
PART 02 HASTINGS POINT IN CONTEXT

2.1 Background

- 2.1.1 Demographic Information
- 2.1.2 Existing Locality Characteristics

2.2 The Planning Framework

- 2.2.1 The Far North Coast Regional Strategy 2006
- 2.2.2 North Coast Urban Design Guidelines 2008
- 2.2.3 Coastal Design Guidelines for NSW 2003
- 2.2.4 The Tweed Local Environment Plan 2000
- 2.2.5 Tweed Development Control Plan 2008
- 2.2.6 Tweed DCP Section A1 - Residential Tourist and Development Code 2008
- 2.2.7 Tweed Urban and Employment Land Release Strategy 2009

2.3 Community Consultation

- 2.3.1 Who has been consulted
- 2.3.2 The consultation process



	1996	2001	2006
Urban North			
Tweed Heads	7,660	7,547	7,125
Tweed Heads West	4,782	4,752	5,870
Tweed Heads South	6,778	8,538	7,321
Banora Point	8,800	11,168	14,682
Cobaki	634	713	700
Cobaki Lakes	452	723	227
Bilambil (Inc Bilambil Heights)	2,552	2,935	3,691
Terranora (Inc Area E)	1,905	2,423	3,137
Total	33,563	38,799	42,753
Coastal			
Fingal Head	584	656	575
Chinderah	1,663	1,636	1,341
Kingscliff	3,960	4,779	6,017
Kingscliff West (Cudgen)	505	505	535
Casuarina			890
Kings Forest			402
Cabarita/Bogangar	2,733	3,082	3,050
Hastings Point	681	722	614
Pottsville	1,930	2,553	3,781
Total	12056	13933	17205
Murwillumbah (Inc Sth M'bah)	7,471	7,340	7,696
Other Urban and Rural	10517	11546	11667
Tweed Shire	63,607	71,618	79321

Sources: ABS, Census 2006; Core Economics , 2005

Figure 2.1 Tweed Shire Population by Urban Area 1996 - 2006
(Sourced from the Tweed Urban Employment Land Release Strategy 2009)

Hastings Point								
Zone under Tweed LEP 2000	Area (ha)	Area less 20% (ha)	Range of Dwellings/ha	Predicted Maximum Dwellings	Predicted Maximum Persons/ha	Theoretical Maximum Population	Discount for Tourism and other uses (%)	Likely Maximum Population Range
2a	2	2	7-13	13-25	17-33	32-63	20	26-50
2b	7	6	50-66	275-363	100-132	550-726	20	440-581
2c	4	3	18-27	58-86	39-59	125-189	20	100-151
2e	7	6	24-35	132-193	51-75	281-413	50	140-206
Total	20	16	N/A	478-667	N/A	988-1390	N/A	706-988

Figure 2.2 Urban and Village Area Likely Maximum Population Range
(Sourced from the Tweed Urban Employment Land Release Strategy 2009)

2.1 Background

2.1.1 Demographic Information

In the 2006 Census report there were 614 people living in Hastings Point. The Tweed Urban and Employment Land Release Strategy 2009 states that Hastings Point has a likely maximum population of between 706 and 968 persons, where the current urban land is used to its zoned capacity. However given the environmental constraints, including flooding, over some undeveloped urban land, the likely density and resultant population would be reduced.

The strategy shows that there has been strong population growth on the Tweed Coast compared with other areas inland.

2.1.2 Existing Locality Characteristics

Hastings Point is a coastal settlement located on the Tweed Coast between the settlements of Pottsville and Bogangar/ Cabarita. It is located between three water bodies; the Pacific Ocean, Christies and Cudgera Creeks.

Hastings Point provides access to two ocean beaches, a protected estuary beach, the waterways of Christies and Cudgera Creeks as well as surrounding nature conservation areas and dune systems. Hastings Point provides a unique and beautiful residential and holiday location and is an important tourist destination particularly during the summer months. It also provides recreational and educational opportunities in a coastal environment with the creeks and headland the focus of school excursions.

