

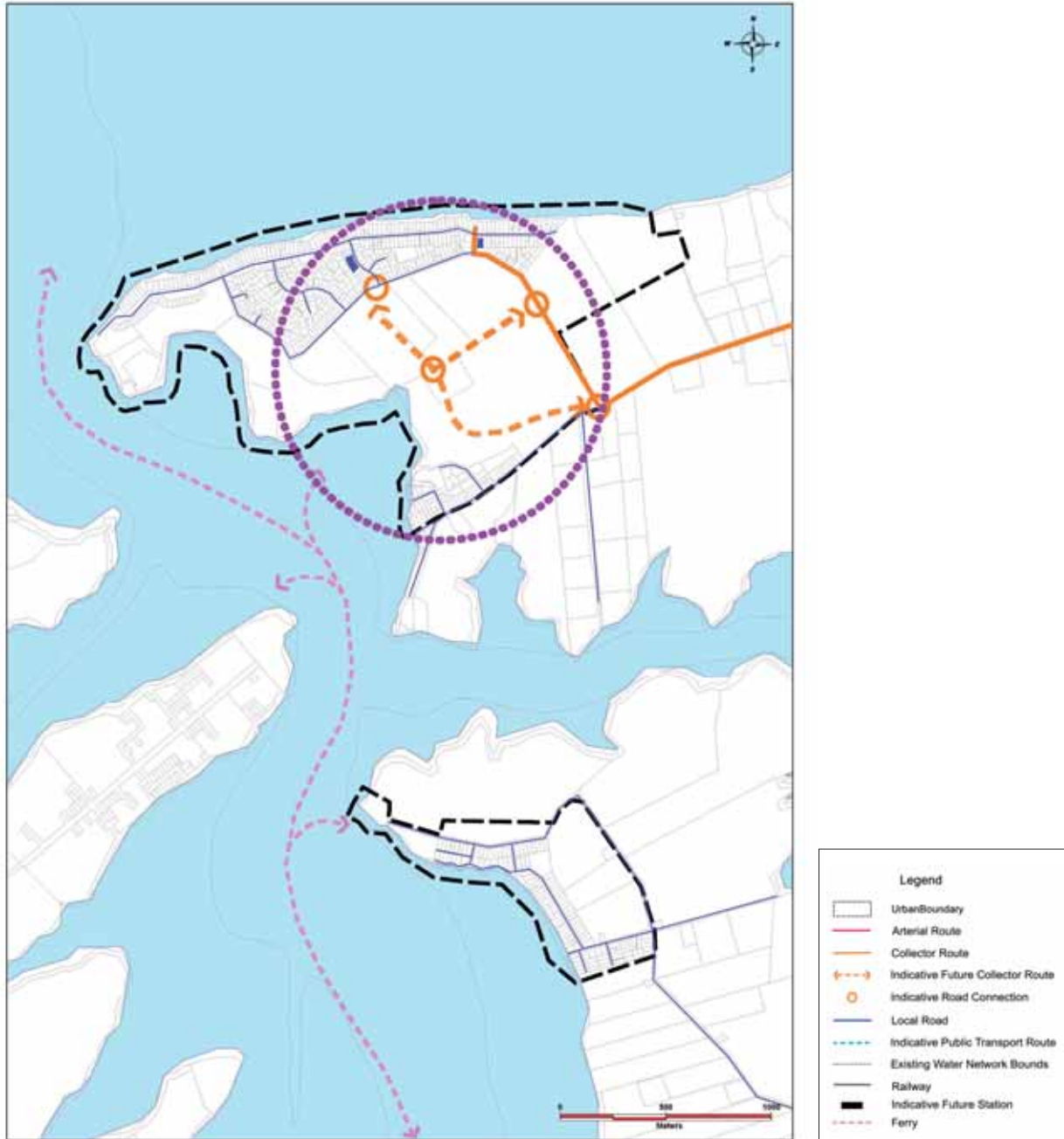


Vision

Clarks Beach, Waiau Beach and Glenbrook Beach are coastal villages, attractive to people seeking a coastal lifestyle with reasonable access to urban areas of the Auckland Region. The DGS recommends that Clarks Beach and Waiau Beach be consolidated to create a distinctive, self-sustaining and vibrant community. This will result in one village located on the edge of the Manukau Harbour. With the increase in size and population over the next 50 years, the commercial centre will become larger and more economically sustainable. Clarks Beach / Waiau Beach have an important role as a coastal destination for residents and visitors.

Clarks Beach/
Waiau Beach/
Glenbrook
Beach

Map 7.28 Clarks Beach-Waiau Beach Neighbourhood Structure



7.7 Overall role and function

Clarks Beach is currently the largest of Franklin's villages. With 1,231 residents, it accounts for 2% of the District's total population. Waiau Beach is the seventh largest village with a population of 413 people. Glenbrook Beach currently has a population of 406. Together, Waiau Beach, Clarks Beach and Waiau Beach accommodate 4% of Franklin's population.

The settlements have an attractive harbour setting, located along the lower reaches of the Tahiki River and the Waiuku River. In the future, Waiau Beach and Clarks Beach will grow and consolidate into the second largest coastal concentration of population after Waiuku. The two villages will grow to become almost four times their current size by 2051 (2004-2051 growth at 370%). Glenbrook Beach has not been targeted for a large amount of growth due to its isolated location but will increase by 177 people. The villages will be popular with people wanting a coastal living environment with local day-to-day services and facilities.

