

PAHIATUA CONSIDERATIONS

OVERVIEW

The biggest challenge for urban expansion in Pahiatua is the flood hazard areas, which restrict most development to the west and south. Topography to the east of the town also makes efficient suburban development more challenging.

The flood modelling and analysis indicates that wherever urban expansion is undertaken, it will be necessary to develop flood protection and mitigation schemes, including potentially constructing stormwater infrastructure that conveys stormwater from the east of town to the river on the west, and includes upgrades to the Huxley waterway.

RESIDENTIAL

Residential expansion of Pahiatua could either go to the north or to the south.

We have selected growth to the north as the preferred option because our analysis indicates that mitigating flood and stormwaters in this area is likely to be more economical. In addition, residential activity in this area remains close the centre of town, with good existing connectivity.

The hills to the east of town are ideally suited to rural residential development.

COMMERCIAL

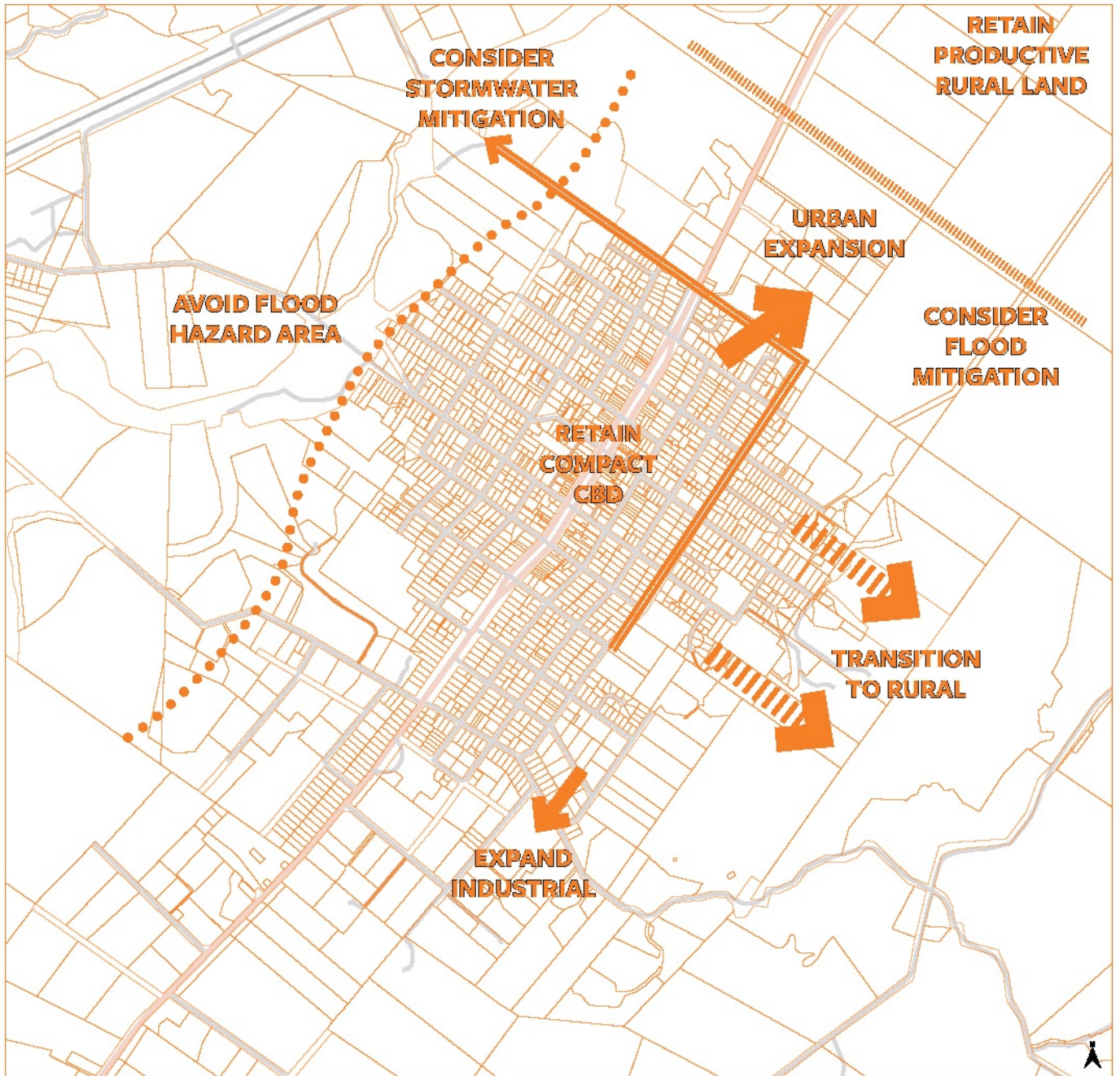
Pahiatua has a unique town centre, with significant opportunities for upgrading. There also appears to be available buildings to allow expansion of commercial activity without needing to expand out of town.

