

**REPORT ON KINGSCLIFF AND
WEST KINGSCLIFF URBAN GROWTH**



INGHAM
P L A N N I N G

REPORT ON KINGSCLIFF AND WEST KINGSCLIFF URBAN GROWTH

Prepared for
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EXECUTIVE SUMMARY

- The Tweed Coast is experiencing growth pressures near the coast at Kingscliff and south of Kingscliff.
 - The relocation of the Pacific Highway south of the Tweed River provides opportunities to plan positively for future growth.
 - Population growth is sufficient for a new district centre to be planned at West Kingscliff (Chinderah Road).
 - The very significant land ownership of Gales Holdings Pty Ltd at Kingscliff and West Kingscliff allows for the integration of future land uses in a manner which will structurally assist the future accessibility of future residents to goods and services.
 - The relocation of the Sewerage Treatment Works to a location west of Chinderah Road assists in opening up land for urban purposes and in removing potential odours from future residents.
 - There is a need for a new District Centre embracing both retail and commercial facilities in the most highly accessible location south of the Tweed River.
 - Early identification of a site for a district centre (or sub-regional centre) will provide Council with the opportunity to integrate the proposal within strategic planning concepts and ensure that the hierarchy for centre development is properly established.
 - The Gales Holdings Pty Ltd land can accommodate about 5,000 persons when fully developed.
 - The identified Structure Plan for West Kingscliff provide locational opportunities for a major hospital, major recreational facilities, a major passive park, cinemas, commercial and retail uses, community facilities and all the needs of the region of Tweed Shire (and Byron Shire) south of the Tweed River.
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1. INTRODUCTION

The Kingscliff area is an area which has historically languished to some extent by comparison to areas of the Gold Coast and Tweed Heads itself. With the coastal areas of the City of the Gold Coast being virtually fully developed, the only coastal land available within the Shire of Tweed is generally only within Kingscliff and areas south of Kingscliff. This is putting substantial pressure on the Tweed Shire area and on Kingscliff in particular.

With additional population being accommodated in the SALT/Kings Beach area and the Casuarina Beach area together with Seaside City, the area immediately to the south of Kingscliff is likely to expand significantly. In addition, the Kings Forest area may only expand into about half of the area zoned for residential use because of environmental considerations. Nevertheless, the southern part of the Kingscliff area is likely to expand substantially over the next few years and pressure is placed upon the West Kingscliff area to provide significant areas for residential accommodation close to the beach, while at the same time providing adequate local commercial facilities for the growing populations, resident and visitor alike. **(See Tweed Shire Structure Plan Principles – Map 1).**

2. OWNERSHIP AND STATUTORY MATTERS

Gales Holdings Pty Ltd own over 200 ha of land in the Kingscliff area which forms the vast majority undeveloped land in Kingscliff and West Kingscliff.

Land in this area has been identified for future urban use since at least 1993. The current zonings are shown on **Map 3**.

In November, 2002 SEPP71 – Coastal Protection was introduced which brought land within one kilometre of the open coast or one kilometre around coastal rivers, bays, estuaries, coastal lakes and lagoons, under the umbrella of the Policy.

Gales Holdings land falls within the coastal zone and with the potential for existing zoned residential land to be subdivided into more than 25 lots and future residential land likely to be subdivided into more than 25 lots, the lands generally may be identified as “significant coastal development” and under Clause 10 of SEPP71 is identified as “State significant development” with a the Minister being the consent authority.

Clause 18 of SEPP71 requires a “master plan” to be prepared and adopted (or the need for one waived) prior to consent being granted for a subdivision into more than 25 lots.

This report forms the first stage of the process of preparation of a “master plan” which will require rezoning of significant parts of the Gales Holdings land as well as development application and approval.

The Gales Holdings Pty Ltd land s are large and significant in the future of this part of the Coast of New South Wales. They are also structurally significant as planning at this stage can produce a sound basis for the future growth and needs of the Tweed Coast/Kingscliff locality. The structural principles for the locality need an integrated approach, appropriate consideration prior to ad hoc decisions being made. These structural principles relate to major land uses, major road location and density of development.