The coastal location of the settlements makes them attractive places to live. As is experienced throughout New Zealand, the increasing demand for coastal living is putting significant pressure on sensitive coastal environments. Targeting growth into Clarks Beach and Waiau Beach provides a coastal lifestyle in an area less sensitive than other coastal areas within Franklin.

The population of Clarks Beach and Waiau Beach fluctuates throughout the year because of domestic tourism. The proximity to Auckland, coastal location and camping ground make Clarks Beach an attractive day trip and holiday destination.

Currently, there is low level provision of medical and health services in the community because of the small resident population. In the future there is potential for these services to establish to support the growing and ageing population.

Clarks Beach and Waiau Beach do not have sufficient population to maintain a reasonable commercial centre but when combined together they will have the critical mass to support such facilities. Because of the relative isolation of these villages in relation to each other but also to employment and other facilities, it is important to develop appropriate facilities within these villages to provide the services of an equivalent sized village.

Clarks Beach currently has a small central commercial area however there are very few connections between the commercial area and the Manukau Harbour which is perhaps Clarks Beach's most valuable feature. With the growth of Clarks Beach combined with Waiau Beach, comes the opportunity to reposition a neighbourhood commercial centre, and consolidate Clarks Beach and Waiau Beach as a united community. This will be provided by new business land located near the golf course. Due to its isolated location on a peninsula, Glenbrook Beach will always be a separate entity. There is potential for these coastal communities to be connected by a ferry originating at Waiuku.

By 2021, there is expected to be 2,600 people living in Clarks Beach and Waiau Beach. Taking into account anticipated changes in demographics towards an older population and decreasing household occupancy, the 2051 population is expected to reach 4,000 people, accommodated in 1,700 households. Glenbrook Beach can expect an increase of 104 households over 50 years.

The Shape of the Future

Clarks Beach and Waiiau Beach have developed as two separate communities. In order to combine them, additional residential areas have been identified between the two communities. These areas will accommodate the additional population allocated to Clarks Beach / Waiiau Beach.

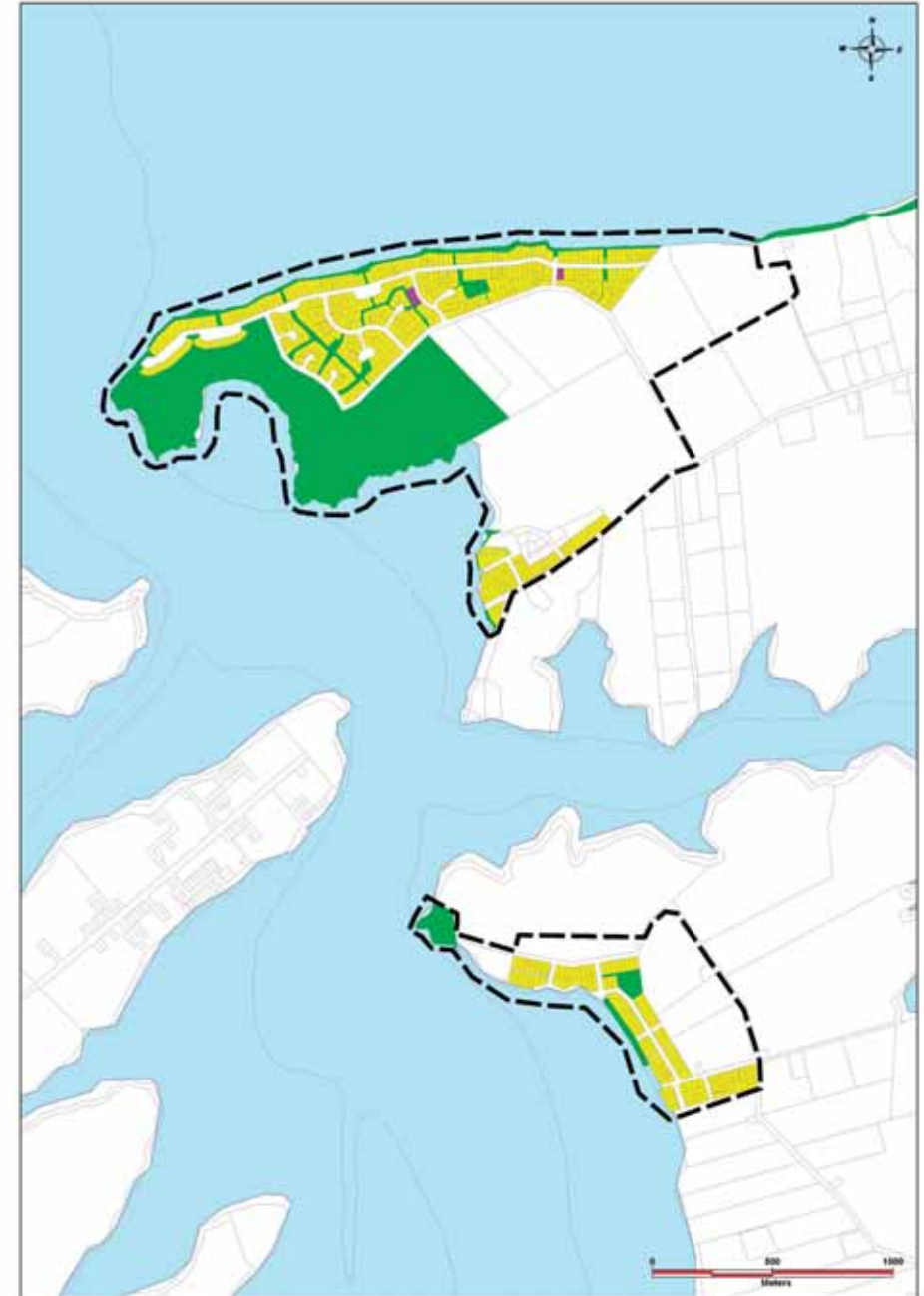
There are two areas identified for housing development in Waiiau Beach / Clarks Beach. The area between the settlements of Waiiau Beach and Clarks Beach is identified as an area of potential development, and the area east of Clarks Beach. Servicing issues will need to be addressed with a need to expand the network of water supply and wastewater. The entrance into Clarks Beach is along Clarks Beach Road. This will form the primary corridor leading to the centre of the village.