In our analysis work, we considered how the highway could be redeveloped to enhance the central town experience. Further work on how this might be achieved, and what it might look like, is being scoped as a separate project to follow this Strategy.

INDUSTRIAL

Industrial expansion in Pahiatua is a little challenging due to restrictions on space. Given the existing road connections to the existing industrial activity, the most sensible option is to expand this area, most likely to the south.

However, in addition, we think there remains scope for Satellite industrial activity outside of Pahiatua, in particular to the west near to the existing Fonterra Plant.



PAHIATUA URBAN GROWTH KEY CONSIDERATIONS

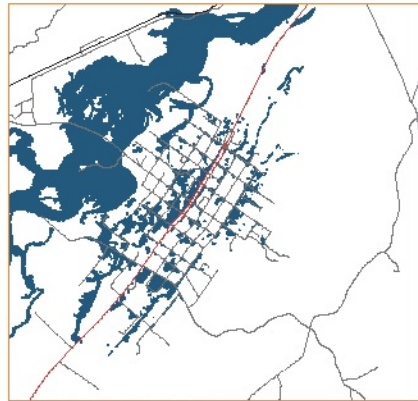
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ACTIVITY	ASPIRATIONAL
New Residential	48.2 ha
Rural Residential	275 ha
New Commercial	7.0 ha
New Industrial	9.9 ha

