



HPS Outlook

North Coast Region Part 3

July 2022



HEALTH PROJECT SERVICES

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North Coast Region Part 3

The North Coast Regional Plan (NCRP) 2036 will oversee the growth of the North Coast region for two decades and will cater to liveability, employment, housing and environment. The Plan covers the Far North Coast and Mid North Coast. The Far North Coast comprises the local government areas (LGA's) of Ballina, Byron, Kyogle Lismore, Richmond Valley and Tweed. The Mid North Coast comprises the LGA's of Bellingen, Clarence Valley, Coffs Harbour Kempsey, Nambucca, Port Macquarie Hastings.

Part 3 will provide a more specific overview of future plans for each LGA within Mid North Coast.

2036 projections

LGA	People	Dwellings
Bellingen	12,850	6,550
Clarence Valley	57,450	29,450
Coffs Harbour	92,650	43,600
Kempsey	30,850	15,550
Nambucca	20,850	11,150
Port Macquarie-Hastings	94,700	46,750



Figure 1: Mid North Coast

Source: NSW Department of Planning, Industry & Environment, North Coast Regional Plan 2036, pp 58-59

North Coast Region Part 3

Bellingen Shire LGA

Bellingen Shire is a tourism, cultural and recreation destination. The local economy is driven by agriculture and tourism sectors.

Regional Priorities

The plan states priorities as the following:

- Identify additional urban and employment investigation areas for inclusion in the urban growth areas, to secure future housing and employment land supply in proximity to Bellingen and Urunga.
- Growth and diversify Bellingen Shire’s agricultural base by leveraging the strength of dairy and livestock activities to encourage new opportunities for agribusiness, support emerging organic and boutique food production and maximise connections with the New England.
- Identify opportunities for nature based and cultural tourism.
- Strengthen connections with Coffs Harbour.

Economy and Employment

- Support the development of employment land at Raleigh to maximise the opportunities associated with the Pacific Highway upgrade and supplement employment land delivery in Coffs Harbour.
- Support growth in agricultural sector and ensure protection of important farmland areas.
- Identify opportunities for nature based and cultural tourism.

2036 Projected

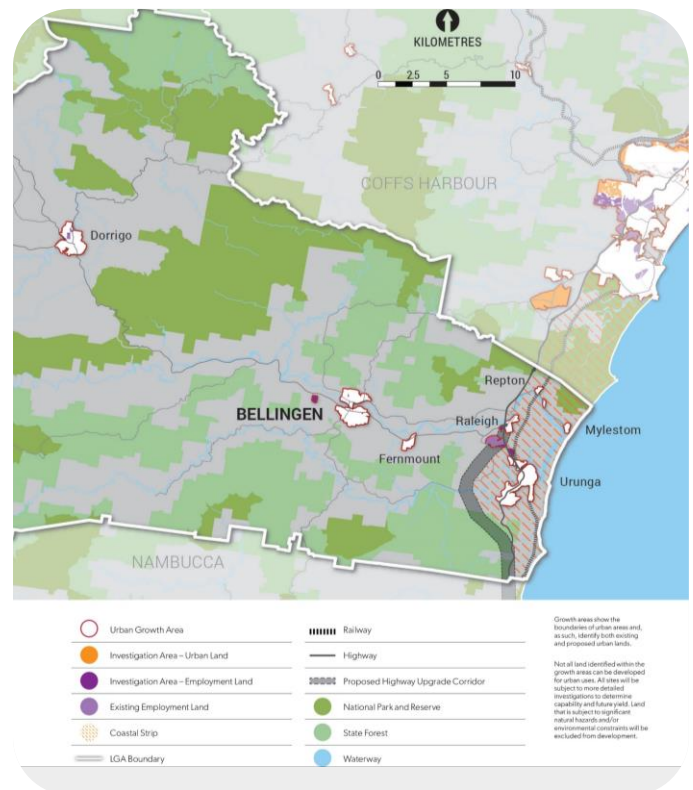


Figure 2: Urban growth area map for Bellingen LGA

Housing

- Provide housing at North Bellingen, South Urunga and East Dorrigo.
- Increase housing diversity to support an ageing population in Bellingen and Dorrigo and support the distinctive character of Bellingen Shire’s towns and villages.