Hastings Point has a unique and spectacular natural setting which surrounds and penetrates into the settlement. This is a key characteristic of the locality.

Hastings Point is recognised as a predominantly low key, low scale coastal settlement providing a range of recreational, holiday and residential opportunities within a natural setting. It provides only very basic services; a post office, corner shop and service stations. Hastings Point residents rely on larger nearby settlements for services such as schools, employment, shopping, medical and aged care facilities. Hastings Point has a range of building types; from caravans to multi-dwelling buildings. The locality has a number of larger building types; residential flat buildings, some are either under construction or approved but not yet built. There are also many houses both large and small. The style of buildings varies considerably from timber clad residences to concrete frame buildings.



SOURCE: Aerial imagery taken
October 2009 by
Fugro Spatial Pty Ltd

Figure 2.3 - Geographic Features
Tweed Development Control Plan - Section B23

Aerial photography can be purchased
online from Fugro Spatial Pty Ltd, at:
<http://www2.fugroworld.com/>



Hastings Point has a finite urban area which is defined by natural systems; by the ocean to the east, nature reserves to the south and creeks to the west. Development and urban uses are restricted by the natural setting.

A number of key geographic features contribute to the physical character of Hastings Point, these are illustrated in Figure 2.3 and comprise the following:

- Its location between the Pacific Ocean and Christies and Cudgera Creeks.
- The central access spine being Tweed Coast Road.
- Local streets with lots on each side backing onto natural areas.
- A small retail centre.
- A central spine road off which all areas are accessed.
- Petrol stations at each entry to the settlement.
- A defined urban area.
- Surrounding reserves and conservation areas encasing the settlement.
- Hastings Point headland;
- Estuary and ocean beaches.
- A range of public open spaces in close proximity to the urban areas.



Hastings point headland looking north, 2009

A COASTAL COMMUNITY...

The vision of the locality is to reinforce Hastings Point's role as a low key holiday destination for temporary residents and visitors and a small coastal settlement for permanent residents where buildings are to reflect coastal architectural styles and the integrity of the natural landscape including Cudgera and Christies Creek, ocean beaches and headland is carefully managed.



Hastings Point has a quiet coastal village feel borne out by its low scale development, relatively small locality footprint, coastal architectural character and low scale provision of services.



Hastings Point has a range of building types; from caravans to multi-dwelling buildings. There are also many houses both large and small. The style of buildings varies considerably from timber clad residences to concrete frame buildings.





Hastings Point provides a unique and beautiful residential and holiday location and is an important tourist destination particularly during the summer months.



It also provides recreational and educational opportunities in a coastal environment with the creeks and headland the focus of school excursions.



Hastings Point has a unique and spectacular natural setting which surrounds and penetrates into the settlement including Cudgera and Christies Creeks. This is a key characteristic of the locality.



