

# 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.

## COMMERCIAL

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

Our recommendations for rezoning largely capture existing commercial activity that is being undertaken within the residential zone - activity that wasn't directly captured in our analysis of existing activity. But we have also signalled a desire to increase the CBD area, but at the same time retain its relatively compact urban form. 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.

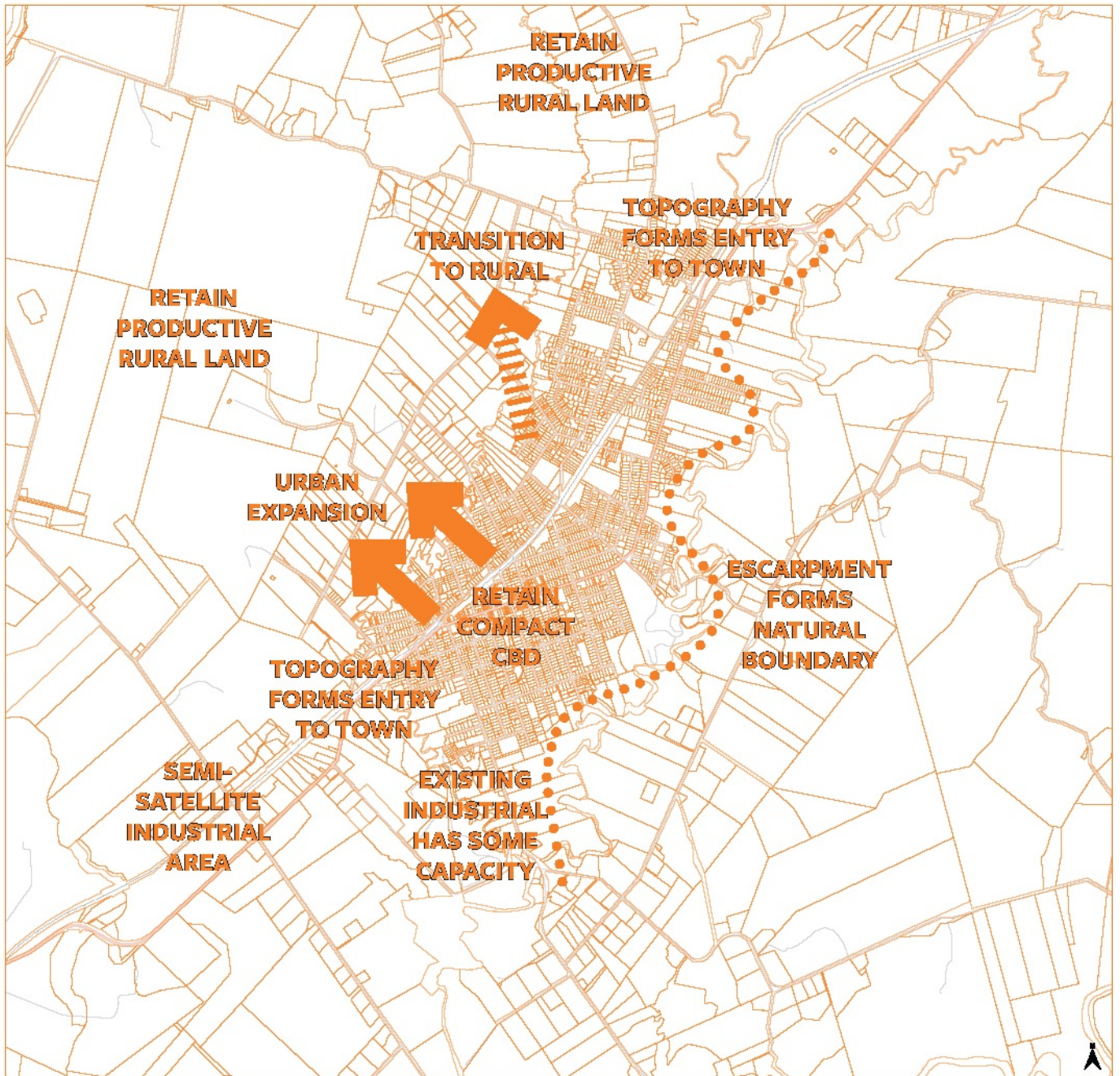
We're conscious that the maps show a potential deficit of 8.9ha of commercial land against our aspirational targets. Further analysis to identify additional land area is ongoing.

## INDUSTRIAL

The existing Dannevirke industrial area could be more efficiently used, but at the same time growth of this area is restricted by topography - including some steep escarpment faces and the Makirikiri Stream.

