

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.

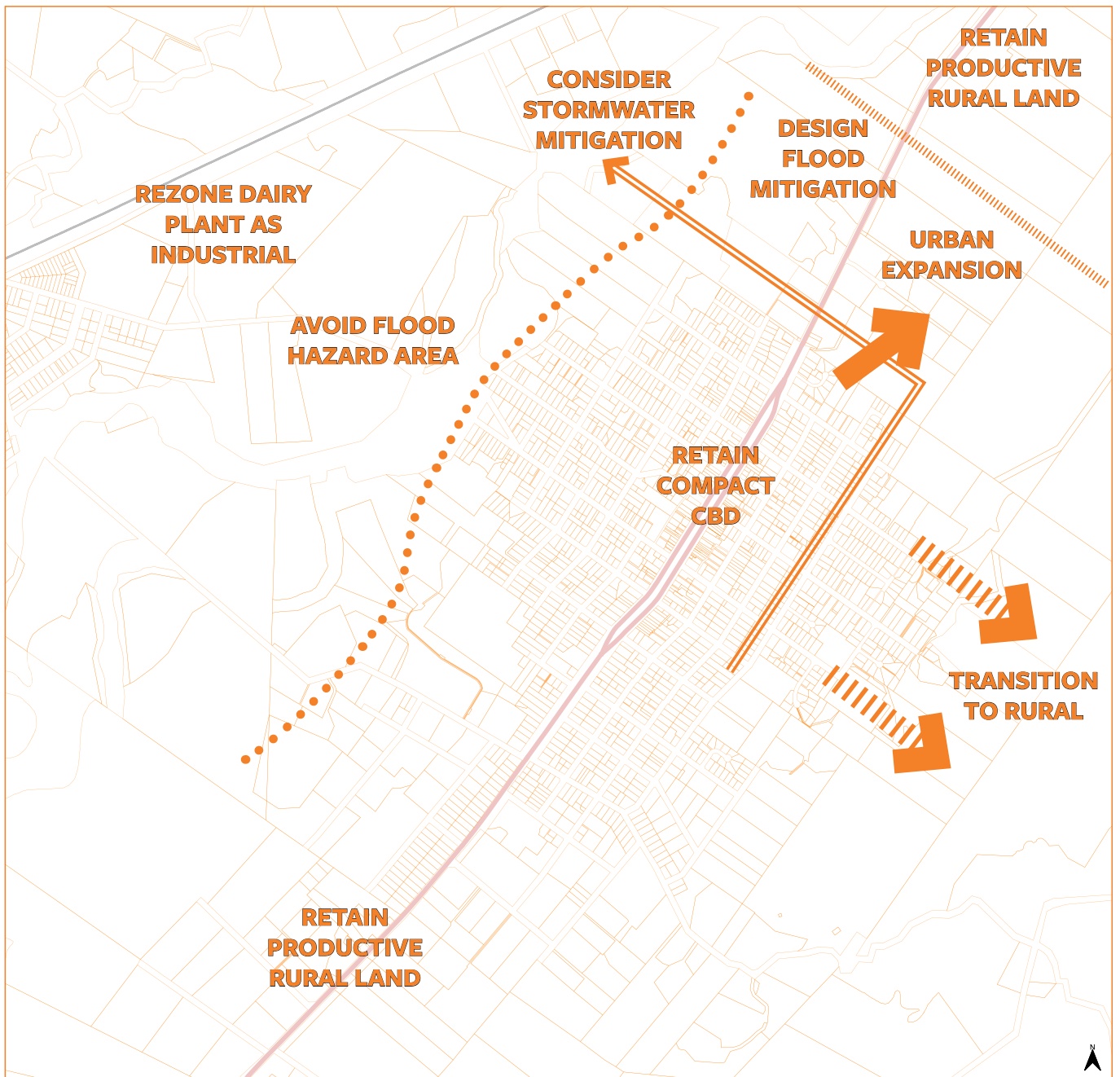
COMMERCIAL & INDUSTRIAL

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.

Again, we see the opportunity to introduce a Mixed Use zone in Pahiatua, and this was well supported in our discussions with community. Over time, we think that additional design changes to the town centre might also promote a range of commercial and light-industrial activities, whilst also retaining a compact CBD.

Medium and heavy industrial expansion in Pahiatua is more challenging due to the proximity of the existing industrial area to residential properties and a marae. Therefore, we consider the key opportunity for such expansion is satellite to the town, and the area in the immediate vicinity of (and including) the Fonterra dairy plant is considered ideal due the existing activity and proximity to the rail line.