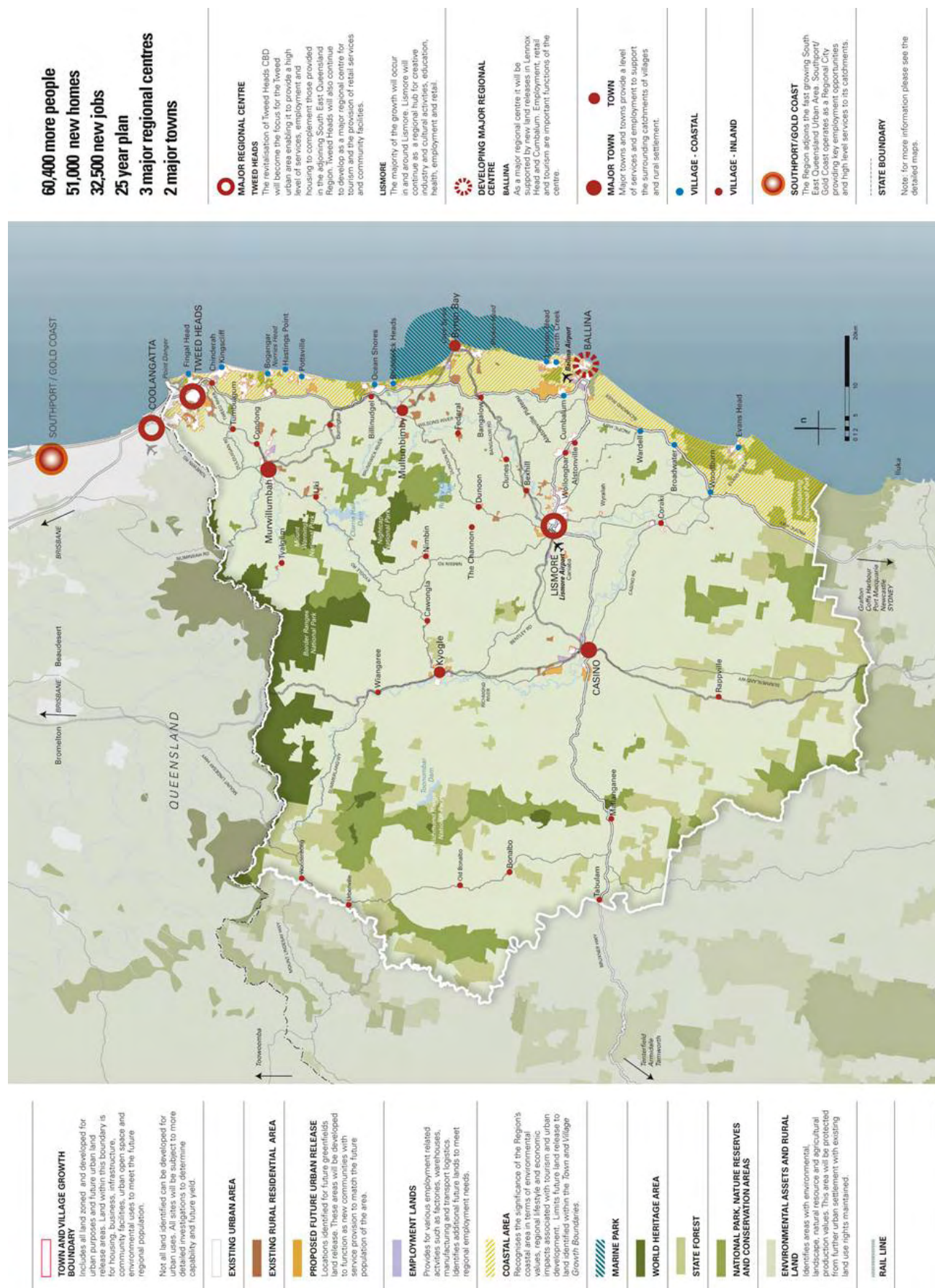


Figure 2.4 Far North Coast Regional Strategy Plan

2.2 The Planning Framework

The planning framework includes legislation and guidance at a local and state level and covers a wide range of planning issues from natural resource management to detailed site and building design guidance.

This plan has been developed considering the whole suite of planning documents and has been designed to dovetail with these documents.

Some of the more relevant documents are briefly described below including an outline of their relationship to this Plan. For detailed planning and design purposes the original documents must be consulted and can be accessed on Council's web site.

2.2.1 The Far North Coast Regional Strategy 2006



The Far North Coast Regional Strategy (FNCRS) was endorsed in January 2007 by the NSW State Government. The FNCRS states its purpose as “to manage the Region's expected high growth rate in a sustainable manner.”

The FNCRS defines the location and form of future development within the region, taking into account environmental assets, character, cultural values and natural resources, while also providing for economic opportunities.