Source: NSW Department of Planning, Industry & Environment, North Coast Regional Plan 2036, pp 72-73



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Clarence Valley LGA

The Clarence Valley region is serviced by the strategic centre of Grafton which provides high-level specialist services. The Clarence Valley economy is supported by tourism and agricultural sectors.

Regional Priorities


The plan states priorities as the following:

- Develop Grafton’s role as a transport hub by maximising benefits of regional road and rail freight corridors and infrastructure investment.
- Support growth and diversification of the region’s agricultural base to generate new opportunities for agribusiness and associated manufacturing and transport.
- Identify opportunities for nature based and cultural tourism.
- Strengthen connections with Coffs Harbour to increase supply of employment land.


Economy and Employment

- Maximise connectivity and access provided by the Pacific and Gwydir highways, the Summerland Way and the North Coast Railway Line, and investigate opportunities for aviation-related clusters to be fostered at Clarence Valley Regional Airport.
- Grow opportunities associated with regional health and justice infrastructure, including Grafton Base Hospital and Grafton District Court.
- Support employment land at Junction Hill, Clarenza, Glenugie and South Grafton, and explore opportunities to complement employment land delivery in Coffs Harbour.
- Protect natural assets and regionally important farmland that support local aquaculture and agriculture ventures, and cultural, recreation and tourism activities.

2036 Projected



57,450 people



29,450 dwellings

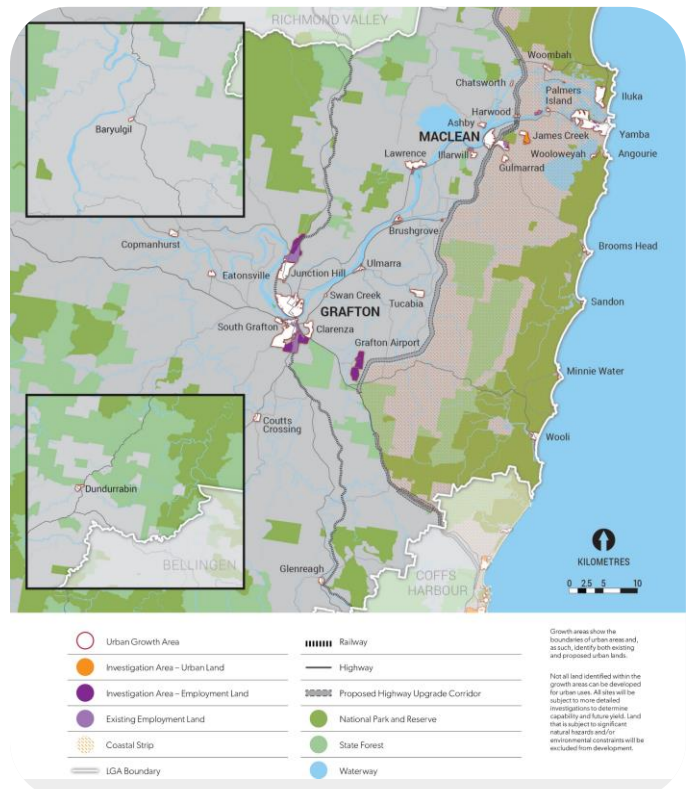


Figure 3: Urban growth area map for Clarence Valley LGA

Housing

- Provide housing at Grafton, Clarenza, James Creek, Junction Hill and West Yamba to support population growth.
- Increase housing diversity in Grafton, Maclean and Yamba, and support the unique character of the valleys, towns and villages.

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Coffs Harbour LGA

Coffs Harbour economy is underpinned by services, tourism, recreation, agriculture, education and health industries. Coffs Harbour is a regional city and provides a high proportion of housing and employment for residents.

