LIQUEFACTION & FAULT AVOIDANCE



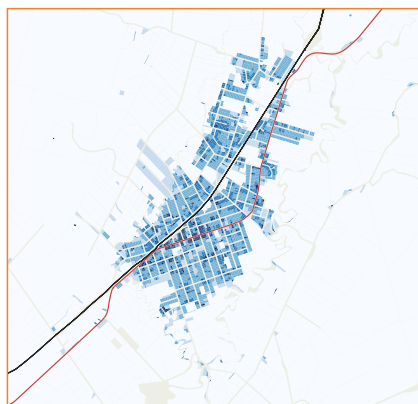
WATER SUPPLY



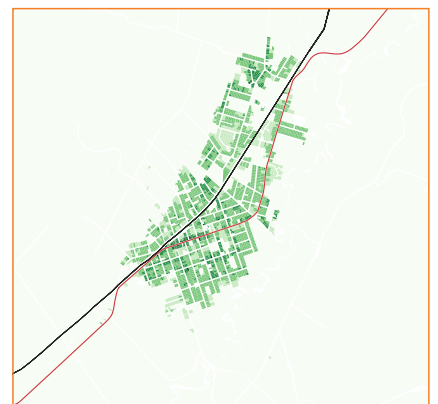
WASTEWATER



CULTURAL & URBAN OPPORTUNITIES



DENSITY



LAND VALUE

Scale 1:100,000 

For larger maps and legend refer to Section 4



RECOMMENDED ZONING MAP: DANNEVIRKE

Scale: 1:40,000

ACTIVITY	EXISTING	ASPIRATIONAL	TOTAL REQ'D	NEW MAPPED	TOTAL MAPPED
Residential	320.6	51.7	372.3	86.8	401.9
Rural Residential	0	29.5	0	37.9	37.9
Mixed Use	0	0	0	25.7	25.7
Commercial	19.6	15	34.6	0	0
Industrial	104.8	8.8	113.6	0	104.2

All areas in hectares

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

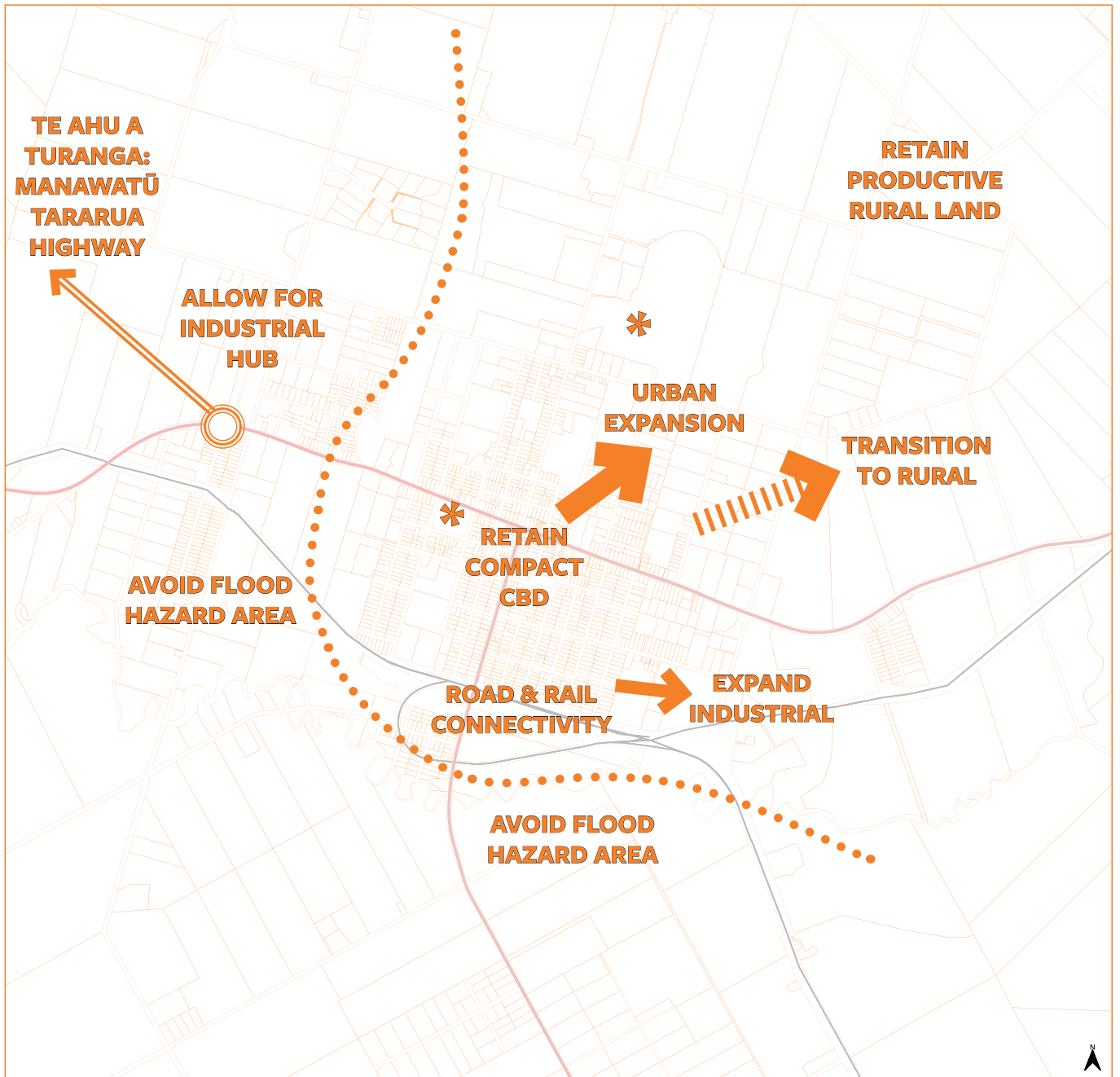
It's important to keep the commercial centre of Woodville compact to ensure that we continue to support existing businesses within the CBD.