Retaining the character of each settlement is an important consideration when allowing for growth. Due to the size of the settlements, the principles of liveable communities will work well and assist in retaining a focus for each. As with Franklin's main towns, the aim is to create walkable neighbourhoods, each with a robust neighbourhood structure. Catchments of 400-450m radius have been identified which define the boundaries of each walkable neighbourhood. One 800m liveable neighbourhood catchment has been identified around the future business area. Because the settlements will be combined, a single liveable neighbourhood will centralise services in Clarks Beach and retail better than multiple, dispersed neighbourhoods.

The current urban extent for the combined Clarks Beach / Waiiau Beach is 115 hectares, and will grow to 186 hectares by 2051. The current urban extent of Glenbrook Beach is 18.5ha but will reach 27.5 by 2051. Given the shape of the community and size, it is not necessary to significantly intensify residential density. Character is particularly important in these settlements and this can be undermined by trying to achieve small sites. In saying that, there are definite advantages to controlling spread and locating future residential land uses within a walkable distance from the commercial centres. In order to achieve an overall density of 10 dwellings per hectare, the footprint of Clarks Beach and Waiiau Beach will have to extend by 67 hectares and Glenbrook Beach by 9 hectares.

Table 7.20 Clarks Beach-Waiiau Beach land use areas

	Current Zoned	2021	2051
Business area	0.4	3	7
Residential area (Clarks Beach)	63		
Residential area (Waiiau Beach)	7		
Combined Clarks Beach / Waiiau Beach		137	137
Golf course and wastewater treatment plant	44	44	44
Glenbrook Beach residential	18.5	27.5	27.5