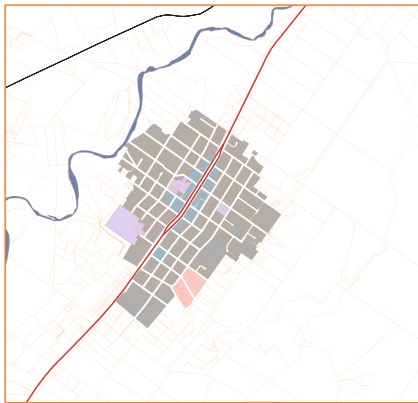


PAHIATUA URBAN GROWTH KEY CONSIDERATIONS

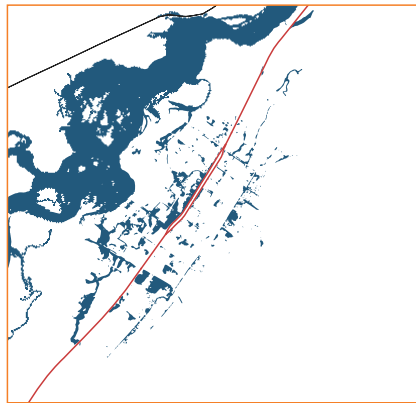
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ACTIVITY	ASPIRATIONAL
New Residential	48.2ha
Rural Residential	27.5ha
New Commercial	7.0ha
New Industrial	9.9ha