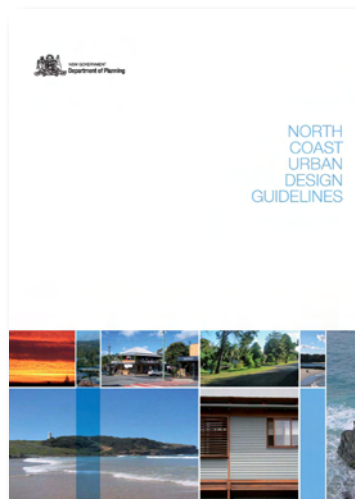
The FNCRS incorporates specific regional infrastructure requirements identified in the State Infrastructure Strategy and will inform future infrastructure investment decision making for the Far North Coast of NSW.

The FNCRS represents the NSW Government's planning framework for the future of the Far North Coast. It is considered by State Government to be the overriding strategic planning document for the Region and has been prepared to both complement and inform other state and local planning instruments, including the Tweed Local Environmental Plan 2000. The FNCRS map is presented in Figures 2.4.

The FNCRS defines an urban growth boundary for each settlement to control and focus growth within key areas of the region. The Strategy identifies the purpose of the growth boundary as a means of catering for the forecast growth in the region in a manner that provides for the efficient utilisation of land for urban development, without sacrificing the identity of the area. It is intended that urban development outside the growth boundary will require special justification and that local environmental plans, growth strategies and the like will be required to align with the regional Strategy's settlement pattern and objectives.

The growth boundary for Hastings Point correlates with the existing urban footprint which includes the areas in and around the settlement that are already zoned for urban uses, such as residential and commercial. There are no new or expanded urban areas planned. The strategy defines Hastings Point as a coastal village.

2.2.2 North Coast Urban Design Guidelines 2008



With significant future growth anticipated for the North Coast Region, the North Coast Urban Design Guidelines 2008 have been prepared by the NSW Department of Planning to support the Far North Coast and Mid North Coast Regional Strategies manage this change; maintaining a prosperous economy and protecting the unique North Coast environment through good planning and urban design.

Councils', as part of their responsibilities under these Strategies, are required to prepare a local growth management strategy for their local government area. The North Coast Urban Design Guidelines 2008 are designed to assist with this process, particularly when defining and understanding the character of localities.

In terms of the settlement typology defined within these guidelines Hastings Point is a coastal village.

This document has been prepared in two parts.

Part One of these guidelines is designed to assist councils in undertaking an assessment of the existing positive attributes of their own settlements to determine what planning responses may be required to maintain the character of the settlement through future settlement growth opportunities.

Part Two outlines the principles and strategies for managing environmentally, economically and socially sustainable settlement growth. It addresses growth management in three typical planning scenarios and at scale levels.

The document can be referred to for general information on how to design for a village; however the Hastings Point Locality Based Development Code provides more specific design guidance.

2.2.3 The Coastal Design Guidelines for NSW 2003

The Coastal Design Guidelines for NSW 2003 provide a broad framework for councils to begin to plan strategically for growth and development of coastal settlements.

The document recognises the importance of existing character and the differences between coastal places and other settlements further inland.

The document sets out a framework for starting to establish a hierarchy of settlements within a local government area in order to recognise the difference between smaller and larger settlement and planning to support a variety of different sized settlements, this is to prevent coastal sprawl and to manage growth within the constraints of existing character and natural landscapes.

This plan dovetails with the Coastal Design Guidelines 2008 in that it refines the settlement type, its unique characteristics and formulates an avenue for managed growth that is controlled by good urban design.

In terms of the settlement typology defined within these guidelines Hastings Point is a coastal village.