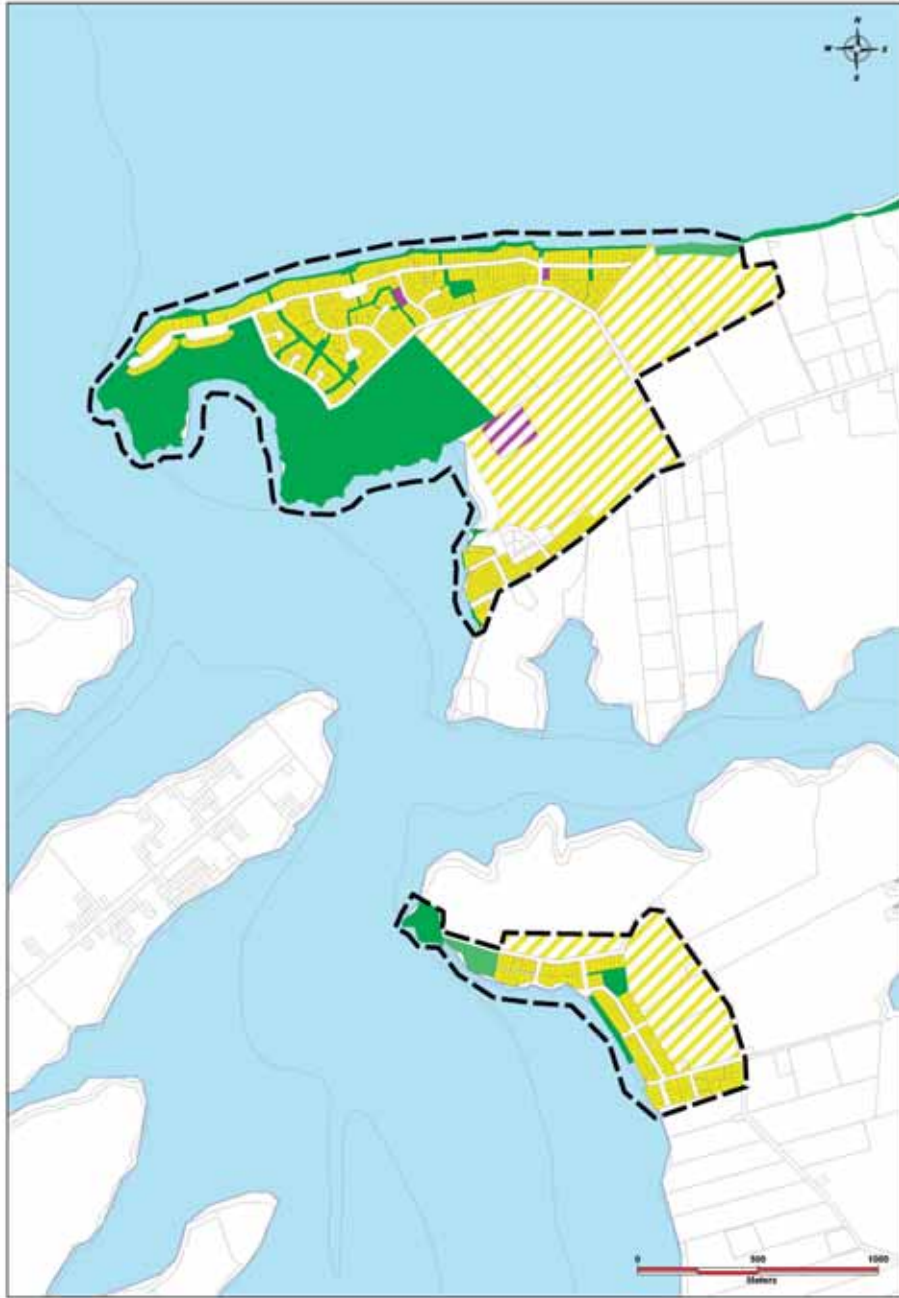


Figure 7.4 Clarks Beach Character Areas



Character Areas

1. Northern Clarks Beach

The northern area of Clarks Beach includes the existing residential development bound by Stevenson Road to the south, the golf course to the west and the northern coastline with limited access to the wider public. This area of intense development has a mix of housing styles – ranging from bach style holiday homes to high value residential homes. Lot sizes average around 900m². This area also includes the small commercial centre.

2. Clarks Beach East

Clarks Beach East forms part of the Clarks Beach Special Village Structure Plan Area. Bound by Clarks Beach Road to the west and south, its eastern border includes the rural-urban edge. To the north is the Manukau Harbour edge and includes esplanade reserve. This is intended to provide a buffer between the Harbour edge and future housing development.

3. Clarks Beach (& Waiiau Beach) South

The waters on this side of the harbour are deeper, with the wharf situated in Waiiau Beach providing access for boat launching and a possible ferry terminal. The existing settlement of Waiiau Beach defines the southern most boundary for residential development.

4. Glenbrook Beach

Glenbrook Beach is situated on the Waiuku inlet of the Manukau harbour. It is an attractive white sand beach, with an all-tide boat ramp. It is a purely residential settlement separated from Waiiau Beach by Tahiki River.

Strengths

- Coastal location
- Attraction of natural environment
- Central location for locating services for surrounding small settlements
- Manageable rate of growth, can be proactive and identify suitable areas in advance of demand
- Good land available for residential development

Challenges

- Small population base
- Linking three separate small villages close to each other
- Glenbrook Beach is physically isolated
- Strengthening character of each village
- Poor accessibility
- No public transport
- Schools

7.7.1 Live

- The current combined population of Clarks Beach and Waiiau Beach is 1,644 people (as at 2004) in 603 households
- This is projected to grow to 2,700 people by 2021.
- By 2051, the combined population is projected to reach 4,000, a gain of some 2,400 people.
- The current population of Glenbrook Beach is 406 people, in 162 households.
- By 2051, the population is expected to reach 583 accommodated in 268 households.