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.



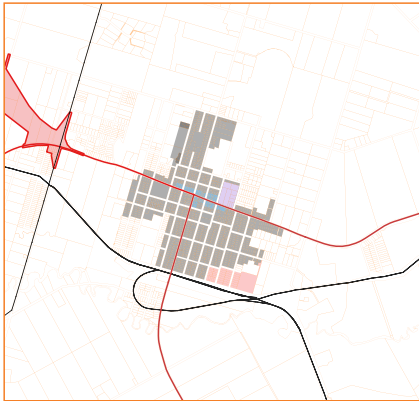
WOODVILLE URBAN GROWTH KEY CONSIDERATIONS

Scale: 1:30,000

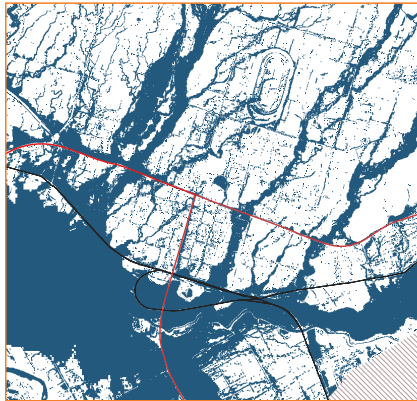
ACTIVITY	ASPIRATIONAL
New Residential	42.9ha
Rural Residential	24.5ha
New Commercial	2.0ha
New Industrial	20.9ha

* 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.