3. THE EXISTING KINGSCLIFF

The existing urban area of Kingscliff is located adjacent to the beach which runs north from Cudgen Headland with the beach running to the north from that location. This frontage of the beach is about 2.5km in length. The existing development follows the foreshore but is separated from it by a foreshore reserve which embraces activities such as caravan parks and camping areas as well as areas for access to the beach. **(See Map 2 – Aerial Photograph).**

The existing Kingscliff shopping centre is located immediately to the north of the Cudgen Headland and runs for some distance to the north along Marine Parade. An analysis of the existing floorspace, shows that the current supply of retail convenience shopping facilities, and supermarket space in particular, are lacking. Despite the redevelopment of the Action Supermarket on Turnock Street at the south western corner of the intersection with Pearl Street, the provision of supermarket space is less than 50% of the National Average of 305 sqm per 1000 persons. Gales Holdings proposal for an additional supermarket, adjacent to the existing centre, fills this gap while maintaining the integrity of a local neighbourhood centre.

It is anticipated that the Kingscliff area and the area south to Seaside City and Kings Forest will accommodate the population of about 26,000 by 2020. As additional land is made available within the Kingscliff locality it is likely that this population growth will be greater than previously anticipated. For example, the West Kingscliff area is only identified for an additional population of 3,000 people. The area of land which is available for development within this area could accommodate more than twice this population. Furthermore, additional demand will occur because traditional growth areas have dried up.

The existing development around the Kingscliff town centre exhibits qualities of typical suburban form with dwelling houses being located on individual properties. Some three storey residential development occurs adjacent to the shopping centre and along the Marine Parade area. There is no particular architectural style in existence and recent developments appear to be generally of a higher architectural quality.

There are few buildings within the Kingscliff area which could be said to have heritage significance. None exist in the West Kingscliff area.

The State Government's Coastal Policy of 1997 promotes compact and contained urban areas. It requires that higher density residential development should occur in close proximity to town centres in order to provide easy access to community services and facilities and also to provide good access to employment opportunities. Kingscliff, including West Kingscliff, is therefore an area which will undergo significant change in the near future. This further development will accommodate a variety of uses and activities consistent with the needs of the general locality and consistent with the State Government's view of increased densities being around major or significant centres.

4. THE WEST KINGSCLIFF LOCALITY

The vast majority of land which is likely to be available for urban development in the West Kingscliff locality between Marine Parade and Chinderah Road is owned by Gales Holdings Pty Ltd **(see Map 3)**. Gales Holdings Pty Ltd have been involved in a number of significant studies to identify the potential of this land.

The Draft Tweed Coast Strategy identifies on page 6 that the Gales Holdings land is to have a detailed structure plan prepared for it by Gales Holdings. The present investigation has been undertaken in accordance with that provision by Council.

The studies undertaken to date include the following.

- Flora and Fauna Studies – Andrew Smith
- Flooding Studies – Stephen Webb and Associates
- Kingscliff Centres Study – Patrick Partners Pty Ltd
- Retail Investigation – Rigby Consulting Pty Ltd
- Retail Investigation – Urbis JHD
- Retail Investigation – Des Kahn Consulting
- Town Planning - Jim Gazebrook and Associates
- Town Planning - Ingham Planning
- Civil Engineers - Knobel Consulting Pty Ltd

While some Council Reports indicate that the area north of Turnock Street contains a wetland, the fact is that this is a recent occurrence, having been created by the action of Council in diverting storm water from the original course it took to the north west and diverting storm water in a southerly direction across Turnock Street and then west. This redirection of storm water flow has raised the level of water which dams behind the Turnock Street culvert, which has created an unnatural situation north of Turnock Street.

5. THE PRIMARY STRUCTURAL ELEMENTS OF KINGSCLIFF

5.1 The Retail Structure

The Council in previous years, has identified the Kings Forest areas as being one where a district shopping centre would be located to serve the southern coastal parts of the Tweed Shire. Studies undertaken by Council have more recently identified this location as inappropriate. The Kings Forest area available for development is likely to be considerably less than was originally believed and the Kings Forest is isolated from other areas of population in terms of the major roads that service the area. As a consequence of this the main structural element of Kingscliff in the future is likely to be a district shopping centre located adjacent to the main Pacific Highway.