Regional Priorities



The plan states priorities as the following:

- Manage and support growth in Coffs Harbour.
- Increase and reinforce social, economic and strategic links with communities in nearby LGA's including Bellingen, Clarence Valley and Nambucca.
- Deliver housing and job opportunities in Coffs Harbour, Woolgoolga, Sawtell and Bonville.
- Protect environmental assets and important farmland that sustain the agricultural and tourism industries.
- Maximise opportunities associated with the increased connectivity provided by the upgraded Pacific Highway and digital technology.

Economy and Employment

- Develop health, education and aviation precincts at Coffs Harbour, and new employment land at Woolgoolga and Bonville, which will drive opportunities for new investment in a range of sectors.
- Grow agricultural and agribusiness sectors and protect important farmland areas.
- Identify opportunities for nature based and cultural tourism.

2036 Projected

92,650 people **43,600 dwellings**

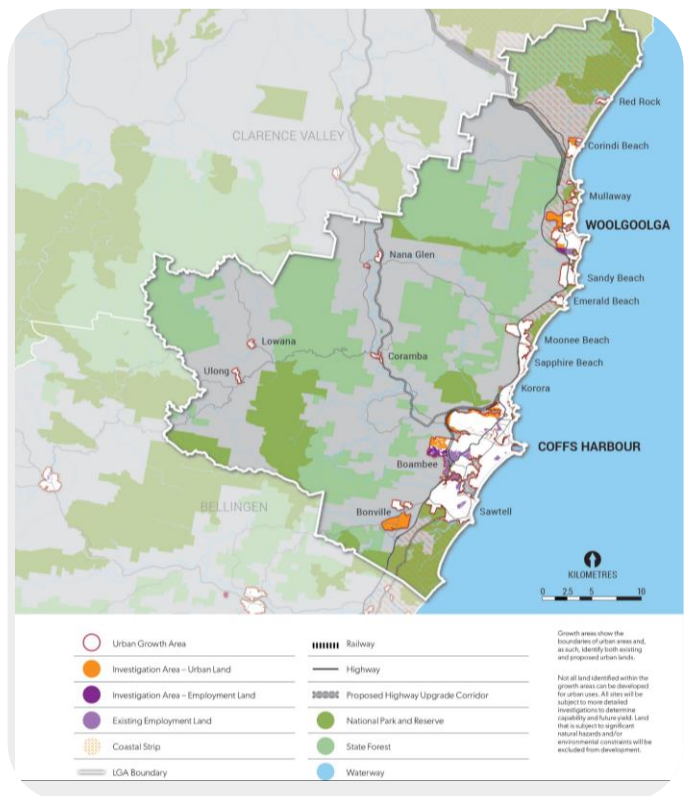


Figure 4: Urban growth area map for Coffs Harbour LGA

Housing

- Provide housing in Corindi Beach, Woolgoolga, North Boambee Valley and Bonville.
- Increase housing supply in and around the Coffs Harbour city centre, Coffs Harbour Jetty and Park Beach.

Source: NSW Department of Planning, Industry & Environment, North Coast Regional Plan 2036, pp 75-76



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Kempsey LGA

Kempsey Shire provides a mix of coastal and rural centres, with the key centre being Kempsey. The agricultural sectors plays an important economic role in the region, with tourism, health and education sectors also seeing growth and providing employment opportunities for residents.

Regional Priorities

The plan states priorities as the following:

- Strengthen connections with Port Macquarie and the Nambucca Valley.
- Develop opportunities to grow local jobs associated with increased connectivity provided by the upgraded Pacific Highway.
- Support the growth and diversification of the shire’s agricultural base by leveraging the strength of the dairy and cattle sector to encourage new opportunities for agribusiness and associated manufacturing and transport.

Economy and Employment

- Support new and emerging job opportunities associated with Kempsey District Hospital and the Kempsey TAFE campus.
- Develop employment land at South Kempsey and Frederickton.
- Protect important farmland in the Macleay Valley.
- Identify opportunities for nature based and cultural tourism.

