



Greater Hobart Committee

Four Cities. One Hobart.

2050 Vision for Greater Hobart



Message

We are delighted to release the first long term Vision for Greater Hobart to guide its growth and development over the next 30 years to 2050.

This is the first time that a long-term, collaborative plan will be developed for Greater Hobart. The Vision identifies shared priorities and will help establish a strategic approach to infrastructure investment across state and local government to benefit all our communities.

This Vision is the first step towards a coordinated long-term approach to planning and development in Greater Hobart and will be used by the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government to adopt a whole-of-city perspective.

The second step will be to embed the Vision outcomes within council and Tasmanian Government strategic planning mechanisms. The development and delivery of a Greater Hobart Metropolitan Plan (MetroPlan) will provide a list of actions to align our combined planning and investment over coming years.

Over the life of the Vision, we will continue to engage with communities both within and outside the Greater Hobart metropolitan area to ensure we meet the challenges and maximise the strategic opportunities that exist in Greater Hobart.

Collectively, we see the work of the Greater Hobart Committee and the delivery of this Vision as an opportunity to ensure our capital city grows and develops in a coordinated and sustainable way for the benefit of our capital city, the wider region and the State.

We hope you share in our Vision for Greater Hobart.

Members of the Greater Hobart Committee



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Hon Jeremy Rockliff MP
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Mayor, Glenorchy City Council



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Councillor Paula Wriedt
Mayor, Kingborough Council

Our vision for Greater Hobart in 2050

We will live in the world's best small capital city; a city built for people that is connected, friendly and safe.

Greater Hobart is thriving and an inspiring place to live, where we all work together to make a positive contribution to our extraordinary environment.

A shared vision

The Greater Hobart Committee, established through the *Greater Hobart Act 2019*, has collaborated to shape this aspirational whole-of-city Vision for Greater Hobart to 2050.

The metropolitan footprint of Greater Hobart stretches from the southern tip of Kingborough, taking in the foothills of kunanyi/Mt Wellington through to the Hobart city centre, to the northern reaches of Glenorchy and across to Clarence on the eastern shoreline of the Derwent River. The four councils of the Greater Hobart region include almost 200,000 residents representing 37% of Tasmania's population. .

As we grow, we will continue to strengthen our capital city as an important driver of economic activity in the southern region and the State more broadly.

There are many things that make Hobart unique. As a port city, water connects the four cities that make up Greater Hobart, with each of these areas offering unique communities with rich histories and access to the stunning natural environment provided by the mountain and river.

Greater Hobart offers a quality and pace of life that is different to other Australian capital cities, making it a great place to live, to raise a family and to enjoy an enviable lifestyle. Each of the four city centres of Greater Hobart are a focal point for jobs, business, cultural and recreation facilities and services.

Clarence

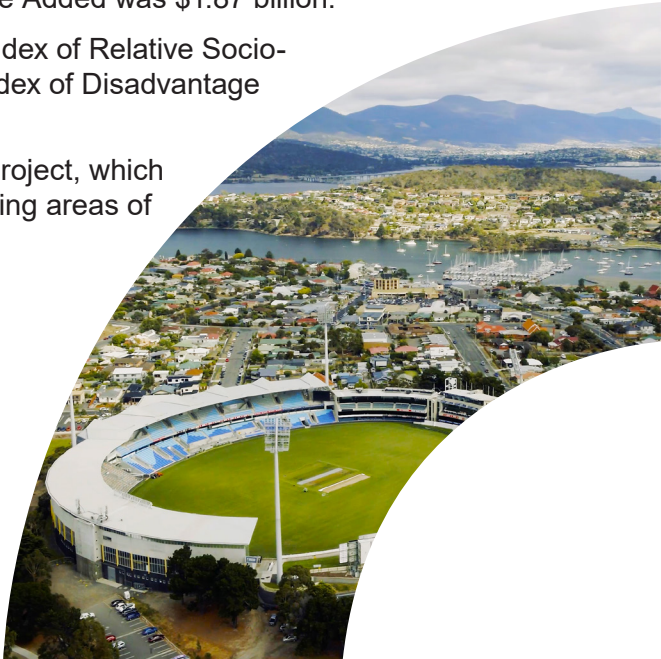
A vibrant, prosperous, sustainable city.