The only location where this can reasonably take place to service the southern coastal areas as well as the Murwillumbah area, is at the intersection of the Pacific Highway and Chinderah Road, or in close proximity with it, to ensure that sufficient queuing and turning area is available separated from the main highway. Structurally, this district centre would need to be located adjacent to the industrial and bulky goods retailing area which occurs around Ozone Street and Morton Street. This location has excellent access from the south west and the south as well as serving the whole of the Kingscliff area. It would also serve the Fingle Head area.

The existing Tweed Heads commercial centres, of which Tweed City and Tweed Mall form the core elements, would continue to service the Tweed Heads/Coolangatta populations from the Tweed River in the south; extending well into the Gold Coast region to the north; westward beyond the Terranora area and into the Byron Shire area as a secondary trade area. The Kingscliff district centre would service the area south of the Tweed River within the Tweed Shire area and into the Byron Shire area

as a secondary trade area. **(See Map 4)**. The population served by this district centre is shown in the following table (Source: JHD Advisors).

Kingscliff Trade Area
Forecast Trade Area Population, 1991-2016

Trade Area Sector	Estimated Resident Population*					
	1991	1996	2001	2006	2011	2016
Primary Trade Area						
Primary North	7,800	8,000	9,000	11,250	14,250	17,550
Primary South	4,200	6,400	7,530	8,830	10,330	11,930
<i>Total Primary</i>	12,000	14,400	16,530	20,080	24,580	29,480
Secondary Trade Area						
Secondary South	13,700	15,300	17,050	18,850	20,300	21,450
Secondary West	14,400	14,400	14,900	15,150	15,550	16,000
<i>Total Secondary</i>	28,100	29,700	31,950	34,000	35,850	37,450
Main Trade Area	40,100	44,100	48,480	54,080	60,430	66,930

Provision for this district shopping centre has previously been identified on Turnock Street in a report for the Tweed Shire Council by Patrick Partners. This location for a district shopping centre is inappropriate because of its lack of appropriate access from the Pacific Highway. It is our understanding that Council accepts the fact that this is an inappropriate location for such a centre. The fact that one has been identified by Patrick Partners in the Kingscliff locality confirms the need for such a centre and the appropriateness of the location close to the intersection of the Pacific Highway and Chinderah Road.

5.2 Need for a District Centre

District centres are not simply shopping centres. They contain many commercial and service outlets as well as banks, medical practices, cinemas, churches, insurance offices, public facilities and community uses.

A district centre can be a focus of resident activity by providing a pleasant and attractive environment within which different generational needs are satisfied.

There are numerous advantages of such a centre in this location close to the intersection of the Pacific Highway and Chinderah Road. They are principally the following:

1. The location is accessible to people living to the south of the Tweed River within the Tweed Shire Council area and also to people in adjacent local government areas to the south. Parts of Byron Shire for example, would be well serviced by such a centre.
2. The site is located close to the Pacific Highway but far enough away from it to ensure that appropriate separation for access purposes is possible.

3. The location provides sufficient undeveloped land for a planned district centre to be designed and developed in appropriate stages as the population increases.
4. The location provides good potential for structural connection to Marine Parade and Kingscliff Street. It also provides good access from the Roundabout in Turnock Street at the intersection with Elrond Drive.
5. The site is in one ownership thus making it possible for an appropriately planned and designed centre to be developed over time without the difficulty of ensuring that a variety of owners are supportive of the proposal.
6. The site is adjacent to an existing industrial and bulky goods retailing location where a number of existing uses are located.
7. Higher order shopping centres serve a broader catchment and therefore require a more strategically located site.
8. The levels of traffic generated by higher order centres are such that they are more appropriately located on or adjacent to higher capacity roads.
9. The major retail chains within the Coles Myer and Woolworths group, have identified this site as a preferred commercially viable site.

For these reasons, it is our opinion that the location is very appropriate for a district centre and as far as we can see no other location exists within the southern part of the shire which has better accessibility.

The local shopping centre at Turnock Street and along Marine Parade and Pearl Street can remain and flourish as a local centre.