A small area of industrial land is located to the south of town (a semi-satellite), and we propose to allow expansion of this area. It is well serviced by the highway, and close to our wastewater facility.

We are very mindful that this area forms part of the entry experience into Dannevirke. The Design Guidelines that we prepare will outline how industrial activity in this area can respond to its location, and ensure that visual effects of activity from the road are appropriately managed.



**DANNEVIRKE URBAN GROWTH KEY CONSIDERATIONS**

Scale: 1:40,000

<b>ACTIVITY</b>	<b>ASPIRATIONAL</b>
New Residential	51.7ha
Rural Residential	29.5ha
New Commercial	15ha
New Industrial	8.8ha

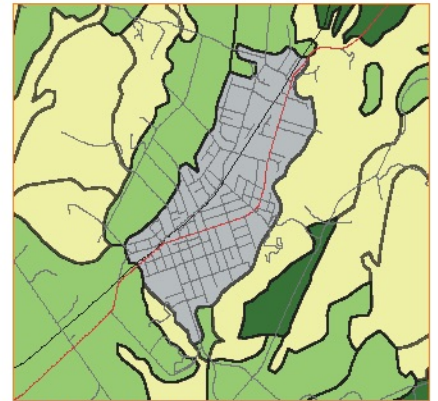
# DANNEVIRKE MAPS



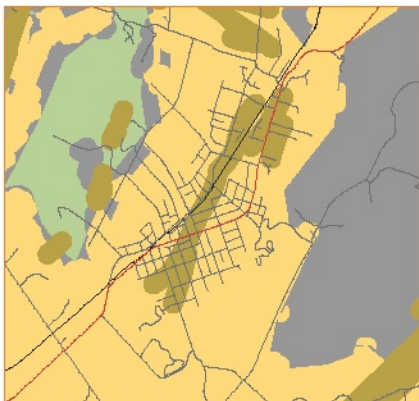
LOCATION & CONTEXT



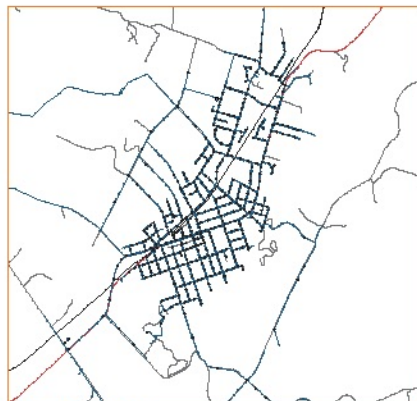