The population of Clarence is 57,807 people, by 2040 this is projected to grow to 65 669. Clarence has the highest residential population in Greater Hobart.

Clarence has a labour force of around 29,700 with key employment sectors of retail and construction; and an unemployment rate of 5.4%. In 2019, Clarence's Gross Value Added was \$1.87 billion.

The Clarence Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage is 1,002 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Clarence include the City Heart Project, which will encompass the broad renewal of the CBD and surrounding areas of Kangaroo Bay and Bellerive.



Glenorchy

A proud city; a city of arts; of opportunity; of partnerships; a city that makes exciting things happen.

The population of Glenorchy is 47 969 people, by 2040 this is projected to grow to 54 948. Glenorchy is currently experiencing a development boom, with some \$1.8 billion of projects in the pipeline over the next 10 years. Approximately 1 in 10 Glenorchy residents speak a language other than English, almost double that statewide.

Glenorchy has a labour force of around 24,100 with key employment sectors of manufacturing, retail, construction, healthcare and social assistance; and an unemployment rate of 9.8%. In 2019, Glenorchy's Gross Value Added was \$2.07 billion.

The Glenorchy SEIFA Index of Relative Socio-Economic Disadvantage is 906 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Glenorchy include the Greater Glenorchy Plan, activation of the Northern Suburbs Transit Corridor, as well as the development of Wilkinsons Point, the new Bridgewater Bridge, Berriedale Peninsula, Whitestone Point and Windermere Bay.



Hobart

Hobart breathes. Connections between nature, history, culture, businesses and each other are the heart of our city. We are brave and caring. We resist mediocrity and sameness. As we grow, we remember what makes this place special. We walk in the fresh air between all the best things in life.

The population of Hobart City was 54 649 people, by 2040 this is projected to grow to 62 520.

As Tasmania's capital city, Hobart is a major service centre and is home to a wide variety of businesses. Hobart has a labour force of around 30,900 with key employment sectors of financial and insurance services, healthcare and social assistance and an unemployment rate of 4.0%. In 2019, Hobart City's Gross Value Added was \$6.92 billion.

The Hobart City SEIFA Index of Relative Socio-Economic Disadvantage is 1,043 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Current major projects for Hobart City include the Central Hobart Precincts Plan, the University of Tasmania's campus relocation into the CBD and the redevelopment of Macquarie Point.



Kingborough

Our community is at the heart of everything we do.

The population of Kingborough is 38 310 people, by 2040 this is projected to grow to 43 789. Based on current trends, the majority of future population growth within Kingborough will be in the over 55 age groups.

Kingborough has a labour force of around 20,100 with key employment sectors of manufacturing and construction; and an unemployment rate of 3.7%. In 2019, Kingborough's Gross Value was \$0.94 billion.

The Kingborough SEIFA Index of Relative Socio-Economic Disadvantage is 1,038 compared to the SEIFA Index of Disadvantage for Tasmania of 958 (2016).

Dwelling approvals from 2011 to 2020 in Kingborough indicate that approximately 200 new dwellings are being constructed within the municipality every year.

Current major projects for Kingborough include the Kingston Place Strategy and the development of Kingston Park.



Why we need a long term vision for Greater Hobart

While Hobart has many natural advantages, we also face a number of challenges with an ageing and growing population. Unplanned growth has led to low density residential suburbs, with a high level of car dependency and under-utilised public and active transport. Greater Hobart's housing stock is mismatched with our demographic structure and much of our housing is distant from services.

The changing needs of our communities is putting pressure on our infrastructure as Greater Hobart grows and changes. Our infrastructure is increasingly costly to install, maintain or renew and stretched to capacity.