2.2.4 The Tweed Local Environmental Plan 2000



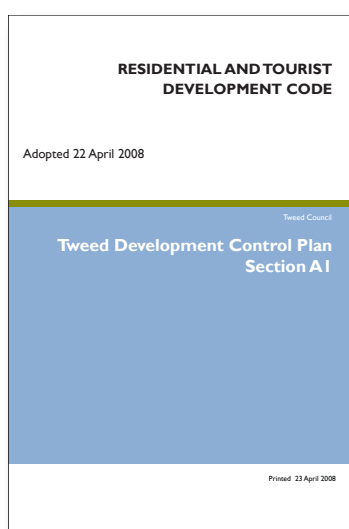
The Tweed Local Environmental Plan 2000 (LEP 2000) is the principle local planning document covering the Hastings Point area. LEP 2000 provides the overarching land use controls, through zoning (including densities) as well as controls for building height.

In 2006 the NSW State Government released a Standard Instrument Order which requires all LEPs to be reviewed and drafted to conform with a standard template. Tweed Council's LEP is being reviewed as part of this process which is to be guided in part by locality based planning strategies. As such, not all recommendations of this Code will necessarily align with the current LEP 2000 and any adopted amendments will be incorporated within the new LEP once prepared.

2.2.5 Tweed Development Control Plan 2008

The whole of Tweed Shire is covered by a consolidated Development Control Plan (DCP) addressing a wide range of shirewide planning issues as well as specific policies for individual locations. This document provides guidance on a wide range of planning issues from flooding, car access and parking, signage to the development of caravan parks.

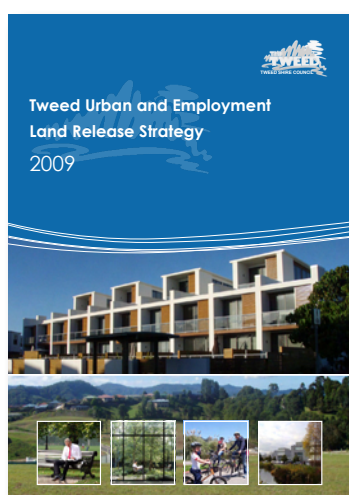
Depending on the relevance of a particular issue to a development the appropriate section of the document is to be referred to.



2.2.6 Tweed DCP Section A1 Residential Tourist and Development Code 2008

Of particular relevance to developments in Hastings Point is Section A1 of the DCP titled Residential and Tourist Development Code, where detailed controls are provided for all forms of residential development in all areas of the Shire.

The role of this Code, in relation to Section A1, is to identify where the specific circumstances of Hastings Point require additional or revised guidelines and controls. These are provided in Parts 4 - Precinct Plans and Visual Settings and Part 5 - Building Type Controls on the Hastings Point Locality Based Development Code, Parts 4 - Precinct Plans and Visual Settings provides controls additional to Section A1 of the Residential and Tourist Development Code, Part 5 - Building Type Controls provides controls that supersede clauses in Section A1 of the Residential and Tourist Development Code. Each clause is clearly identified in the document as to whether it is a superseded clause or whether that clause in Section A1 still stands.



2.2.7 Tweed Urban and Employment Land Release Strategy 2009

In March 2009, Tweed Shire Council adopted the Tweed Urban and Employment Land Release Strategy 2009 (Tweed UELRS) which provides a desktop analysis of opportunities and constraints within the Tweed Shire that may be used to identify land suitable for urban and employment purposes.

The strategy is of interest to the Hastings Point locality as it identifies the settlement as a small coastal village (see figure 2.6) and sets out predictions on the likely population and number of dwelling in the near future.