2036 Projected

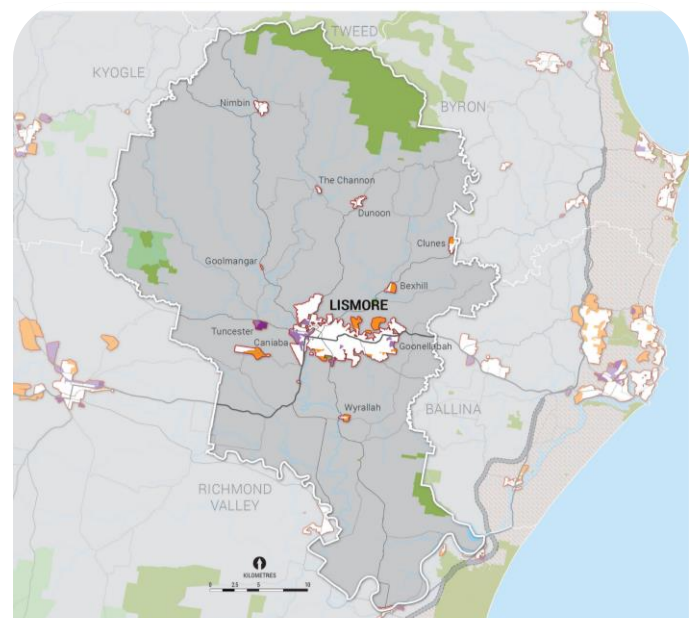
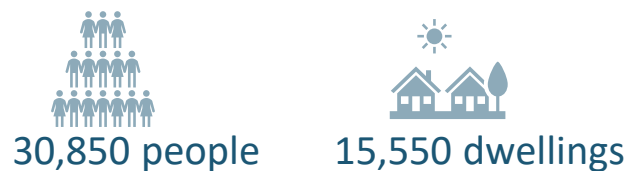


Figure 5: Urban growth area map for Kempsey LGA

Housing

- Provide housing in Kempsey, Crescent Head and South West Rocks.
- Support the unique character of the area’s towns and villages, and deliver rural residential housing opportunities at Collombatti, Frederickton, Yarravel, Euroka, Dondingalong, Verges Creek, Crescent Head, South Kempsey, Kundabung and Yarrahapinni.



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Nambucca LGA

Nambucca local economy is driven by tourism, agribusiness and manufacturing. Macksville is the administration centre for the region and provides retail, commercial and community services.

Regional Priorities

The plan states priorities as the following:

- Protect important environmental assets to support the tourism sector.
- Strengthen connections to Coffs Harbour (regional city) and nearby LGA's such as Bellingen and Kempsey.
- Identify agribusiness opportunities that harness the flourishing dairy, beef and macadamia industries.

Economy and Employment

- Generate job growth by optimising competitive land prices and a diverse industrial base.
- Focus future growth away from important farmland and towards Macksville, Nambucca, Bowraville, Valla and Scotts Head.
- Increase benefits from Pacific Highway upgrade and improved digital technology to boost growth and strengthen connections with Coffs Harbour and other surrounding centres.
- Develop employment lands at Macksville and Valla.
- Identify opportunities to expand nature based, adventure and cultural tourism.