It is more important than ever to make joint strategic decisions with a whole of Greater Hobart lens about how our housing will change, where the growth will be, where transport and services will go and where our jobs, businesses and industries will thrive in 2050.

Along with the rest of Tasmania, Australia and the world, Hobart has been tested as we have faced the impacts of the COVID-19 pandemic. This highlights the need for our city to not only articulate our aspirations for the future, but to also work together to be resilient and adaptable to challenges as they emerge.

As the city changes and grows towards 2050, State and local government will work together to retain the best qualities of life in Greater Hobart and to embrace the challenges and opportunities we face across our communities to support a shared vision across our four cities, for One Hobart.



Our key challenges

Ageing population

Tasmania has the fastest ageing population of all Australian States and Territories, due to a combination of increasingly lower birth rates over recent decades and the in and out migration trends between Tasmania and mainland Australia. In Greater Hobart, the greatest growth is expected to be seen in the 65+ age groups. An ageing population increases the economic risks to Greater Hobart associated with a decreasing labour force within the prime working ages of 15 to 64 year olds.

Managing growth

Population growth has historically been modest compared to other jurisdictions, but the impacts arising from recent strong growth by Tasmanian standards requires coordinated planning to ensure the city grows and develops in a sequenced and strategic manner. There is a cost to the current growth pattern of urban sprawl in the Greater Hobart area at a financial, environmental and social level.

Employment

Having a small, regional economy that is less diversified than mainland economies results in Greater Hobart and Tasmania being unable to provide the same depth of employment opportunities as are available in other cities and states across Australia.

Housing diversity

Housing options in Greater Hobart have historically been limited, resulting in the highest proportion of standalone dwellings compared to other Australian capital cities, with townhouses and apartments only making up a small portion of housing options available. The lack of housing diversity reduces the ability to choose housing that suits individual budgets and/or stages in life. We can anticipate a demand for smaller dwellings suitable for ageing in place, for sole occupants and households without children.

Transport and infrastructure

The geographical features, dispersed population and commuter travel behaviour in Greater Hobart, with around 80% of journeys to work made by car, create challenges to planning and funding our transport, utility infrastructure and services into the future. As our population changes, we must be more strategic about where we invest resources, and we must use our existing infrastructure and services more effectively.

Impacts of climate change

The impacts of climate change are varied and many, but the risks presented by this can be mitigated to a certain extent through better land use and infrastructure planning frameworks. Continuing work to reduce carbon emissions, advanced recognition of risks and increased planning and preparedness can support the resilience of our communities and help us prepare for and adapt to future climate induced impacts.

Our strategic opportunities

Despite these challenges, the aim of this Vision is to maximise the many opportunities that exist in Greater Hobart:

Quality of life

Greater Hobart offers a quality and pace of life that is different to other Australian capital cities. Accommodating future population growth in Greater Hobart will require additional investment in services for people and hard infrastructure. An opportunity to attract and retain a working demographic is to leverage off the post COVID-19 macro trend of remote working. Remote working can provide Greater Hobart residents with greater options to choose where they live based on liveability rather than access to employment.

Affordable living

Changing the housing paradigm towards in-fill development will provide for greater housing choice and improve affordability across Greater Hobart in the long term. Affordable living considers the overall cost to live in a particular location such as the cost of housing, the cost to access services and infrastructure and employment opportunities and transport options.

Develop precincts and hubs

Through the Greater Hobart Act we have the opportunity to plan strategically for the co location of certain activities including industry hubs, science and technology precincts, or small business centres. Co-location can stimulate increased collaboration that can lead to greater job creation and economic development.

Build on our strengths

Tasmania has access to many natural advantages including proximity to wilderness areas, beaches, abundant renewable energy, food production and fresh water. With integrated planning we can sustain and maximise these natural strengths into the future

Greater Hobart Vision Themes

To deliver the Vision we will focus our efforts along the following key themes:



1. Be greater for our people

Greater Hobart will be a great place to live, with people at the heart of our city.

