

Draft 30-Year Greater Hobart Plan Consultation Summary

August 2022



Greater Hobart
Committee
Four Cities. One Hobart.



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Contact: <https://www.greaterhobart.tas.gov.au/home>

Draft 30-Year Greater Hobart Plan

Executive Summary

This document is a summary of the findings from a seven-week engagement process on the 30-Year Greater Hobart Plan (the Plan). The engagement sought feedback between 9 May and 27 June 2022 on the draft Plan which seeks to guide Greater Hobart's growth and development to help retain the qualities the city is known for – now and in the future.

This Plan is the first time that transport, housing and precinct planning have been brought together in a spatially integrated manner and will allow us to prepare for business and employment growth, guide recreation and environmental management and increase climate resilience.

How did we engage

The seven-week engagement period involved multiple opportunities across a variety of platforms for individual community members and organisations to provide feedback and comment on the Plan. Through print media, social media and direct engagement, participants were encouraged to provide feedback via the online Your Say portal or written submissions to contact@greaterhobart.com.au.

Additional targeted stakeholder and industry consultation workshops were undertaken by the Tasmanian Government.

What were the findings

Overall, there was a **strong level of support for the objectives** of the Greater Hobart Plan with respondents emphasising the need for greater housing diversity, affordable housing and safer active transport networks.

Most respondents felt Greater Hobart's **biggest challenges** were transport and infrastructure issues and agreed with the Greater Hobart Plan that more people should be living near activity centres.

Suggestions included the need to coordinate the provision of associated infrastructure to accommodate growth, to better align regional and local planning processes.

On the top of respondent's wish lists were climate resilience and sustainability, balancing increased infill with additional green spaces, protecting Greater Hobart's beauty and views, and retaining the University of Tasmania (UTAS) campus in Sandy Bay.

Formal written submissions covered a broad range of interests and topics, but in general there was support for the **intent and objectives of the Greater Hobart Plan**. There was strong support for greater housing diversity and better integration of strategic land use and infrastructure planning. Comments were consistently raised in relation to the **coordination, collaboration and commitment** required by the Tasmanian and local governments to ultimately achieve and implement the Greater Hobart Plan.

Written submissions permitted to be made public by respondents will be made available on the Greater Hobart Committee website.

Approach

The engagement process commenced on 9 May 2022 for a seven-week period and concluded on 27 June 2022. The process encouraged feedback to gauge the level of support of the Plan's overall objectives and sought more detailed feedback on what the community felt Greater Hobart was lacking and what Greater Hobart should look like in the future.

To raise community-wide awareness of the draft Plan, it was promoted through various media and communications channels including:

- **Five newspapers** (the Mercury, Kingborough Chronical, Eastern Shore Sun, Glenorchy Gazette, Hobart Observer)
- A direct push and contribution which lead to **a feature article in the Mercury**
- A **commissioned video** which was published across online media channels
- Staffed a **booth at the Planning Institute of Australia's** annual Planning Congress
- Local and State Government **social media channels**
- **Four pop-up events** – one in each local government area

Engagement activities

The Department of State Growth (State Growth) facilitated thirteen face-to-face **individual workshops** with key stakeholders from the government and private sectors. The focus of these workshops was to actively engage and encourage feedback on the Plan, its policy directions and potential implementation measures.

The **City of Hobart 'Your Say'** page hosted an online feedback survey with a mixture of written response and checkbox questions on behalf of the Committee. The page also provided downloadable Greater Hobart Plan documents including:

- 30-Year Greater Hobart Plan
- Brochure - 30-Year Greater Hobart Plan
- Strategy for Growth and Change

Visitors were encouraged to complete the online survey or submit a formal response by email via the **Greater Hobart Committee webpage** at www.greaterhobart.tas.gov.au.

The 'Your Say' page received **753 visits** with **136 respondents** completing the survey, and generated **454 document downloads**.

The Committee received **38** formal written submissions from **21** organisations and **17** individuals.

On behalf of the Committee and co-funded by the four councils and State Growth, RPS Advisory held a series of **pop-up consultation events** to raise awareness of the Greater Hobart Plan and to support the public consultation program.

These pop-up events were held at several locations across Greater Hobart including:

- Channel Court Shopping Centre, Kingston (17 June 2022)
- Brooke Street Pier Twilight Market, Hobart (17 June 2022)
- Tasmanian Produce Market, Rosny (18 June 2022)
- Hobart Showgrounds Market, Glenorchy (19 June 2022)



The pop-up events provided a neutral environment and allowed for community members to informally engage and better understand the objectives of the Plan. They were then provided an opportunity to complete a short “vox pop survey” which mirrored the longer online ‘Your Say’ survey.