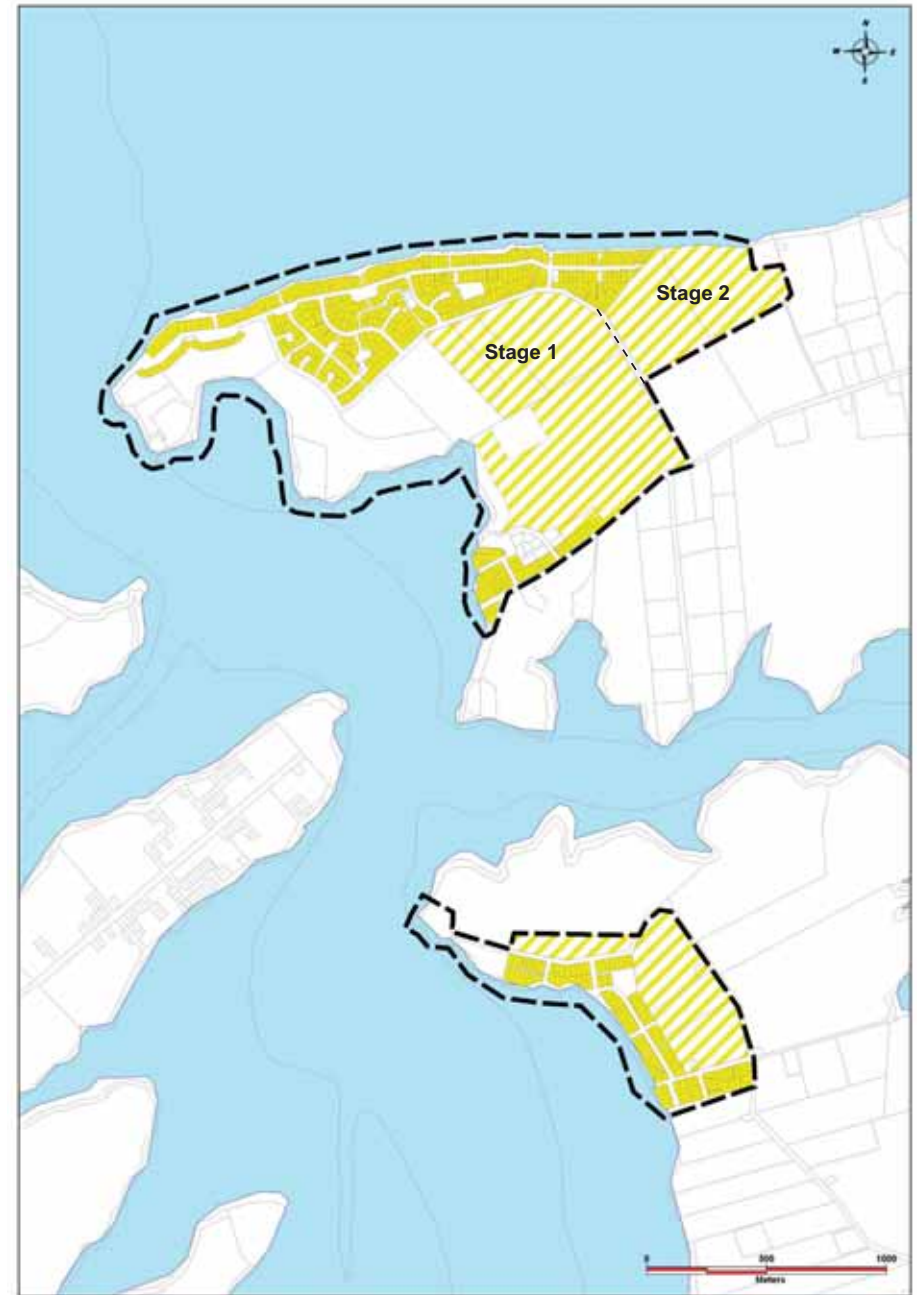
Table 7.21 Clarks Beach-Waiiau Beach-Glenbrook Beach housing density and profile

Population Profile	2004	2021	2051
Population No.			
Clarks Beach + Waiiau Beach	1,644	2,605	3,990
Glenbrook Beach	406	480	585
Mean Household Size	2.7	2.5	2.35
Total Households			
Clarks Beach + Waiiau Beach	603	1,030	1,690
Glenbrook Beach	162	205	270
Mean Lot Size Residential			
Clarks Beach	920	710	580
Waiu Beach	2,350	1,830	1,300
Glenbrook Beach	2,530	1,610	1,100

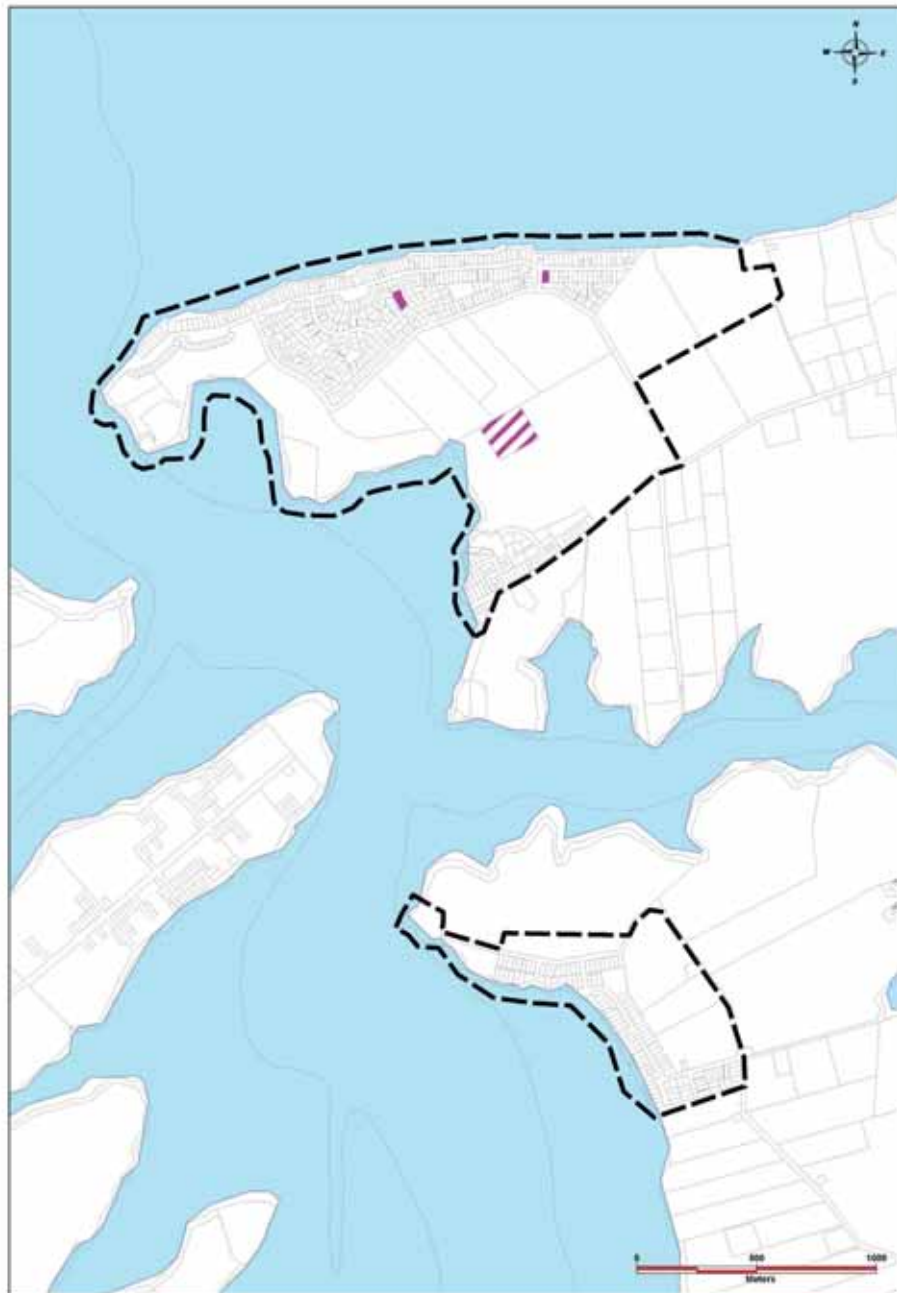
As a series of established coastal villages, the residential population comprises both permanent and seasonal occupants, which compromises the sustainability of local facilities. To accommodate the expected population growth, an additional 76ha of residential land is required. Release of Stage 2 is dependent on uptake and provision of infrastructure. It is expected this will occur at 2030 or later.