FLOOD MODELLING



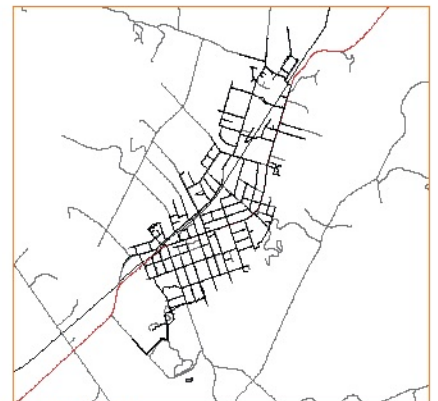
LAND USE CAPABILITY



LIQUEFACTION & FAULT AVOIDANCE



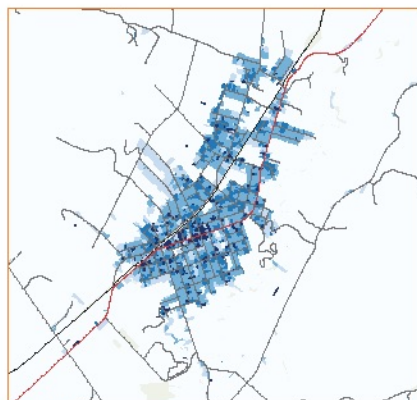
WATER SUPPLY



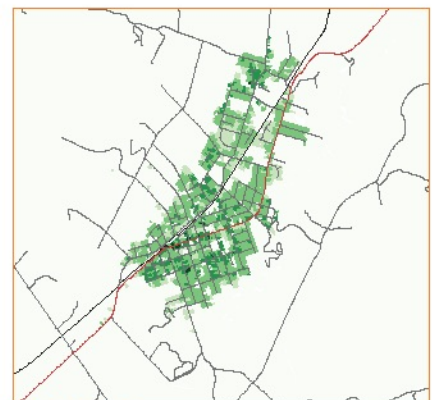
WASTEWATER



CULTURAL & URBAN OPPORTUNITIES



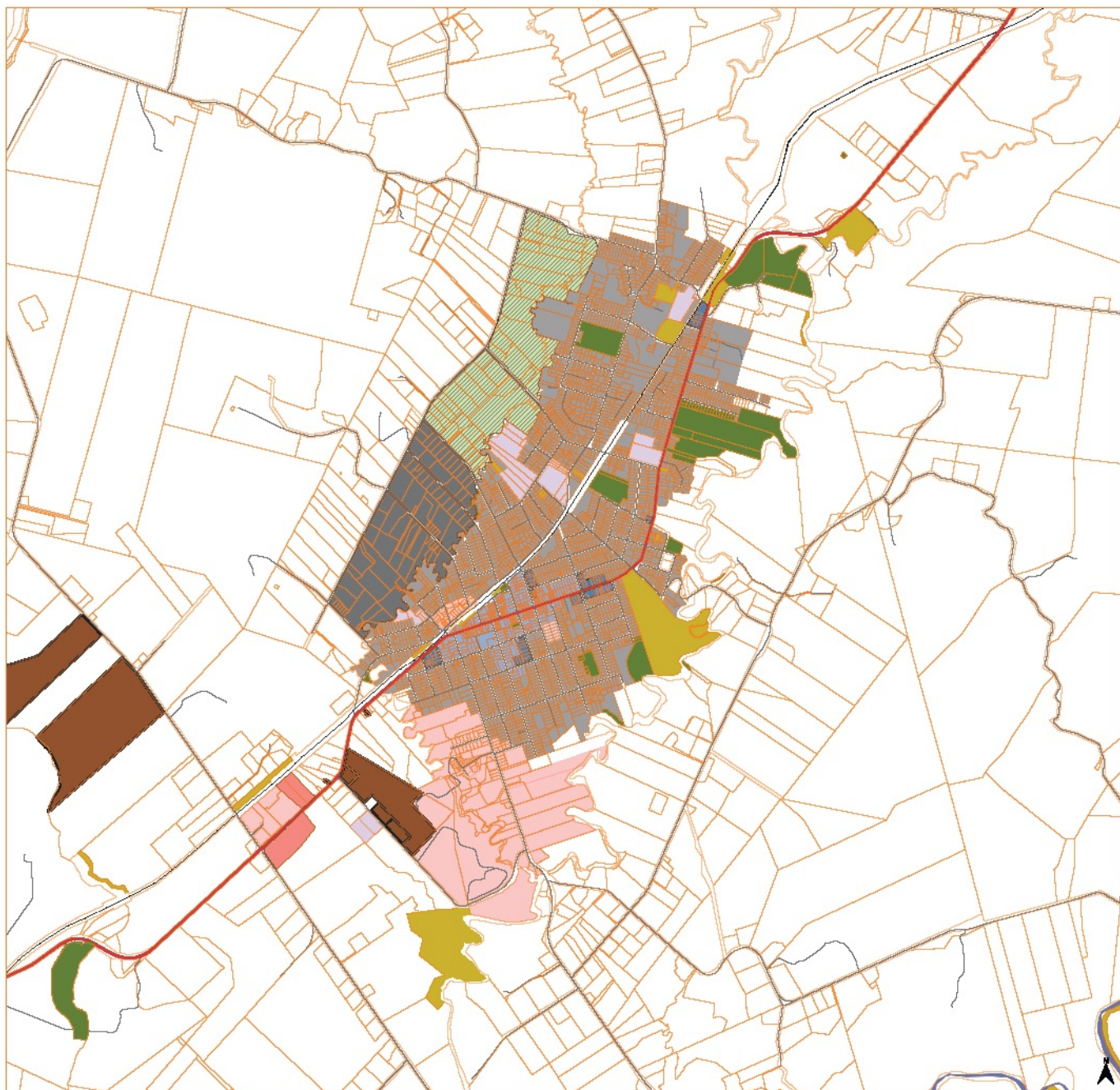
DENSITY



LAND VALUE

Scale 1:100,000 

For larger maps and legend refer to Section 4



**RECOMMENDED ZONING MAP**

Scale: 1:40,000

ACTIVITY	ASPIRATIONAL	MAPPED
New Residential	51.7ha	57.8ha
New Rural Residential	29.5ha	66.9ha
New Commercial	15ha	6.1ha
New Industrial	8.8ha	7.8ha

LEGEND	
New Residential	Parks & Reserves
New Rural Residential	Schools
New Commercial	Māori Land (2017)
New Industrial	Crown Land
Existing Residential	State Highway
Existing Commercial	Local Road
Existing Industrial	Railway Line