Clarence Plains Master Plan

Executive Summary

SEPTEMBER 2022



Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the state. In the five years to 2016, population grew by 11 percent, and by 2035 the area could be home to around 20,000 people.

Clarence City Council commissioned MODE and C Change Sustainable Solutions to develop a Clarence Plains Master Plan, providing a dynamic long-term framework to guide future growth and development of the community.

Developing the master plan

The consultant team:

- Reviewed all work completed to date in the Clarence Plains area and all background material.
- Reviewed historic and projected future demographic and economic characteristics of Clarence Plains, together with reviewing key assets and infrastructure in the area.
- Conducted consultation with community organisations, not-for-profit organisations, local government officers and State Government agencies.
- Completed a community survey, which provided input from 281 respondents.

What the community said

Significant community input via an initial consultation told us:

- There is still significant social stigmas attached to areas within Clarence Plains and not all in the area identify with Clarence Plains. There is a need to bring community in, utilising an intergenerational approach.
- Diversity of housing needs to be addressed, matching housing types to the needs of the community.
- Provision of health services is important. Ageing in place and 'hospital at home' services all need to be addressed.
- Connections are vital. Transport within study area linking to key destinations outside of Clarence Plains needs improving. Walkability, safety of connections, tracks and trails could all be improved. Great work is being done on trail biking in partnership with others, but more is needed.

- Economic stability and improvements in wellbeing. Access to jobs and services and the required infrastructure and facilities is key.
- Sustainability is important. The way in which things are built and how they interact with the area is also important, with parks, open space and tracks and trails all needing to be safe, functional and attractive.
- History – Indigenous and non-indigenous cultural heritage should be reflected wherever possible.
- Creation of community hubs are necessary. Active and passive recreation needs to be activated and assisted in community ownership wherever possible by arts, events and creativity.



The vision

- Creating strong and distinctly 'Clarence Plains' central hubs based on recreation, while ensuring that locality is expressed between precincts.
- Creating and consolidating community hubs that will directly service the individual precincts, but also provide opportunity for cross-visitation from people across Clarence Plains.
- Celebrating and sensitively developing the natural and cultural environments.
- Connecting people with required services and employment within the area where possible and also via public and private transport to external connections.
- Ensuring recommendations result in a safe and inviting place for all, one that allows ageing in place, a diversity of housing, safe and inviting open spaces, and recreational areas.
- Increasing pride and togetherness through the area by ensuring One Community Together and other locals are partners in implementation.

Structure of the master plan

SPINE AND CORE:

- Using the rivulet as a central spine for the region, the plan seeks to connect the area through recreational opportunities that allow the community to come together. There will be a strong focus on indigenous and non-indigenous culture and history throughout the region.

RING ROUTES

- The plan seeks to use the idea of a ring route to link all the precincts through the establishment or enhancement of community hubs, including establishing interesting, safe, active transportation and visual links.

Five distinctive precincts

- Rokeby, Rokeby Beach Enterprise, Oakdowns, Clarendon Vale, Glebe Hill.
- We want to celebrate the uniqueness of each precinct, while we avoid creating islands.
- We strive to achieve this through blurring the edges of precincts and have them overlap via connections, shared valued areas and facilities, connective walkways, and planting.
- As well as this, each precinct will be underpinned by its own hub.
- Provide diversity of housing.
- Sensitively densify areas near to transport.



ROKEBY

Centred on the Rokeby Community Hub, it is envisaged that this would also include incubator space, employment services, and further potential health services. Open space and youth space will be proposed.

OAKDOWNS

Centred on the Village Green area and the Grace Centre, this beautified area will be the other book end for the commercial presence of Clarence Plains. It would also include an upgraded open space/ recreational facilities and consolidation of youth training facility at Grace Centre.

GLEBE HILL

Centred on the retail /commercial centre, this will be one of two book ends for the commercial areas in Clarence and will be underpinned by open space and aesthetically pleasing areas.

CLARENDON VALE

Centred on the Clarendon Vale Community Hub, we propose to encourage other support and health services to locate here, include a not for profit presence and the potential for a café doubling as a training hub. Improved recreational areas and youth space are also envisaged.

ROKEBY BEACH ENTERPRISE

This area is bounded by the proposed South Arm Road Realignment, the envisaged High Street to the north and to the south, Derwent River to the south, and the Rivulet Spine to the west. Although further into the future, it is envisaged that this area could be sensitively developed and have a focus on the beach, while still including housing, employment and enterprise including future technology, light industry and marine sectors. This area should be subject of a detailed master plan to capitalise on its existing natural potential.

Key elements of the plan

- Identity of Clarence Plains
- Alleviating social stigma
- Community development
- Equitable access
- Access to health, employment and training
- Aboriginal engagement and community
- Safety and sense of ownership
- Tree planting and streetscape activation
- Sensitive densification
- Local art
- Digital connectivity
- Environmental sustainability
- Nature and walking trails
- Youth employment and social inclusion
- Economic prosperity
- Provision of health services
- Recreation and nature

Priority recommendations

- Establish a core, and in particular, master planning in detail the core area.
- Identify a potential route for secondary ring road via a master plan and developing a landscape/vegetation master plan to assist in precinct characterisation, as well as visual link throughout Clarence.
- Master planning for community hubs in detail:
    1. Rokeby, as this is seen as a up and coming area and the need to attract more first home buyers.
    2. Clarendon Vale, as this area would benefit from further activity.
    3. Glebe Hill, as this area is establishing.
    4. Oakdowns, as commercial bookend is important to ensure everyone has access to services.
    5. Developing open space in further detail such as a Regional Park, and others.
    6. Developing an indigenous and non-indigenous cultural heritage plan for the area and ensure this gets incorporated into the future master planning.
    7. Pursuing development that showcase sensitive density design.
    8. Discussing with Department of Health the potential to use Clarence Plains as a trial for in-home hospital.
    9. Discussing with not-for-profit organisations the potential for a training café in Clarendon Vale.

PRECINCT PLAN: Rokeby



PRECINCT PLAN: Oakdowns



PRECINCT PLAN: Clarendon Vale



PRECINCT PLAN: Glebe Hill



PRECINCT PLAN: Rokeby Beach Enterprise



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