The proposed centre would probably not eventuate for a number of years when the demand for it is absolutely necessary and the existing sewerage treatment works have been relocated to the south-west. However, the identification of the site for a district centre is appropriate now to ensure that it is not sterilized by being used for other purposes in the meantime. There are other areas of the Kingscliff West locality which can be utilised for residential use to provide for the immediately growing population.

Such a district centre can be associated with a number of other activities such as a hospital, recreational facilities, commercial facilities, educational facilities etc, if appropriate.

5.3 Other Structural Elements

The other existing structural elements of the Kingscliff area are the College of Advanced Education in Cudgen Road and the three major roads of Kingscliff Street Marine Parade, and Chinderah Road, together with Cudgen Road, which provides an appropriate connection between them.

Turnock Street would be extended to the west to Chinderah Road (via a new road) to complete the main structural elements of the Kingscliff West area. The area to the south of this extension is an area which requires protection for flora and fauna

reasons and a significant area of land in this part of the West Kingscliff area is proposed to be protected for these environmental reasons. Parts of other areas are also intended to be protected for wildlife corridors and to provide bicycle paths within and around the locality.

There is a major stormwater drain which runs north-south through the Kingscliff Locality, which creates a green wedge running parallel to the coast.

The areas immediately around the Kingscliff local centre and the proposed Kingscliff district centre would be utilised for higher density housing, with other more remote areas away from these centres being used for dwelling house development. The locality adjacent to Kingscliff Beach and within easy walking distance from it would be utilised primarily for a mix of permanent and holiday accommodation. The district centre location, being more remote from the beach, would be generally utilised by permanent residents thus providing an appropriate mix of accommodation within the locality. The area to the north of Turnock Street would be utilised by both permanent residents and for tourist accommodation. The centrality of the location for population centres, to the south, east and west, its proximity to the highway and the planned upgrade of Chinderah/Coast Road, will minimize the impost on local roads and amenity and relieve the ever growing congestion and pressure on Tweed Heads.

Opportunities exist within the West Kingscliff area for a major hospital, educational facilities, botanic gardens, major sporting facilities and civic centre facilities if required. The present proposals do not close off opportunities. They provide for wide ranging discussions to ensure that the needs of public authorities and other major land uses can be appropriately considered in a master planning context.

5.4 Structure Plan

A generalized form of this structure and the associated land uses are illustrated on the accompanying plan. **(See Map 5)**

The land owned by Gales Holdings would provide accommodation for about 5,000 persons at a gross density of 45 dwellings per hectare in the medium to high density areas and 12 dwellings per gross hectare in the dwelling house areas.

The structure plan embraces an additional area for bulky goods retailing associated with the district retail centre.