This approach gathered comments from **95 respondents** and an additional **30 people requested printed materials** with the intention of completing the ‘Your Say’ survey online. Another **60 individuals listened to the introduction** about the Plan but declined to participate or take materials.

Engagement Snapshot

TARGETED WORKSHOPS

13 face-to-face meetings
with relevant stakeholders
and industry bodies

38 written submissions
21 organisations
17 individuals

YOUR SAY

753
total visits

454
document downloads

136
submissions

POP-UP EVENTS

4 pop-up
locations
95

in-person surveys

30
directed to Your Say
60
engaged

Key Findings

The key finding from the consultation period was a generally strong level of support for the objectives of the draft 30-Year Greater Hobart Plan, with keen interest expressed as to how those objectives will be achieved.

As with any consultation period, topical concerns can influence the feedback provided by respondents. This consultation period has coincided with some in the community expressing concern in relation to the transition of UTAS to the Hobart CBD and the proposed redevelopment of the Sandy Bay campus.

The findings from the 'Your Say' online survey indicate that:

- **59 per cent** of total survey respondents were neutral or support adopting the Plan
- **47 per cent** are neutral or agree that the Plan addresses the City's planning needs
- **over 60 per cent** agree with the overall objectives of the Plan
- of the 41 per cent that did not support adopting the plan:
 - 25 per cent agreed with the broad objectives of the Plan; and
 - over 50 per cent of comments received indicated strong opposition to the UTAS transition into the Hobart CBD and subsequent redevelopment of the Sandy Bay campus.

Findings from the 38 written submissions:

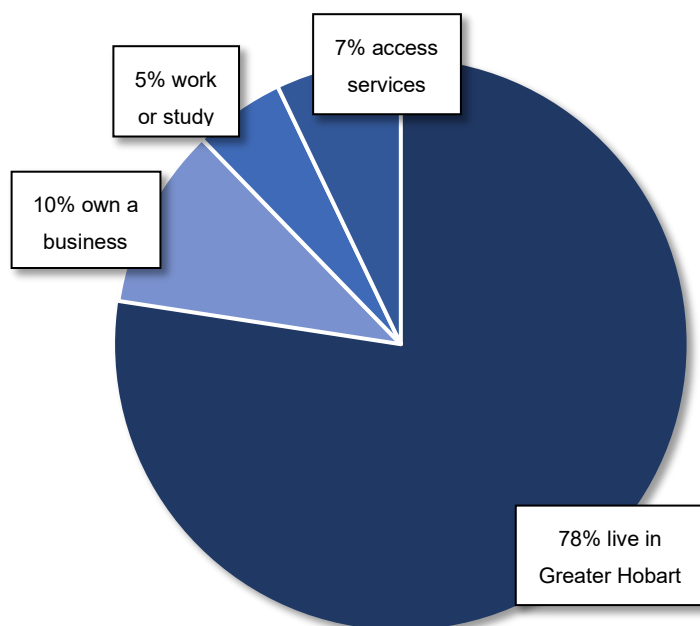
- **21 organisations** and **17 individuals** responded through a formal written submission
- A wide-range of topics were raised, but key topics were:
 - housing diversity
 - housing affordability
 - transport and infrastructure
 - planning systems and processes
 - specific development opportunities
 - commitment of governments
 - protection of character, heritage and natural environment
 - opposition to the UTAS transition into the CBD and development of Sandy Bay campus.
- most respondents support the intent and objectives of the Greater Hobart Plan
- greatest divergence in opinion came in how to best implement and achieve the Plan

Your Say Survey Results

Demographic Snapshot

The engagement processes resulted in 136 Your Say survey submissions. Of the 136 responses:

- 78 per cent live in Greater Hobart
- 96 per cent were individuals
- 10 per cent own a business
- 4 per cent were on behalf of a business
- 50 per cent were over 50 years of age
- 26 per cent between the ages of 36 and 50
- 18 per cent were 35 years or younger.

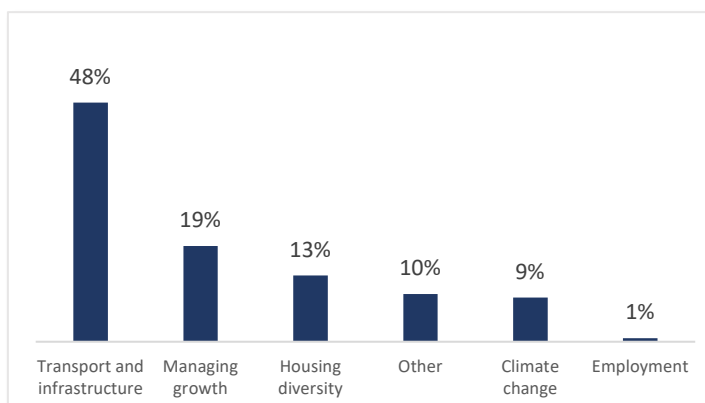


Questions and themes

Q: What do you see as Greater Hobart's biggest challenge?