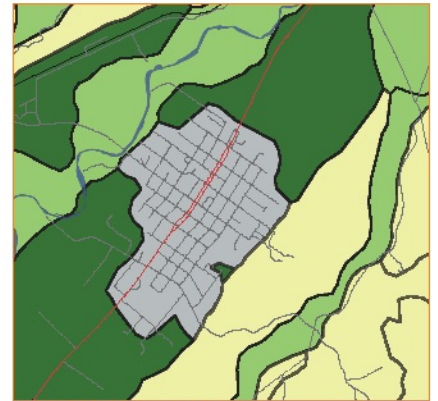
PAHIATUA MAPS



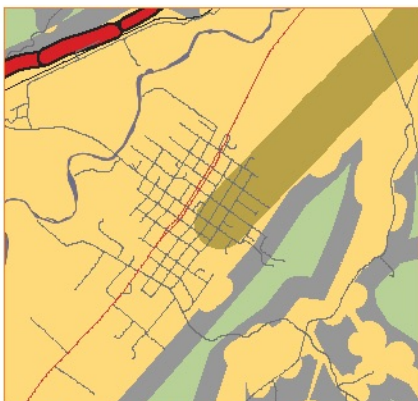
LOCATION & CONTEXT



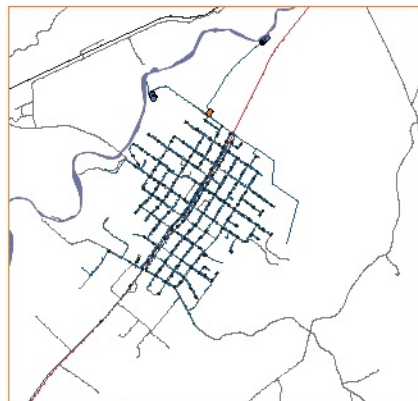
FLOOD MODELLING



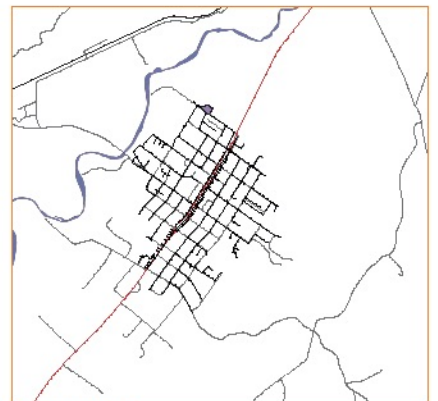
LAND USE CAPABILITY



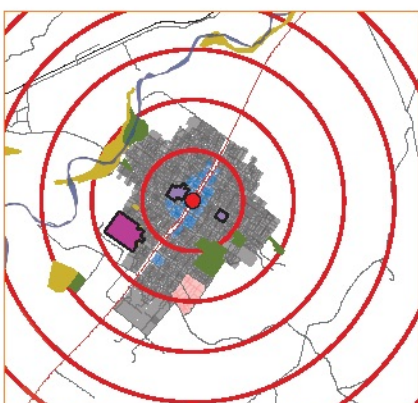
LIQUEFACTION & FAULT AVOIDANCE



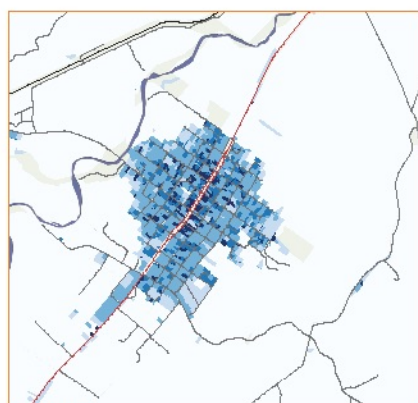
WATER SUPPLY



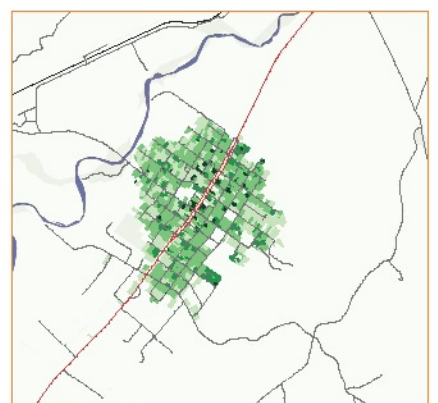
WASTEWATER




CULTURAL & URBAN OPPORTUNITIES



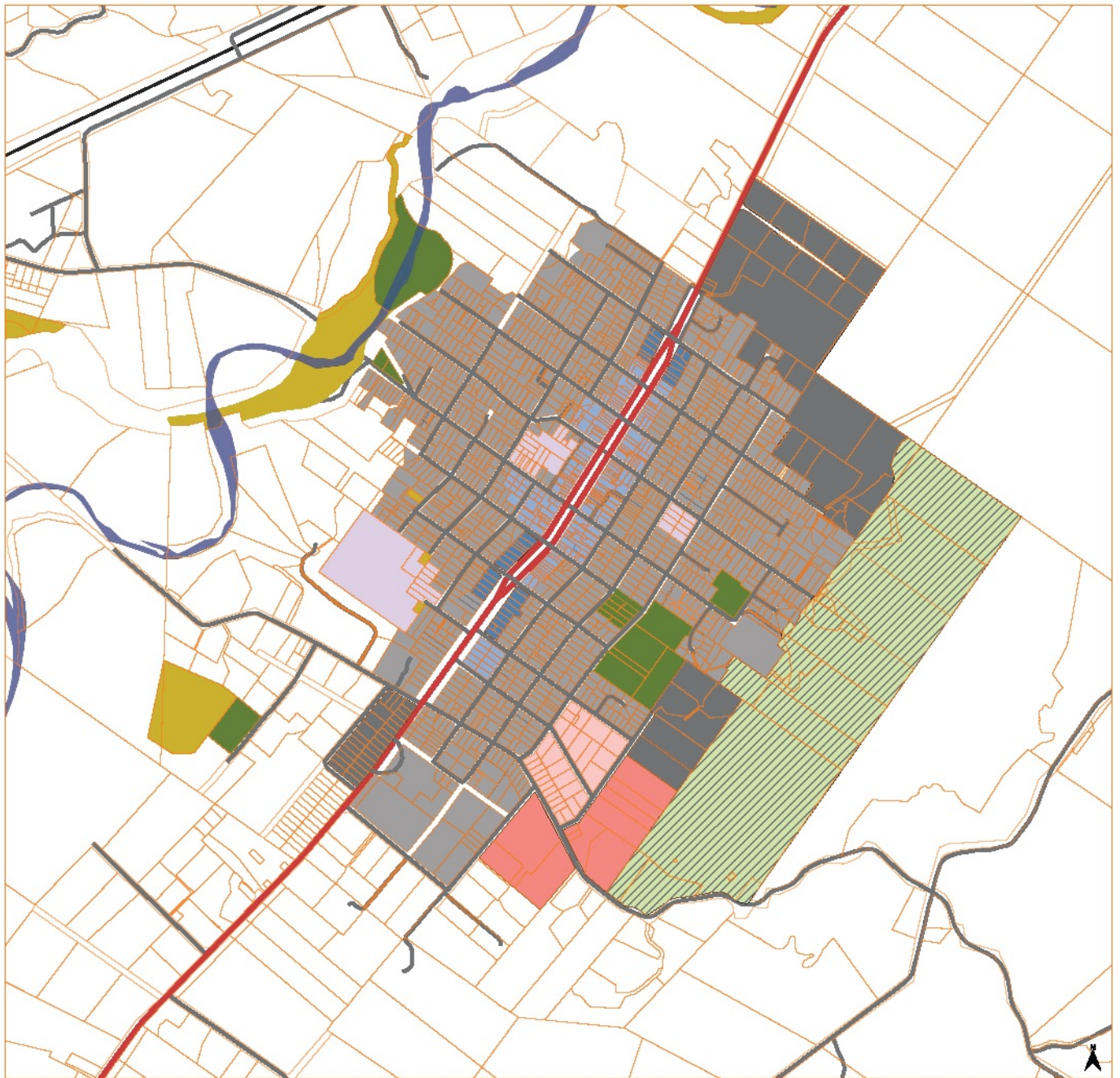
DENSITY



LAND VALUE

Scale 1:75,000 

For larger maps and legend refer to Section 4



RECOMMENDED ZONING MAP

Scale: 1:20,000

ACTIVITY	ASPIRATIONAL	MAPPED
New Residential	48.2 ha	44.7 ha
New Rural Residential	27.5 ha	67.6 ha
New Commercial	7.0ha	3.3 ha
New Industrial	9.9 ha	13.7 ha

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