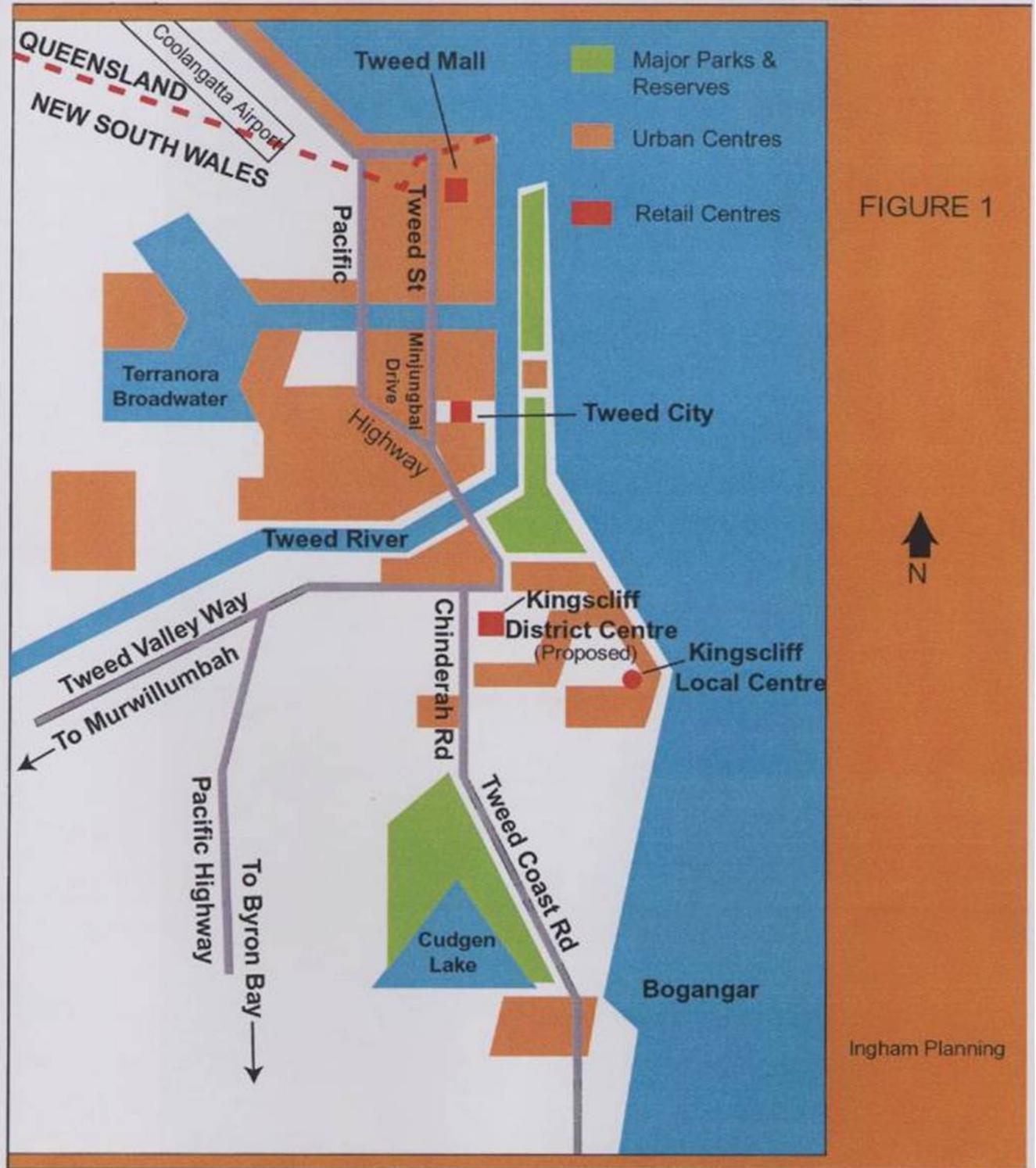
Special use areas for institutional developments are located to the west of Chinderah Road and ample opportunity arises for a central park adjacent to the district centre.

A very extensive open space and environmental protection area is shown towards the southern extremity of the structure plan.

6. CONCLUSION

The ownership of the major areas of land at West Kingscliff by Gales Holdings Pty Ltd, opens up an opportunity for detail structure planning to guide the future zoning and development of land in this vicinity. We believe this opportunity should be dealt with in a positive manner for the benefit of future residents of the locality having regard to the future population growth of the South Tweed locality and the needs of the community.

Tweed Coast Structure Diagram



Kingscliff/Cudgen Aerial Photograph



Gales Holdings Pty Ltd Land Ownership - Wwest Kingscliff

WEST KINGSCLIFF - GALES HOLDINGS

PLAN OF ZONINGS
(TWEED L.E.P. 2000)

LEGEND

- ZONE 101 - RURAL
- ZONE 102 - RURAL AGRICULTURAL PROTECTION
- ZONE 211 - URBAN EXPANSION
- ZONE 401 - INDUSTRIAL
- ZONE 511 - SEWERAGE TREATMENT PLANT
- ZONE 512 - DRAINAGE RESERVE
- ZONE 513 - OPEN SPACE
- ZONE 711 - ENVIRONMENTAL PROTECTION (RURAL)
- DEVELOP LAND OWNED BY GALES HOLDINGS
- DEVELOP PROPOSED FUTURE ROAD