2036 Projected



20,850 people



11,150 dwellings

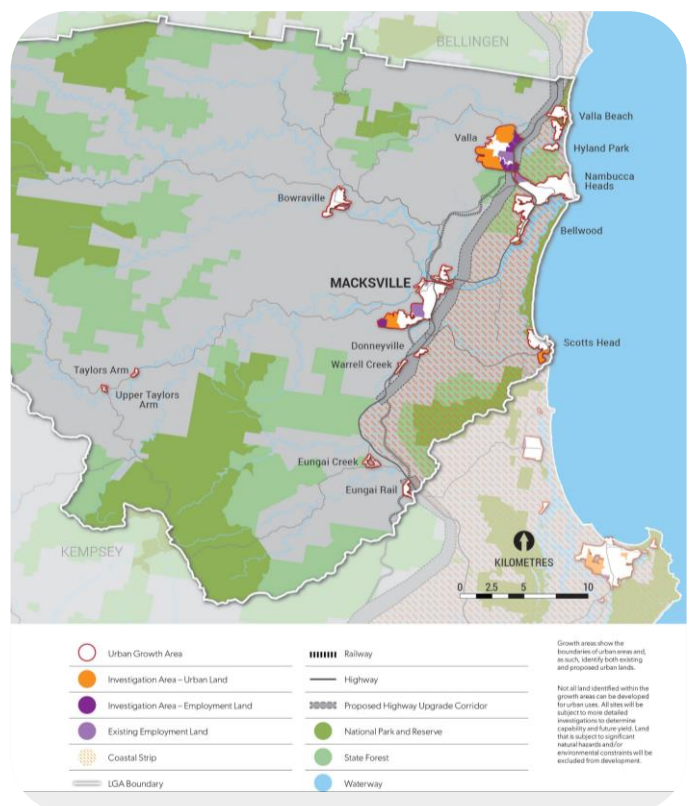


Figure 6: Urban growth area map for Nambucca LGA

Housing

- Provide new housing in Macksville, Valla and Scotts Head.
- Increase rural residential housing in areas as needed.

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Port Macquarie-Hastings LGA

Port Macquarie-Hastings is the southern gateway to the North Coast region and provides a mix of retail, commercial, tourism, entertainment and cultural activities.

Regional Priorities



The plan states priorities as the following:

- Manage and support growth in Port Macquarie.
- Grow community connectivity between centres and with Kempsey Shire.
- Provide housing and job opportunities in Port Macquarie, Wauchope, Lake Cathie, Bonny Hills and Camden Haven.
- Protect environmental assets and important farmland areas that sustain the agricultural and tourism industries.
- Leverage opportunities associated with growth in the Hunter region and the increased connectivity provided by the Pacific.

Economy and Employment

- Grow agricultural and agribusiness sectors and protect important farmland areas.
- Develop health, education and aviation precincts at Port Macquarie, and new employment land at Sancrox and Wauchope, to attract new investment in a range of sectors.
- Harness nature and cultural-based tourism assets, and a range of coastal and heritage assets.

2036 Projected

94,700 people **46,750 dwellings**

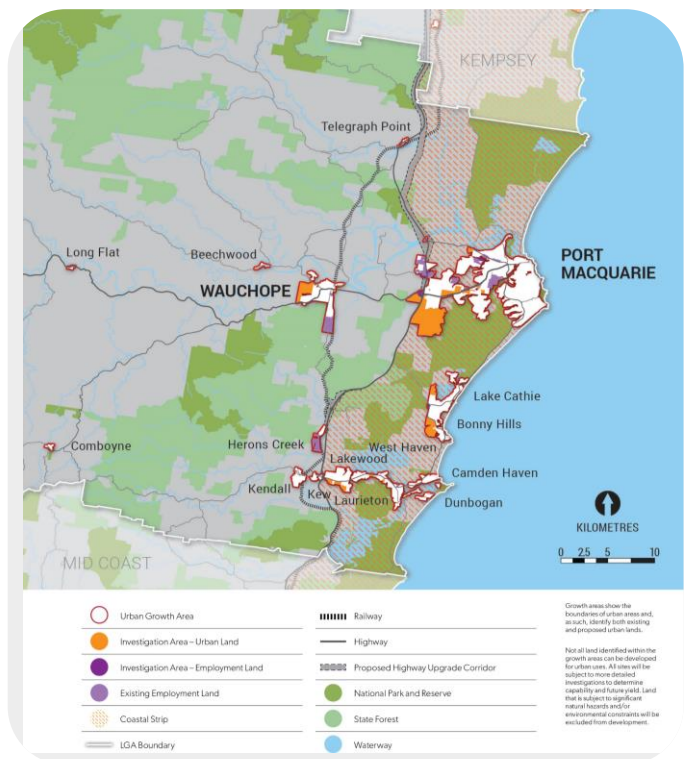


Figure 7: Urban growth area map for Port Macquarie-Hastings LGA

Housing

- Provide new housing in Port Macquarie, Thrumster, Wauchope, Lake Cathie/Bonny Hills and Camden Haven.
- Increase housing diversity in and around the Port Macquarie city centre.

Source: NSW Department of Planning, Industry & Environment, North Coast Regional Plan 2036, pp 82-83

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If you would like more information about this article or need to discuss your health project, please contact:

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