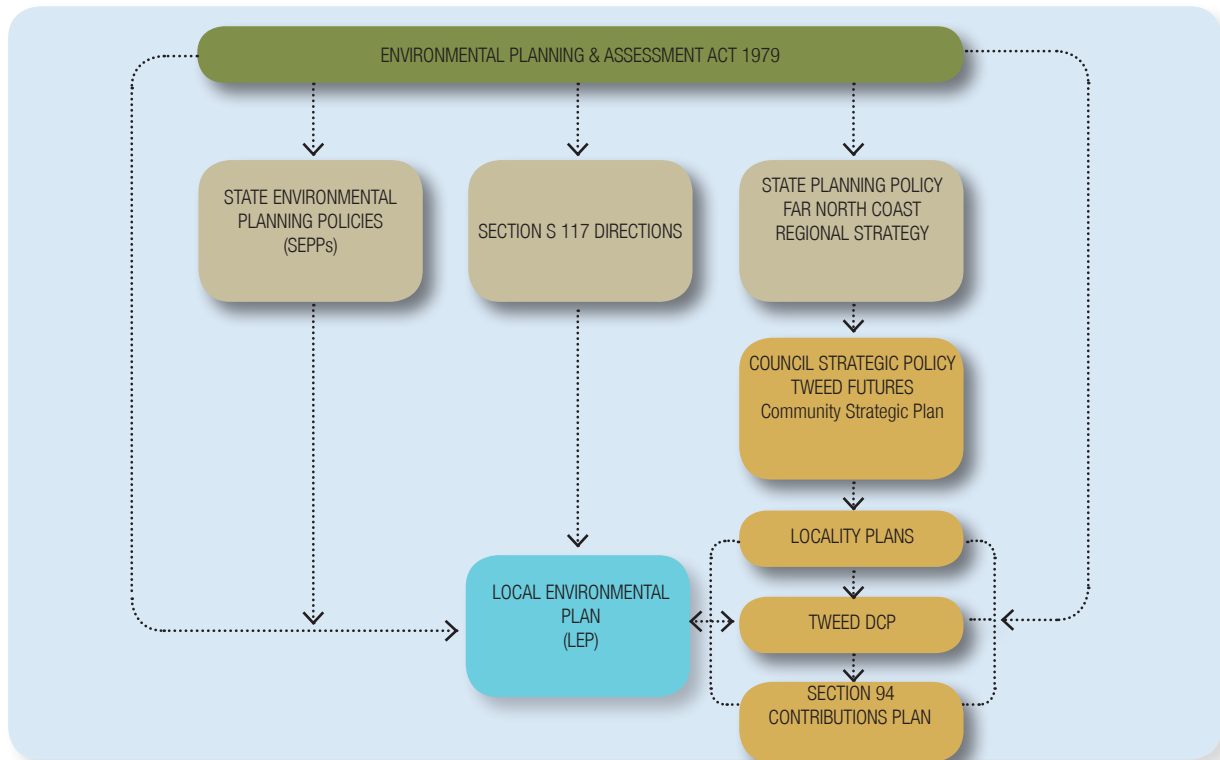


Figure 2.5 Local Environmental Plan - Statutory Context

Small Villages

A Small Village is a cluster of shops for daily shopping. It has more shops than a Neighbourhood Centre but does not have a supermarket. Small villages and other small local centres are serviced with bus stops, schools and small parks.

Small villages include Hastings Point, Uki, Fingal Heads, Tyalgum, Terranora, Cudgen, Mooball, Burringbar, Condong, Tumbulgum.

By 2031, Tanglewood and Kunghur (Nightcap) will also be small villages.

- ▶ 1–15 shops and services.
- ▶ Similar to village only smaller and without a supermarket.
- ▶ A small strip of shops and surrounding residential area within a 5 to 10 minute walk serving daily shopping needs.
- ▶ Typical dwelling range 50 - 750.
- ▶ Typical population range is 500 to 2000
- ▶ Medium density housing, including shop-top dwellings in and around the main street. Less than 10% of dwellings will be units.
- ▶ Local bus network.
- ▶ Access to pocket parks or small urban outdoor space.
- ▶ Governance body: local government.

Figure 2.6 Urban Centre Hierarchy - Small Villages
(Sourced from the Tweed Urban and Employment Land Release Strategy 2009)

2.3 Community Consultation

2.3.1 Who has been Consulted

Hastings Point landowners were encouraged to be actively involved in the first stages of the stakeholder and community consultation process. This was seen as a good way of fully canvassing and debating the current issues, given that nearly all issues raised in the preceeding two years have arisen from the local community; many of them being landowners, in response to development proposals. Landowners have an inherent interest in both the locality and broader area, resulting in a higher participation rate at workshops and consultation sessions.