Table 7.22 Clarks Beach-Waiiau Beach-Glenbrook Beach housing density and uptake of residential land

Description of area	Current		To 2026	To 2051	% uptake	hh	% uptake	hh
	ha	hh	hh/ha	Target hh/ha				
Existing residential zones (combined 3 villages)	89	809	9	10	14%	832	90%	958
Proposed residential extension (combined 3 villages)	76			10	53%	426	90%	1009



Map 7.32 Clarks Beach-Waiiau Beach-Glenbrook Beach 2051 Work (Business Zones)



Consequently an additional future residential area of 67ha has been identified on the eastern side of Clarks Beach and will effectively join the two settlements. A future residential area of 9ha has been identified on the eastern edge of Glenbrook Beach, consistent with that identified in the Rural Plan Change. It is assumed that 50% of the future residential area will be made available by 2021 and the balance by 2051, although the timing of release is flexible and can be altered depending on demand. The economic sustainability of the Clarks Beach / Waiiau Beach commercial centre is dependent on additional population so priority should be given to growing this area (in terms of release of land and provision of infrastructure) over increasing Glenbrook Beach which is a purely residential settlement.

7.7.2 Work

Clarks Beach and Waiiau Beach will become a modest retail, service and commercial node serving the needs of residents in the combined villages and surrounding rural community to create one village. These settlements will grow by 280 jobs by 2051, reaching a total size of 400 jobs. Population growth and improved facilities will be the key driver for most economic growth and the strength and sustainability of the village. Sectors serving the resident population and its surrounding areas can expect to grow as the population increases. The sectors with the most significant growth in employment terms include:

- retail trade, (2004-2051 growth of 35 jobs), reaching 40 jobs
- education, (2004-2051 growth of 30 jobs), reaching 30 jobs.

Other non retail and service key sectors experiencing high growth in employment terms will be:

- manufacturing (2004-2051 growth of 100 jobs), reaching 100 jobs
- construction, (2004-2051 growth of 70 jobs), reaching 85 jobs.

Table 7.23 Clarks Beach-Waiiau Beach-Glenbrook Beach population projections

	2004	2021	2051
Employment Number			
Clarks Beach + Waiiau Beach	115	210	400
Glenbrook Beach	69	80	80
Employment provided by business land			
Clarks Beach + Waiiau Beach	33	70	135
Glenbrook Beach	0	0	0

Business Land Allocation

Clarks Beach currently has a small amount of business zoned land (0.4 hectares). Given the anticipated employment growth, Clarks Beach will require an additional 2ha of business zoned land by 2021, with a further 2 hectares of business zoned land by

2051. By 2051, 55% of employment will be in Group 1 sectors (sectors that require more land than more intensive uses) and a further 30% will be in Group 2 sectors. Group 2 sector activity should be encouraged in a village centre location to establish a cohesive, vibrant, functional centre, rather than being permitted to develop on an ad hoc basis throughout the settlement. .

Given the anticipated employment growth, Waiiau Beach will not require any additional business zoned land by 2021, but will require 2 hectares of business zoned land by 2051. By 2051, 57% of employment will be in Group 1 sectors (sectors that require more land than more intensive uses), and a further 39% will be in Group 2 sectors ie two and three storey developments with retail and office space. Because these settlements will be combined, the future business land requirements have also be combined. The future business land will be located centrally, adjacent to the golf course.

Table 24 Clarks Beach-Waiiau Beach-Glenbrook Beach business land (hectares)

	2004	2021	2051
DGS Projections	1	3	7
Village centre retail / commercial / light industry	0.4	7	7
TOTAL	0.4	7	7

Given the close proximity of both settlements, it is more desirable to establish one cohesive centre based around a town square or centre plaza for a cultural and identifiable centre. This will serve both settlements and provide a central location for other community facilities. An additional 6 hectares of future business land has been identified south of the golf course, combining the future business land requirements of both Clarks Beach and Waiiau Beach in one central location. The location of the future road linking Clarks Beach with Waiiau Beach will determine the final location of the future business land.