- 48 per cent - transport and infrastructure
- 19 per cent - managing growth
- 13 per cent - housing diversity

Respondents were given an opportunity to provide a response on how they would like to see this challenge addressed, and general support for the Plan's objectives were demonstrated through the common themes that emerged.



Many respondents were in support of or suggested strategies to **improve housing diversity** by “*not simply extending the Urban Growth Boundary or increasing density*” but through developing **more infill and medium density** residencies close to amenities, public transport and employment opportunities.

Respondents also wanted to see more **affordable housing**, more frequent **public transport**, better infrastructure to allow for safer and easier access to **active transport** routes, alternative routes around the city and to **maintain or increase green spaces**. The most common transport-orientated suggestions were support for **River Derwent Ferry service expansion, a city bypass and a free city bus loop**.

Support for the Plan's objectives were demonstrated, however over 60 per cent of respondents felt the Plan did not address the challenges they identified.

“Increased inner city density through infill, limit urban sprawl, reduce planning requirements that require carparking and focus more investment in public transport. Develop walkable neighbourhoods and strategically guide growth in areas that can support public and active transport – not increase the load on the road network”

Q: When asked what living in a compact city meant to them, and what they liked and disliked, respondents comments included:

"A compact city is easy to get around without the need to use a car. To achieve that some road space needs to be re-allocated from parking private motor vehicles on the street to separated cycleways that can accommodate cycling, e-scooters and other micro-mobility devices."

"It means liveable apartment spaces that aren't rat boxes. It means increasing infrastructure at high traffic points with increased density."

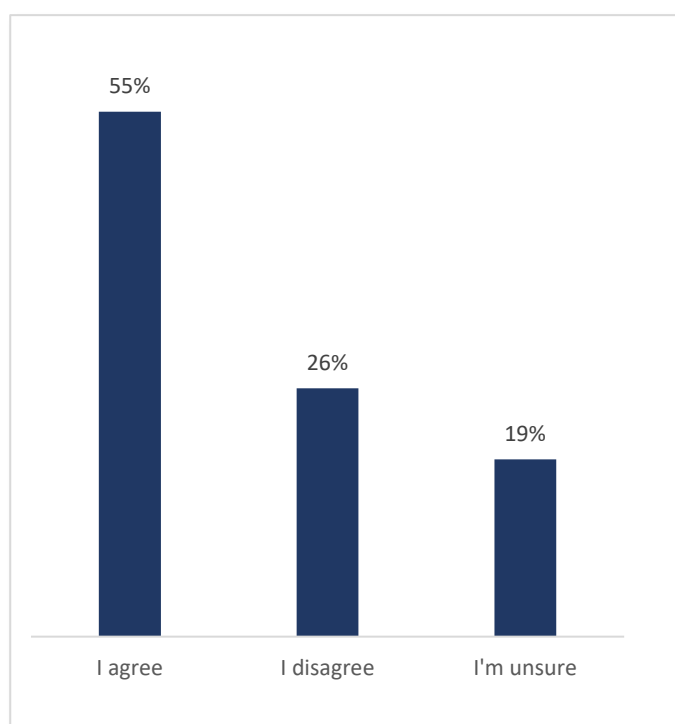
"We maintain comfortable dwellings with ready access to the natural environment and without high rise and wind tunnels but everyone doesn't need a back yard, we can conjoin, community garden, redirect cars, utilise the river."

"I love this part of the plan. The plan is very good in that it addresses the benefits of its planning goals (in total and individually). It is very important to educate people on these things, which will challenge perceptions, but everyone will be benefited by this plan. They are definitely what people want (more community, easier and cheaper living, more choices, healthier, easier etc.)"

"We are used to travelling anywhere in the greater Hobart area in 20 minutes. This is becoming more like 30 minutes with more traffic on the roads and the roads not being suitable for more traffic. The public transport system needs more services more frequently."

