



# 30-Year Greater Hobart Plan



The Greater Hobart Committee has developed a 30-year plan for Greater Hobart. This is the first time that transport, housing and precinct planning have been brought together in a spatially integrated manner in a whole of-city approach to help coordinate development over the long-term. Our city is growing and changing and a proactive plan will guide this growth and help us retain the Greater Hobart we know and love.

## Strategy for growth and change

### Residential development

To meet the city's current and future housing needs:

- prioritise infill development and urban consolidation
- modest increases in housing densities within inner urban metropolitan areas
- a compact city while protecting character and heritage
- 30 000 additional dwellings within metropolitan area over 30 years
- ensure growth complements the city's natural setting
- encourage urban renewal of underutilised land
- promote and incentivise choice through a greater diverse and affordable housing mix
- support innovative and quality design solutions to meet a range of community needs
- prioritise urban consolidation to create a more walkable and accessible compact city
- encourage medium-density developments within new and existing neighbourhoods.

### Physical infrastructure and services

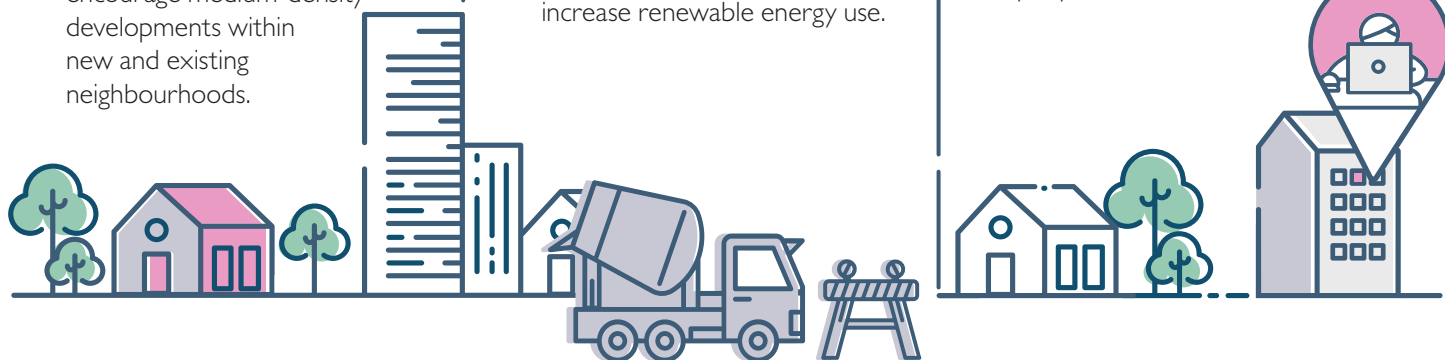
To best support the future spatial development of Greater Hobart:

- consider factors such as equitable distribution, public safety, convenience, cost effectiveness, management efficiencies and environmental safeguards
- infrastructure and services to support and protect desired development outcomes
- unlock land suitable for development and help build emerging communities
- better service areas without adequate social/recreational facilities
- protect environmental values and accommodate future climate change impacts
- enhance choice through a variety of transport modes
- enable greater mobility and participation in active and healthy lifestyles
- reduce environmental impact and increase renewable energy use.

### Economic development

To strengthen the city's future economy and competitiveness:

- maintain local identity and character
- outward looking perspective on national and international opportunities
- increase density to increase efficiencies and greater social and economic interaction
- build on existing competitive advantages
- reinforce economic viability of central and local activity centres
- ensure diverse employment opportunities across the city
- encourage investment for urban renewal and redevelopment of underutilised parcels
- provide for increased employment opportunities within all employment centres and densification areas
- encourage more mixing of residential and commercial zones to increase interactions between people and business.



## Implementation Plan

We will develop an action list to deliver the Greater Hobart Plan focussing on the next 3-5 years, with an eye on short, medium and long term priorities. This will ensure all decision-makers and stakeholders have a shared understanding of the actions and future vision for Greater Hobart, and can coordinate efforts in an efficient manner.

*A compact city can cater for our growing population if we provide for the “right development in the right places”.*

## Addressing challenges

A key focus of the Plan is to identify and address the challenges that Greater Hobart is experiencing and will experience as it continues to grow. With an ageing population, a small regional economy with fewer employment opportunities, a lack of housing diversity and transport and infrastructure constraints, long-term solutions will require collective and collaborative leadership.

The Greater Hobart Plan provides clear direction on how best to respond to current and emerging challenges and ensure we are well prepared for future growth. This will require access to land to provide development opportunities, greater housing diversity that is well located near employment with more efficient transit options.