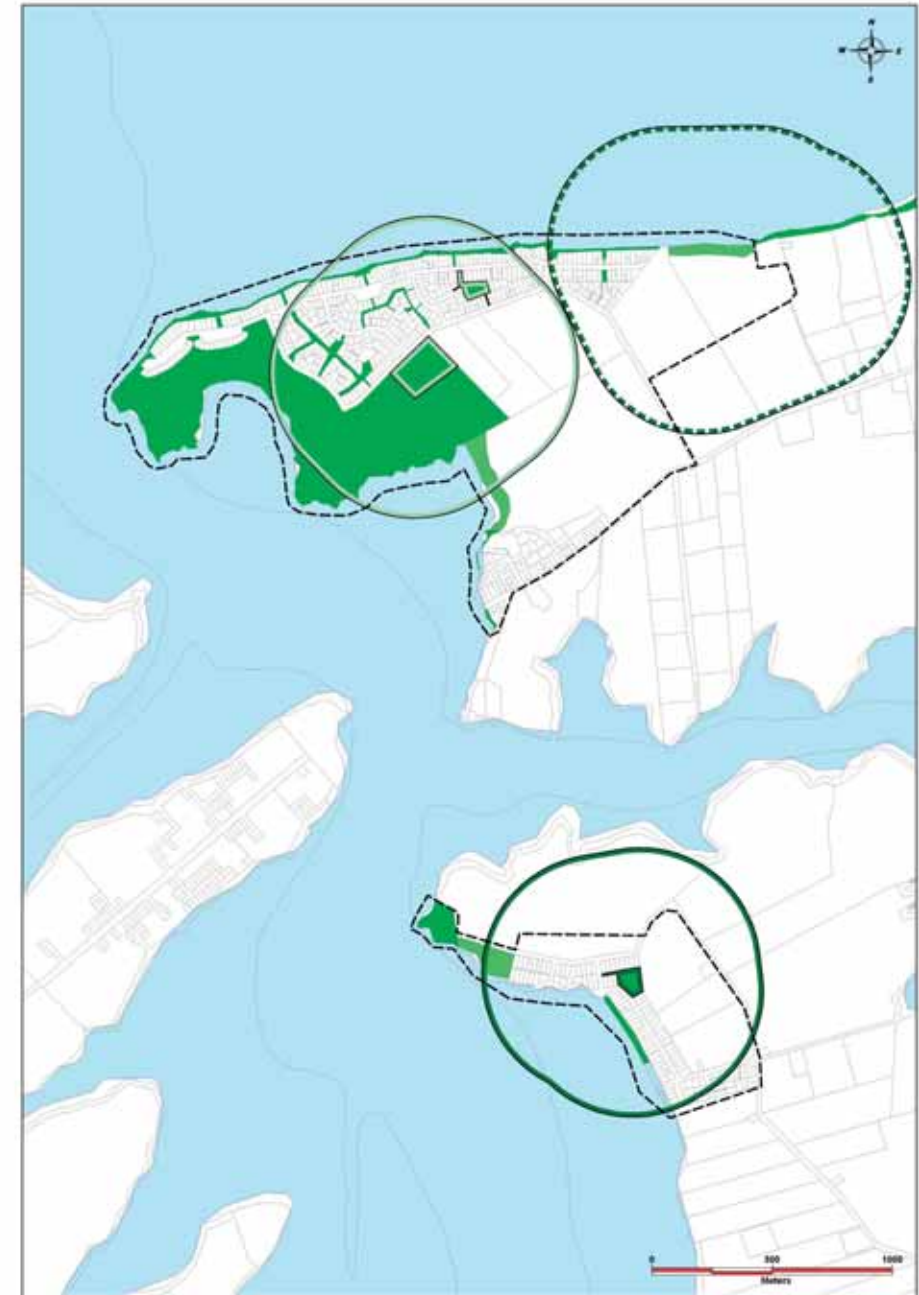
Village Centre

Within Clarks Beach, the village centre comprises a clustering of small community convenience stores including dairies, a restaurant and an optometrist. Retail facilities supporting this area mainly provide for convenience goods that serve the day-to-day needs of the local community.

Glenbrook Beach does not have any business land and this is not expected to change over the next 50 years.

7.7.3 Play

Clarks Beach has developed a golf course central to the town. There is one playing field adjoining the golf course. An additional 2-4 hectares of sports park land should be acquired next to this existing reserve (or along the coastline). The exact amount of land is dependent on the location of the main Manukau Harbour Fringe/Northern Ward





sports park. This central site is an ideal location to develop community facilities such as a community centre or multi-use clubrooms. Surrounding this area to the west is the opportunity to extend public access to the foreshore through esplanade reserves which can be acquired through the subdivision process.

Preserving areas of esplanade reserve along the foreshore is an important component of acknowledging and providing links to the Manukau Harbour. Areas identified as foreshore reserves should link to a wider pedestrian and cycling (yet to be developed) network. Physical and visual public access to the foreshore will be protected in any new development.