Our city will have safe and welcoming places for people of all ages and abilities so we can gather and connect with our community.

We will have better active transport which makes walking or cycling to school, work, local shops or services easier.

We will have green public spaces, services, events and cultural life that will contribute to people's health and wellbeing.



2. Have greater interconnection, but distinct communities

As we grow we will continue to “feel like Hobart” by preserving our quality of life and heritage.

We will be connected to our unique natural environment – with bushland, river, mountain, foreshores or beaches close to home.

Our unique neighbourhoods will be thriving, vibrant and fun.

Our facilities and activity centres will be well laid-out, accessible and open to people of all abilities.



3. Have greater resilience

We will work alongside our communities to be better prepared for and recover from disasters, hazards and threats we face, and to reduce their impact.

We will have a range of thriving local economies with a diversity of businesses, industries and jobs.

We will transition to a low carbon economy; handle our waste responsibly and adapt to our changing climate and environment.

Individuals, communities and businesses will be supported to “future proof” our city to respond to future challenges.



4. Be well planned

Our public and active transport, housing, health and education will be located in the right place at the right time.

We will have a collaborative approach to governing and implementing the metropolitan planning framework, acknowledging linkages to the wider region.

Our work will be coordinated across all levels of government and utility providers when we make decisions about where to invest in the infrastructure and services across Greater Hobart which underpin our quality of life.

5. Have greater connection

Greater Hobart will be a city that is easy to get around.

We will provide greater transport choice, working toward use of a range of public and active transport options to move around safely.

We will create and locate jobs and services close to where people live so we spend more time with friends and family.

Our public transport will join up and we will embrace smart digital technology to make moving around easier and to better manage our city.



6. Plan for growth and change

We will have a range of housing types and choices for all lifestyles and stages that are affordable across Greater Hobart.

We will manage urban growth and increase residential density in inner urban areas of Greater Hobart, close to public transport and jobs.

New residential areas will be planned in sequence with the delivery of transport, services and infrastructure. As we grow, we will protect our unique natural areas and biodiversity.



How we will deliver on the Vision

In addition to shaping this long term Vision for Greater Hobart, together we developed the *Greater Hobart Act 2019*, which provides a governance framework for the Clarence, Glenorchy, Hobart and Kingborough councils and the Tasmanian Government to support a collaborative approach to infrastructure and strategic planning. This will help us to not only work together now, but also sets in place an enduring framework for continued collaboration into the future.

Through the Greater Hobart Act we set our shared objectives, which are to:

- make **strategic and integrated planning decisions**, including in relation to transport and service infrastructure, that consider a whole of Greater Hobart area view
- facilitate the **efficient and safe flow of transport** and **encourage low-carbon emissions transport options**
- manage, support access to and development new, cultural, sporting, recreational and community facilities
- **encourage urban renewal**, and access to **affordable housing options**
- **develop and create hubs** for sport, recreation, social and economic activity, technology, industry, education or the arts.

We intend to work collaboratively to identify principles, priority areas and implement actions that will deliver strategic, efficient and integrated land use planning and infrastructure outcomes.

The Tasmanian Government and Greater Hobart Councils will also work together to develop a Greater Hobart MetroPlan, a technical planning tool document, which will implement the objectives of the Greater Hobart Act and the key themes in the Vision for Greater Hobart.

The MetroPlan will also serve as a metropolitan update to the Southern Tasmania Regional Land Use Strategy. The Greater Hobart Vision and MetroPlan will ensure a coordinated approach to shaping the future of Greater Hobart to 2050.

The delivery of a MetroPlan is an agreed action in the Hobart City Deal, a 10 year partnership between the Australian and Tasmanian Governments and the Clarence, Glenorchy, Hobart and Kingborough councils. The Hobart City Deal will guide and encourage investment to leverage Hobart's natural amenity and build on its position as a vibrant, liveable and connected global city.

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