Q: Do you agree that more people should live close to activity centres

55 per cent of respondents agree that more people should live closer to activity centres

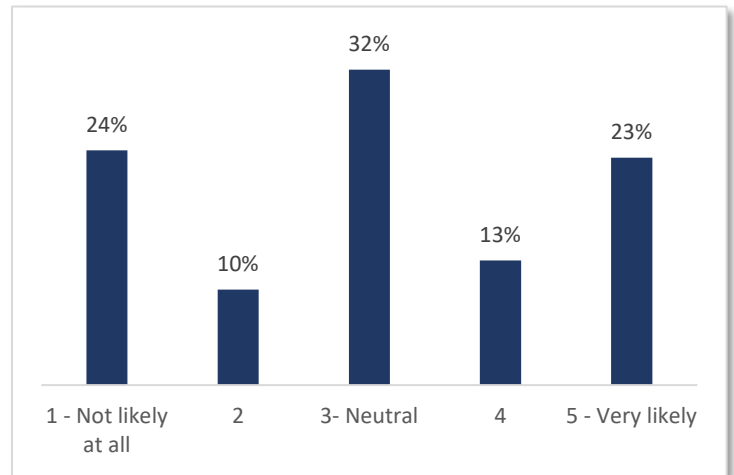


"Greater Hobart needs a reduction in the use of cars for commuting less than 5km by repurposing unproductive land and buildings close to the CBD"

Q: How willing are you to live closer to an activity centre?

- **67 per cent** are neutral to very willing to live closer to an activity centre.

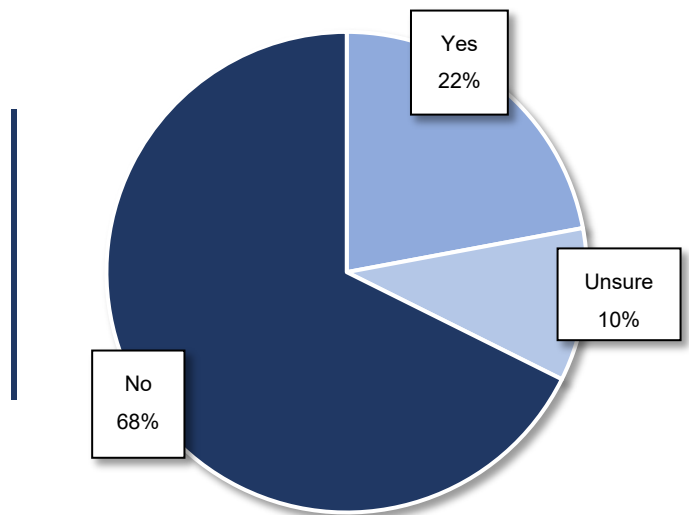
"I love our compact city. I love that when I go shopping or to a public event, there are people and city culture all around me. But when I want to ride or walk somewhere, I'm competing for space and air with cars, which is unpleasant and frankly frightening. Compact cities often have effective public transport but ours does not. When I need to travel between suburbs, I take my car, I get stuck in traffic, and I become part of the traffic problem."



Q: Do you think there is enough housing diversity in Greater Hobart?

- Nearly **70 per cent** feel more housing diversity is required

"To make Greater Hobart greater, we need affordability of housing. That relates to families and professionals and not just those who need community housing."



Q: What type of housing is missing from the city's housing diversity?

When asked what type of housing is missing, the following themes emerged within responses:

- Medium density
- 3 – 4 bedroom apartments, family friendly apartments and townhouses
- Low maintenance townhouses, smaller townhouses for older people downsizing
- Affordable, social, low cost but quality
- Co-housing communities, co-op housing projects, micro housing areas
- High density
- Energy efficient, high quality, attractive
- Detached housing for young families
- Low impact, sustainable eco housing

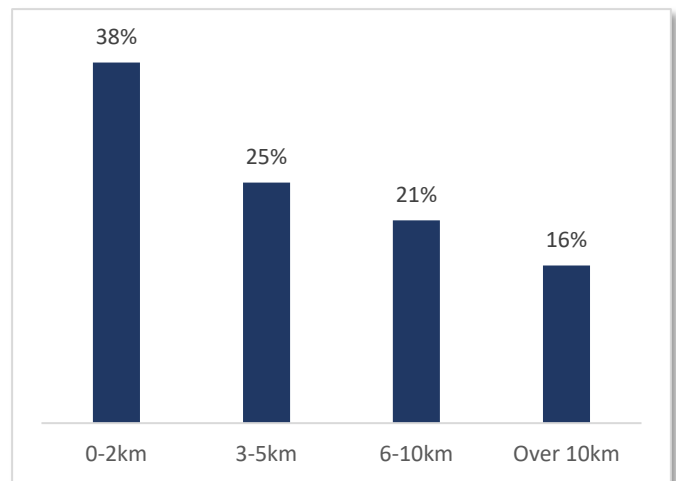
Q: What public infrastructure in your area do you value the most?