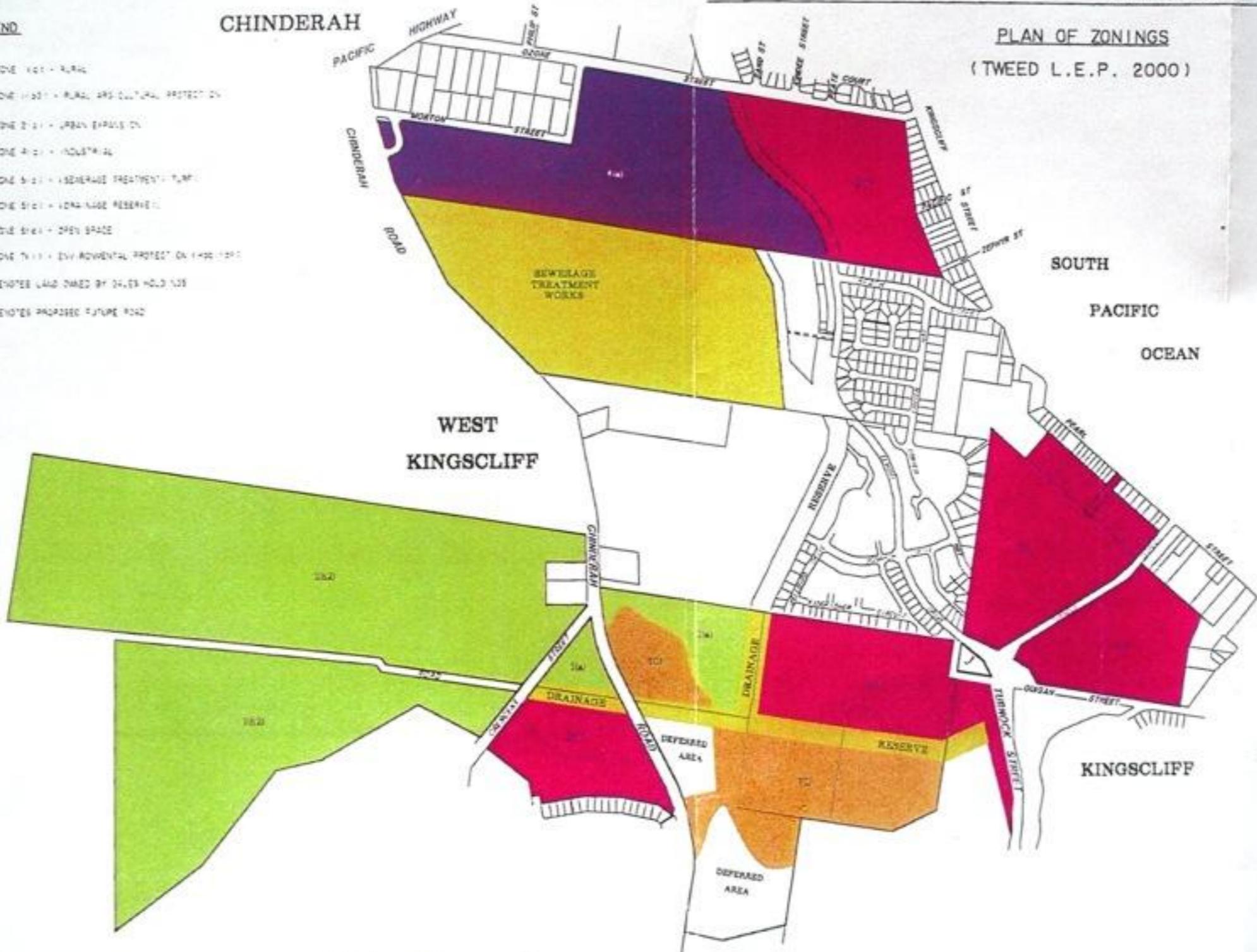


FIGURE 3

Kingscliff District Centre Trade Area

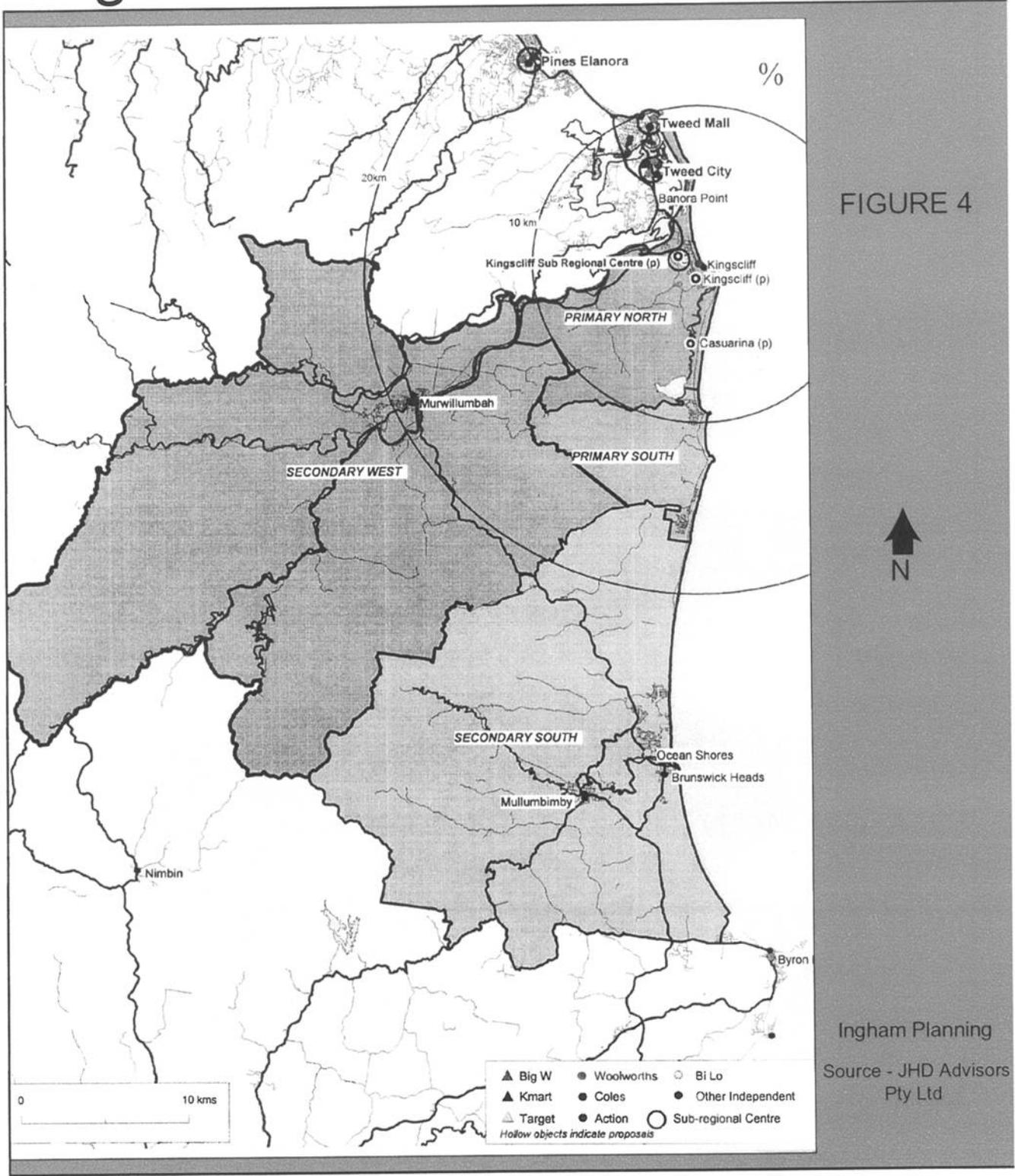
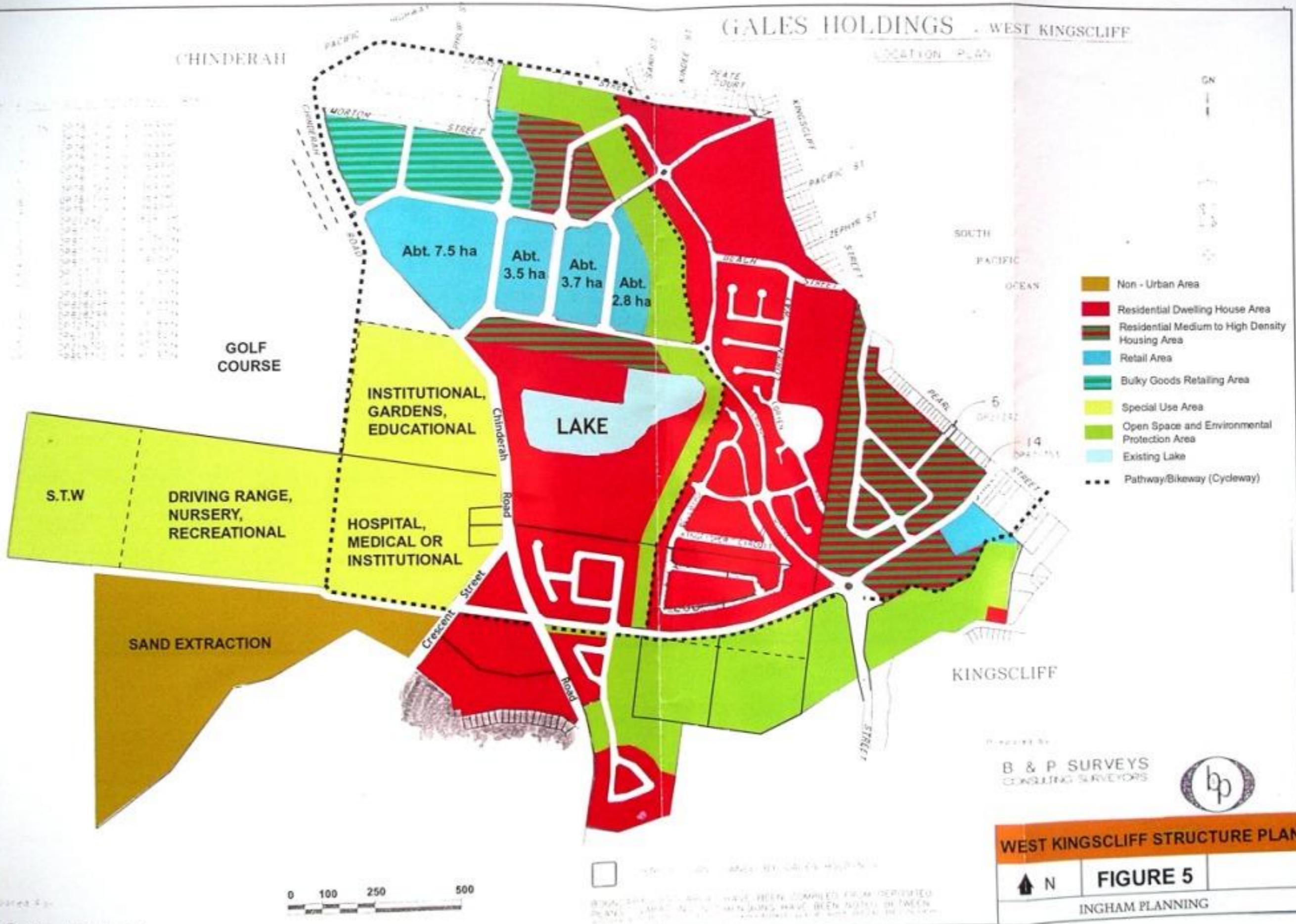


FIGURE 4

Ingham Planning
Source - JHD Advisors
Pty Ltd

GALES HOLDINGS - WEST KINGSCLIFF

LOCATION PLAN



CHINDERAH

GOLF COURSE

INSTITUTIONAL, GARDENS, EDUCATIONAL

LAKE

S.T.W

DRIVING RANGE, NURSERY, RECREATIONAL

HOSPITAL, MEDICAL OR INSTITUTIONAL

SAND EXTRACTION

KINGSCLIFF

- Non - Urban Area
- Residential Dwelling House Area
- Residential Medium to High Density Housing Area
- Retail Area
- Bulky Goods Retailing Area
- Special Use Area
- Open Space and Environmental Protection Area
- Existing Lake
- Pathway/Bikeway (Cycleway)

B & P SURVEYS
CONSULTING SURVEYORS



WEST KINGSCLIFF STRUCTURE PLAN

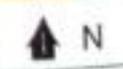


FIGURE 5

INGHAM PLANNING