Inner city living and medium density development will encourage and support a compact city while maintaining local character and protect heritage values while catering for current and future growth in ways that enhance our city's liveability and attractiveness.

## Planning for the future

The Greater Hobart Plan seeks to plan for continued growth over the next 30 years to ensure that we will have a plan to make Hobart a safe, friendly, connected, inspiring and thriving place to live and work.

It is anticipated that Greater Hobart will experience continued population growth with an additional 60 000 people over the next 30 years and that we will require approximately 30 000 new homes to support this growth.

Our analysis confirms the growth of our city can be primarily accommodated within the current Urban Growth Boundaries and best placed within densification areas along the main transit corridors, enabling better use of current infrastructure.

In addition we will develop a coordinated strategic approach to growth to accommodate future urban development and changes to the Urban Growth Boundary may result based on evidence of need and technical planning analysis.

## A compact city

Greater Hobart is shaped by its geography and defines and creates both growth constraints but also opportunities for development.

At this point in time, there is sufficient available land supply within the Urban Growth Boundary to accommodate the expected 30 000 additional dwellings over the next 30 years. However, this conclusion is based on the theoretical yield of available land.

The plan proposes additional housing will be primarily delivered through urban consolidation and infill development rather than greenfield development at the urban fringe. With a 70:30 infill/greenfield development split (21 000 infill and 9 000 greenfield dwellings) positioned closer to transport corridors this will assist the development of compact city living, allowing for shorter travel distances, better access to better public transport services while reducing costs, enhancing economic viability and minimising environmental impact.

## Where and how to grow

Future development can be primarily accommodated through a mix of infill development of low-impact medium density residential dwellings, while allowing for higher density dwellings in appropriate locations, and normal suburban residential densities on greenfield land.

The main areas identified for infill and greenfield development including future growth areas within each council are:

**Clarence** – primarily infill, with greenfield in already identified future growth areas such as Droughty Point Peninsula.

**Glenorchy** – primarily infill, especially in the catchment areas along the transit corridor, and greenfield at Granton and Austins Ferry.

**Hobart** – primarily infill within the CBD.

**Kingborough** – primarily infill in and around the Kingston CBD, greenfield at Huntingfield, and a mix of infill and greenfield in already identified future growth areas at Margate and Snug.



## Infrastructure to support growth

The high-level objective of the Greater Hobart Plan is to better align land use and infrastructure planning by taking a whole-of-city perspective to consider expected spatial distribution of future population and dwelling growth.

To deliver this, land use and infrastructure strategies need to work together to support common objectives, and sequence development to support the right development in the right places.

A focus on prioritising infill development will support the more efficient use of existing infrastructure and provides more opportunities for our transport system (road, parking, public and active transport) to improve public safety and reduce traffic congestion.

We will also need to carefully plan for growth to ensure we can continue to provide both public infrastructure and green open spaces to enhance liveability, appeal and encourage community connectedness.

*The Greater Hobart Plan seeks to support and plan for growth while still protecting our environment, our social fabric, and economic opportunities for years to come.*



## Protecting and promoting that which is valuable

Greater Hobart has a striking natural setting dominated by the Derwent River, with many local foreshores and bushland reserves. The public open spaces within and surrounding our city are well-protected and are less likely to be impacted if future urban growth is primarily consolidated within existing built-up areas.

Precinct planning and the development of urban design guidelines will encourage the type of urban renewal we want to see in identified growth areas, with the aim of improving local amenity and promoting quality development.

The future focus of the Greater Hobart Plan is to encourage more medium density dwellings throughout our city, especially within identified growth and targeted infill areas along the main transit corridors and close to the main activity hubs. It is expected that residential buildings of a larger scale and density may be developed within Greater Hobart, but this is likely to mainly occur within the primary business districts.

The plan will establish a land use planning framework with the capacity to be responsive and relevant to the needs of Greater Hobart. It will enable the creation of liveable and vibrant communities, suburbs and spaces where people want to live, work, shop and socialise. The economic benefits of population growth will be spread across the whole city. A 'living locally' ethos will be encouraged.

## Implementation

The Greater Hobart Plan will be supported by an Implementation Plan that will set out agreed policy directions and actions, with responsibility for delivering these actions documented and tracked.

A well implemented Greater Hobart Plan will provide certainty and confidence for the Tasmanian Government, Greater Hobart councils and business so that financial investment and jobs growth can be directed towards the most beneficial growth for our city.

The implementation of the Greater Hobart Plan will be designed to manage, adapt to and harness change for the social, economic and environmental benefit of the Greater Hobart community, now and into the future.



**Greater Hobart  
Committee**  
Four Cities. One Hobart.

August 2022