The following themes were consistent throughout respondent's answers:

- Parks, natural spaces, green spaces
- Intercity cycleway, walking tracks, bicycle infrastructure
- Public transport – ferry services, buses
- Local parks, natural areas
- Safe and vibrant public spaces (urban forest canopies, more greenery)
- Hospitals, health care services

Q: How close would you need to live to your workplace for you to leave your car at home?

- Nearly 40 per cent – 2km or less
- 25 per cent – between 3km and 5km
- 21 per cent – between 6km and 10km
- 16 per cent – over 10 km



General Comments

In relation to the **planning system** respondents feel Greater Hobart needs “*more regionally aligned land use planning and planning approval processes*” with “*better alignment between State and Local Government in providing infrastructure and public transport services*”.

In relation to **parking availability**, there was significant support to reduce parking and car usage in the CBD to encourage active transport, urbanise the CBD and reduce traffic congestion, but also notable support to increase parking availability and reduce parking fees to improve viability for CBD businesses.

Respondents reiterated the need for **greater coordination between councils and State** both within Greater Hobart and across the southern region.

Of note was the desire to ensure the Plan's policy directions include **improving Greater Hobart's climate resilience** through more green spaces, improved bushfire management and planning, and sustainable transport solutions.

There were also strong sentiments towards **improving infrastructure**, particularly to facilitate safe active transport with less reliance on cars.

There was also strong support in **increasing access to housing diversity** – including both social housing and more affordable housing for young families, first home buyers and young professionals.

Written Submissions & Workshops

A total of **38 written submissions** were received. **Twenty-one submissions** were received from peak bodies and organisations with the remaining **17 submissions** provided by interested members of the public.

In accordance with government policy, the 38 written submissions received during the consultation period will be made available on the Greater Hobart Committee website at www.greaterhobart.tas.gov.au, unless otherwise specified by the author of the submission.

When publishing submissions, no personal information other than the name of the individual submitted or the organisation making the submission is included.

A wide-range of topics were raised in the written submissions which reflected areas of interest and concern, but key topics are:

- **housing diversity** – in general the written submissions supported the provision of a greater range and diversity of housing options as proposed by the Greater Hobart Plan, as this would provide more choice for people at various life stages
- **housing affordability** – this was a clear issue within the written submissions, and support was evident for the Greater Hobart Plan seeking to address affordability where it could, but concern was also expressed as to how governments might address this issue
- **transport and infrastructure** – there was a clear recognition of the importance of active and public transport and their potential significant contribution to the objectives of the Greater Hobart Plan. Community infrastructure, including public open space, recreational and cultural infrastructure were also considered key assets within the urban area.
- **planning systems and processes** – submissions received pertaining to specific development opportunities pointed to gaps and weaknesses within the planning system, and noted potential opportunities to stimulate and incentivise investment.
- **specific development opportunities** – 8 of the 38 written submissions expressed concern in relation to the proposed transition of the University of Tasmania into the Hobart CBD. Other specific development opportunities were noted in Clarence and Kingborough.
- **commitment of governments** – the implementation of the Greater Hobart Plan was raised as a area for concern given that an Implementation Plan has not yet been publicly released, but it is keenly recognised that the measures used to action and achieve the Plan will be of critical importance to many individuals and stakeholder groups.
- **protection of character, heritage and natural environment** – a number of comments also noted the importance of retaining the character and feel of Hobart, including its heritage features. The natural environment is also important to respondents as this maintains a balance between amenity, convenience and liveability within the city. Urban ‘greening’ was also suggested as an important element to increase climate resilience over coming decades.

Attachment 1: Summary of Findings – Written Submissions

[illegible]

Housing	Social & affordable	✓						✓							✓	✓						
	Availability & diversity	✓						✓	✓				✓					✓		✓		4
	Character & heritage																	✓				2
Environment & Climate	Climate risks and Natural Hazards								✓							✓		✓				
Liveability	Public open space, Greening and Landscaping	✓						✓	✓										✓	✓		2
	Social & economic opportunities																	✓	✓		✓	
	Population growth												✓									1
UTAS	UTAS transition/move																					8
	Importance of education																	✓				
Other	Recognition and consideration of First nations People								✓							✓						
	Implementation																					1
	Data & KPIs										✓				✓							
	Community Consultation	✓								✓	✓											1
	Governance			✓																		
	Clear Vision														✓							



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