2.3.2 The Consultation Process

A questionnaire was mailed to all landowners in the locality asking questions about expectations for the Code, about any particular likes or dislikes, concerns about the future, about how they currently use the area, and how they see it could be improved.

There were 130 responses received from landowners and others.

The first of the two scheduled consultation workshops was held on 28 June 2009 and the second on Sunday 20 September 2009 at the Cabarita Beach Sports Centre.

The first workshop was attended by upward of 90 people, predominantly landowners and residents of Hastings Point, and was facilitated by Council's Planning Reforms Unit and the consultants, Ruker Urban Design with POD Landscape Architects.

Several Councillors and Council's Director Planning and Regulation attended the workshop in an observational capacity.

Council Officers provided information on water quality, estuary monitoring, flooding and flood modelling. A presentation by the consultant; Ruker Urban Design and POD Landscape Architects was given on the concept behind development of a locality plan for Hastings Point, and how the community would be engaged in the process of developing the Code. Then smaller workshop groups were formed to consider responses to a range of questions covering uses in the locality and expectations for the future.

HASTINGS POINT LOCALITY PLAN & DCP 01

1st CONSULTATION QUESTIONNAIRE

Dear Hastings Point Resident,

Council is seeking your input into the design and preparation of the Hastings Point Locality Plan and Development Control Plan, a document that will define the character of Hastings Point, develop a vision for the locality, and present guidelines and controls for the better management of growth and development in the area.

Many of you have already provided feedback during the previous community consultation last year which related to building height, floor space ratio and setbacks. While these comments will be included in the preparation of the Locality Plan, the Locality Plan will address a broader range of issues, and as such, you are encouraged to take a few minutes to respond to the questions listed below.

NOTE:
 1. Please add additional pages if there is insufficient space for comments.
 2. An aerial photo has been included for you to illustrate your answers.

HASTINGS POINT CHARACTER & VISION

Question 01
 Do you believe Hastings Point needs a Locality Plan?

Yes ☐ No ☐ No Opinion ☐

If no why? If yes what do you expect the locality plan to address?

Question 02
 What does Hastings Point mean to you?

Question 03
 What are the most significant features or important qualities of Hastings Point? (Prioritise 4)

1. _____

2. _____

3. _____

4. _____



The second workshop focused more specifically on what Hastings Point may look like and how it should function in the future. Exploration into building styles and site and building design issues was undertaken in a group format where participants were asked to determine what they thought was appropriate for Hastings Point using photographs, plans and text, and a three-dimensional 'block' building exercise.

The Draft Code was placed on public exhibition during the period 28 April 2010 to 2 July 2010, during which time more than 110 submissions were received and an additional landowner workshop conducted.

The results of both workshops, the questionnaire and individual submissions have been most helpful in developing this Code and underpin the documents outcomes. Specifically the community and stakeholder consultation outcomes have;

- informed the process in terms of important issues for the people who live, work, visit and invest in Hastings Point;
- provided significant on the ground 'eye witness' information on the physical aspects of the locality;
- indicated what type of future is desirable for Hastings Point;
- indicated what this future may look like and how it may function, and
- determined which parts of the settlement need to stay the same and which may change.

All comments were considered, and design and mapping exercises undertaken at both workshops looking for ways in which they could be addressed within the context of:

- the strategic and statutory planning framework;
- urban design and landscape best practice;
- providing where possible a balanced outcome;
- addressing natural resource management issues;
- Hastings Point itself as a small coastal settlement; and
- Resolving opposing views.

A table identifying each of the formal submissions received during the formal exhibition period and the project team submission review response has been attached at 7.4.



Community Workshops

Community participation at all stages of the project has provided an opportunity for the community to provide feedback on planning and design ideas throughout the locality plan development process.



