

The rezoning proposal is totally inappropriate.

Property and Development NSW should undertake a Master Planning process that truly represents the needs and benefits to Coffs Harbour , NSW and Australia.

Previous efforts at a Master Plan have not been inclusive of the total precinct, and not sought to be open to achieving the best outcome.

Rather attempts to date have primarily focussed on how Residential Housing can be built in the precinct.

There are many motherhood statements that are made throughout the documentation, including

- **Revitalise the Coffs Harbour Jetty Foreshore**
 - there wouldn't be a person who doesn't want the Jetty Foreshore precinct revitalised,
 - but why does housing consistently be promoted as the solution?
 - Housing creates greater pressure on traffic and parking than tourist accommodation
 - Housing provides the easy fix to self funding the project, but it does not necessarily mean its the best outcome.
 - We need to see the business case.
- **City faces challenges with housing affordability,**
 - NSW faces challenges with housing affordability – how is it being dealt with in Sydney Harbour precinct??
 - The council business report indicated rezoning will lead to substantial land value increase
 - Housing in Jetty Foreshore precinct does not assist Housing Affordability.
 - What does Housing Affordability mean, and what would the likely pricing of such houses in Jetty Foreshores be?
- **Proposal has followed community led process and extensive community support for enhancement and upgrading,**

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- As I stated above, there is universal support to enhancement of the Jetty Foreshore, yet that community input has opposed residential housing consistently.
 - Why has that opposition consistently been overlooked?
- At the Poll at the last Council Elections(Poll was approved by the Electoral Commission), there was 83% Voter turnout.
 - The Poll question stated “Coffs Harbour Jetty Foreshores will be redeveloped” – 48,283 voters then answered the question arising.
 - that means they endorse redevelopment, but maybe not the focus of the State Government?
 - At that Poll, 68% of voters said they did not want Multi Storey Private development in the precinct – there should be an attempt to deliver outcome by providing detailed Business Plan.
- **Case for change states that the City of Coffs Harbour is expected to grow to 106,575 people by 2041** – representing 35% population growth.
 - Where is the detailed planning and assessment of needs for the region to determine
 - how much of the Jetty parklands will be needed as open/recreational space for the region?
 - Where are the other available Land options to provide affordable housing?
 - Surely there should be a cost /benefit analysis of all the options?
- **All funds generated will be reinvested into the precinct** - can the State Government indicate how much of the total cost of \$17,357,229 spent under the Project “Coffs Harbour Jetty Foreshore – Community Building and Infrastructure” during the period 1 July 2020 to 21 May 2025 qualifies to be repaid out of funds raised within the Jetty Precinct, OR if the State Government has NO intention to recover those monies already spent.
 - And whilst at it, the spending on the Boat ramp precinct is recorded elsewhere – does the State Government intend to recover that as well?
 - Additionally, if these costs are expected to be repaid from asset sales in the Jetty Foreshore precinct, then an audit of the costs expended to date be undertaken to ensure monies were appropriately spent. \$17.3M does seem like a lot of money for the achievements in that period.

So what should happen?

1. Create a Business Case Planning Group
2. A schedule of needs should be prepared for the total precinct – I shall call it an **Initial Business Concept Plan**.
 - a. The total Jetty Foreshore area needs to be included for the best planning outcome.
 - b. The Plan should include estimate/indicative costings and also provide for recurrent needs
 - c. The schedule would detail broad areas needing attention including
 - i. Sand Management
 - ii. Jetty Structure Maintenance
 - iii. Road Network
 - iv. Parking
 - v. Water, sewerage, power
 - vi. Parklands
 - vii. Boat Ramp
 - viii. Facilities needed to service the increased movement of people
 1. Dining options
 2. Accommodation options
3. With the costings to hand, then the discussion can be had as to how the funds can be found to deliver the project completion.
4. Some of the funding options to be considered would be
 - a. Recurrent Federal, State and Local government monies to meet assets of national/State significance(eg the Harbour, Jetty Structure)
 - b. Contributions
 - c. Borrowings and how they can be repaid
 - d. Asset sales
 - i. Land elsewhere, or within the Harbour
 1. Within the harbour solutions such as residential housing can be included as an option.
5. So the Initial Business Concept Plan can be tabled and debated, like any project has to.

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- a. Items will be removed as not required/essential/cant be funded, and funding options may well include sale of land – but the Plan needs to be there to provide basis.
6. A Business Plan would clearly answer the extent that the State Government intends to recover its costs(many of which are wasted costs) from the sought after Jetty Precinct asset sales.

Input to date

There are many people(many with great skills, experiences) who have given so much of their time freely to provide input to this Rezoning Proposal, and numerous proposals before this one – and that input is then endorsed by the Poll at the last Council election – Why does this input continually be ignored by State Government?

In the ways to deliver the funding, I raise as an idea that seeks to deliver the Government goal of more housing- though unsure if affordable in Jetty precinct is achievable.

- The present Jetty Restaurant Strip(upon completion pf the Foreshores) would run the likelihood of not being upgraded by its various owners and would become a sad introduction for people entering the Jetty Precinct before reaching the Jetty Foreshores.
 - Accordingly, the present Jetty Restaurant Strip (save for Pier Hotel) be acquired for housing
 - The Heritage listed facades of any of the buildings be retained.
 - The strip otherwise be demolished and housing put on the site with the facades retained.
 - With lane behind for access to the properties, the parking out the front may be removed/footpath reduced, thus enabling Harbour Drive to be increased to 4 lanes – which would assist with the growing traffic bottleneck at the level crossing.
- A new Jetty Restaurant Strip/s be created within the Jetty Foreshores precinct
 - The owners of present properties in present restaurant strip be given the opportunity to buy into the precinct, using the value of their acquired property as part of the price to buy.

Conclusion

- Commence a business planning process as detailed above, and be transparent about outcomes.

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- Such could be organised with the huge array of skilled residents contributing, along with Council & State Government staff.
- To facilitate progress, I am prepared to chair such a process, with the following brief detail of why I could successfully, and independently chair this process:
 - 40 years and continuing experience in providing business services in Coffs Harbour as a qualified Chartered Accountant
 - 4 and half year term on council,
 - leading at the time the Council case for CBD special Rate with the then GM,
 - running Think Tank group after finishing my term on Council,
 - involvement(as Board Member) with the Cex Stadium and Bishop Druitt College in their formulative years
 - Hogbin Familys involvement in Coffs Harbour since 1940, and including my Grandfathers time as Shire President and Councillor, and my parents roles in Coffs Harbour, and including in raising and donating monies for significant Coffs Harbour benefit.
- I believe such a locally based focus group(with State Government employees) can progress the Business Plan for the Harbour – thus avoiding continuing wasted and excessive Consultants costs.

Ian Hogbin

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