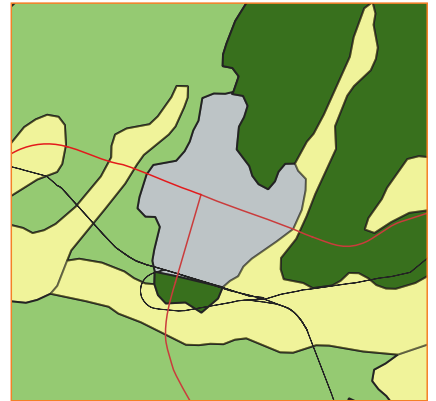
WOODVILLE MAPS



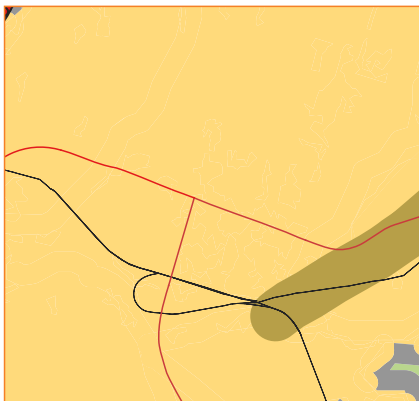
EXISTING ZONING



FLOOD MODELLING



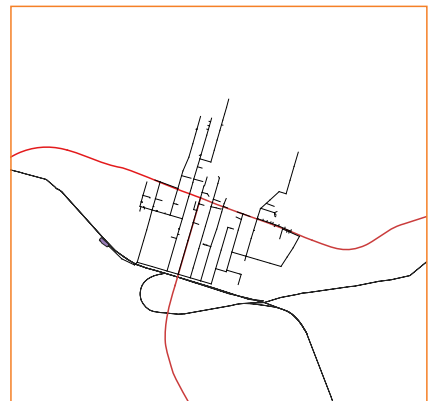
LAND USE CAPABILITY



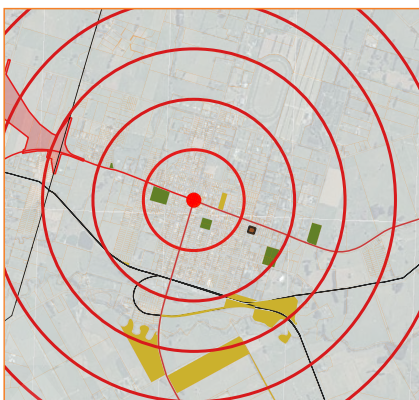
LIQUEFACTION & FAULT AVOIDANCE



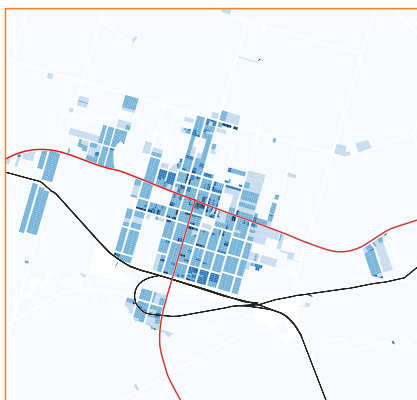
WATER SUPPLY



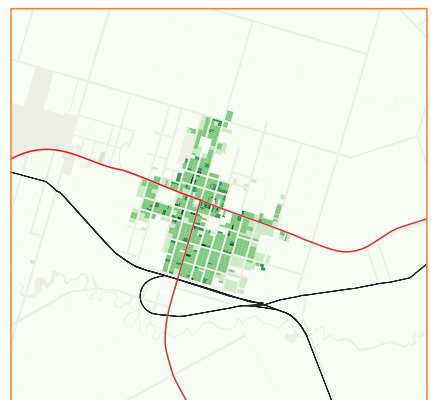
WASTEWATER




CULTURAL & URBAN OPPORTUNITIES



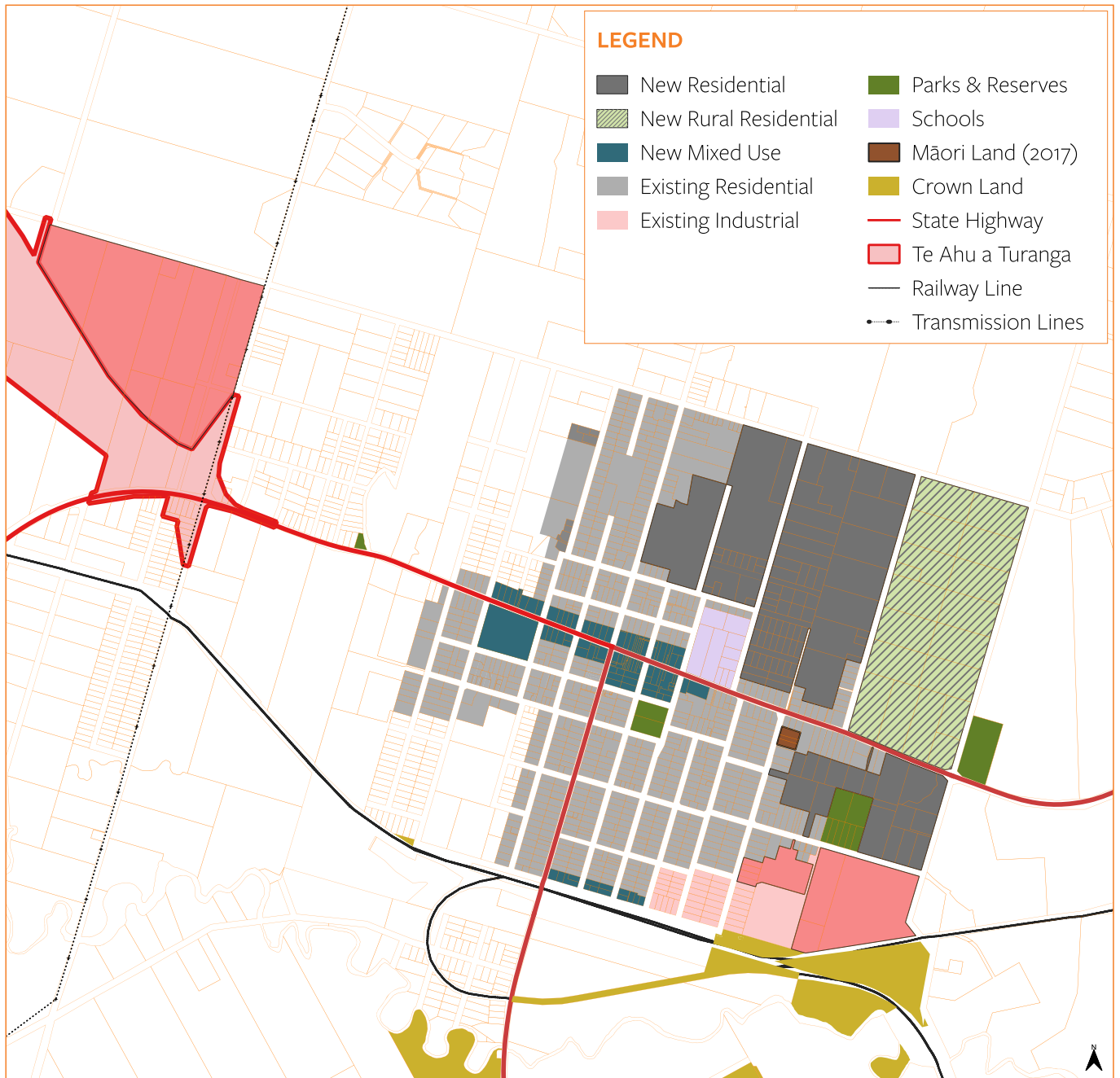
DENSITY



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