A new coastal neighbourhood park should be acquired to the east of all the residential development in order to meet levels of service and secure coastal access for the community and visitors (the general location is shown on the Indicative Open Space Network Map).

7.7.4 Infrastructure Requirements

Existing transport infrastructure in this location comprises only roads. There is no public transport and the provision of cycling and walking has been overlooked until more recently. There is one water-taxi.

Consolidation of the settlements will over time result in a sufficiently large population to justify the provision of some centralized services and facilities, however, in isolation it is unlikely this will result in a public transport service. This should be planned so that traffic management measures can be accommodated at the outset rather than having to be retro-fitted. Such traffic management measures should include parking provisions and safety measures such as pedestrian facilities and speed control at key points. Also within the village centre, traffic management can be used in conjunction with urban design to promote a sense of place and retain pedestrian connectivity and develop cycling networks. New development should design greater access to the coastal by pedestrians and cyclists.

Road Hierarchy and Alternative Modes of Transport

In order to provide more structure to the combined village, some minor differentiation in the road function will be needed. Public transport is not likely in the short term. Cycling and walking should be encouraged through the provision of footpaths and cycleways and by changing roading design so that cycling on the roads is safer. These modes will serve not only a movement function but also a recreational.

As the population grows, monitoring should be undertaken within the wider catchment, including Waiau Pa and Kingseat to check whether demand is sufficient for a limited form of public transport such as a scheduled bus service to Pukekohe several times a week. Eventually, there is the potential for a route linking the harbourside communities of Clarks Beach, Waiau Pa, Kingseat and Karaka to Papakura. However, it is unlikely that an economically viable regular service could be established without subsidy until population and demand can justify it. A ferry linking Waiuku with Te Toro, Glenbrook Beach, Clarks Beach and Waiau Beach is a possibility.

The Glenbrook Steel Mill rail line is 5km from Glenbrook Beach so there are possibilities for a ferry to connect with the railway. A route should be protected so that future rail services can complement the ferry and bus services that will serve the Clarks Beach / Waiau Beach community. Development contributions to assist in funding the ferry and rail extension will need to be investigated.

Three Waters Infrastructure

The planning and implementation of infrastructure required for all three (urban) waters (water supply, wastewater, stormwater) for all development should be in accordance with a District wide 'Integrated Three Waters Future Guidelines and Practices' document. This approach is outlined in the Infrastructure section of Part 6 of the DGS.

Water Supply

Upgrade existing supply including use of other supplies that may be released by existing ground and surface water yields when a new source is found for the greater Pukekohe area. Alternatively, link this area to a future extended Pukekohe supply.

Clarks Beach Wastewater Treatment

There are two generic options for a reticulated wastewater system, namely:

1. Expansion of the Clarks Beach treatment and discharge system to service growth in both Clarks Beach and Waiau Beach. Kingseat could also be conveyed to this plant.
2. At an appropriate time consistent with future growth, decommission the Clark's Beach treatment plant and convey the untreated wastewater to Pukekohe, possibly coupling through Patumahoe conveyance system. In this event, Kingseat would also be connected into this conveyance.

FDC is scheduled to embark on a study looking at the medium and longer term future options for the Clark's Beach plant. That study should incorporate the options presented in this document for Kingseat as well as Clark's Beach / Waiau Beach and for the appropriate option, linkage through Patumahoe and onto Pukekohe and ultimately end at the Tuakau treatment and discharge facilities.

Clarks Beach Stormwater

Stormwater facilities to cater for growth would be based around upgrading and extending the existing system consistent with Integrated Catchment Management Plan (ICMP), for the area.

Schools

Clarks Beach does not have a school - the closest school supporting this area is located in Waiau Pa. The projected population growth for a combined Clarks Beach and Waiau Beach by 2051 is for an additional 1,757 and 590 respectively giving a total population of approximately 4,000. It can be anticipated that a primary school will be required. However, careful consideration should be given to the location and of school already established. Early consultation with education providers should be brought into discussions for determining the preferred location, size, and design for school sites.

Libraries

Given the older population favouring Clarks Beach as a retirement location, the planning of future community facilities including a library may be appropriate.

7.7.5 Future Actions

In addition to the district-wide actions set out in Section 6, the combined Clarks Beach / Waiiau Beach / Glenbrook Beach has a number of specific actions required:

Residential development

1. Develop a structure plan for the combined settlements, focusing on areas of future residential development. This will need to address issues such as the connectivity of roads, connection of public open spaces and walkways, and integration of residential uses with the village centre.

Public Realm

2. Protect public access to the foreshore through esplanade reserves allowing access by roads or footpaths. The most valuable feature of Clarks Beach and Waiiau Beach is the Manukau Harbour edge.
3. Investigate the feasibility of a ferry linking Franklin’s harbour communities.

Establishing a Village ‘heart’

3. Develop design guidelines for establishing the village centre with regard to quality design, traffic management, public amenity, signage and materials to create a community identity.

Glenbrook Beach also has specific actions required:

4. Develop a structure plan for Glenbrook Beach, focusing on areas of future residential development, location and use of public open spaces, connectivity of roads, and connection of public open spaces and walkways.
5. Establish design guidelines to ensure housing is located and oriented towards the sportsfields and walking trails to ensure a safer environment. This is particularly important for Glenbrook where coastal reserves are some distance from the main residential area.