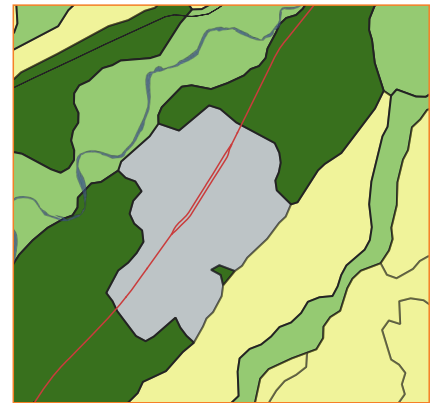
PAHIATUA MAPS



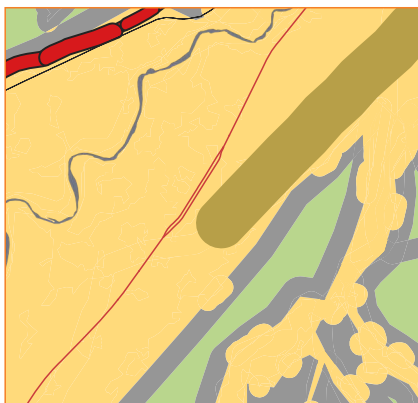
EXISTING ZONING



FLOOD MODELLING



LAND USE CAPABILITY



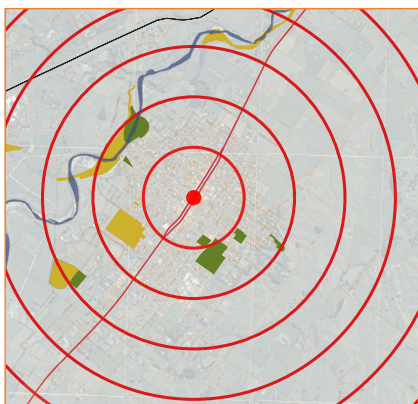
LIQUEFACTION & FAULT AVOIDANCE



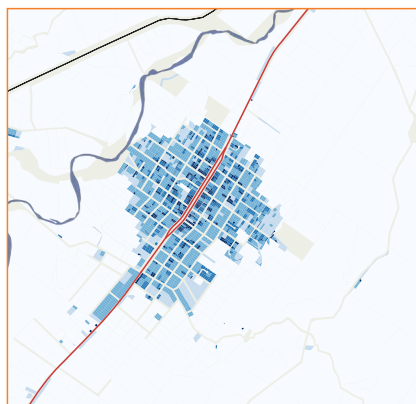
WATER SUPPLY



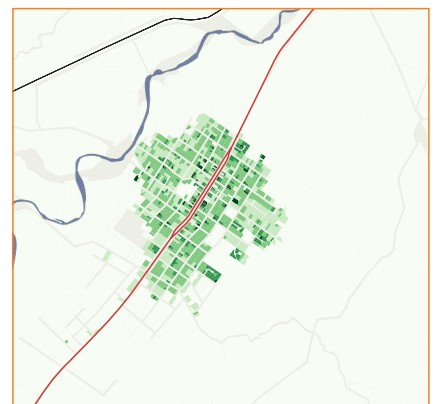
WASTEWATER




CULTURAL & URBAN OPPORTUNITIES



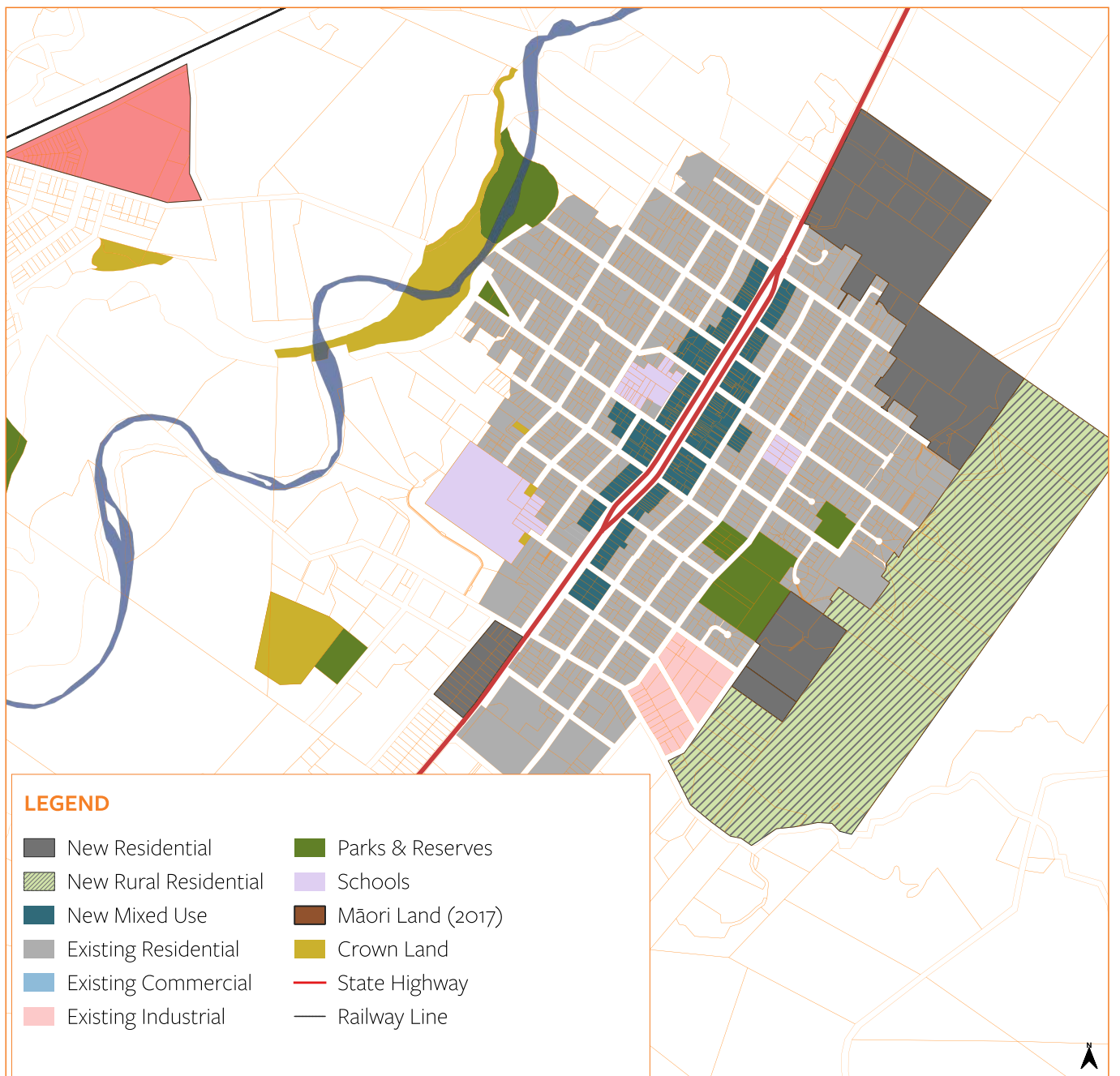
DENSITY



LAND VALUE

Scale 1:75,000 

For larger maps and legend refer to Section 4



RECOMMENDED ZONING MAP: PAHIATUA

Scale: 1:20,000

ACTIVITY	EXISTING	ASPIRATIONAL	TOTAL REQ'D	NEW MAPPED	TOTAL MAPPED
Residential	150.3	48.2	198.5	46.5	193.1
Rural Residential	0	27.5	0	74.7	74.7
Mixed Use	0	0	0	15.2	15.2
Commercial	11.5	9.9	21.4	0	0
Industrial	6.5	7	13.5	14.6	21.1

All areas in hectares