

SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY

STATE OF PLAY REPORT SUMMARY



Southern Tasmania
REGIONAL PLANNING PROJECT

September 2024

The Southern Tasmania Regional Land Use Strategy

Regional Land Use Strategies are an important part of the Tasmanian Planning System. They plan up to 25 years ahead and set the direction for how land use change, growth and development in Tasmania’s Regions will be managed.

The Southern Tasmania Regional Land Use Strategy (STRLUS) is one of three Regional Land Use Strategies in Tasmania. The STRLUS was first declared in 2011. Since 2011, Southern Tasmania has experienced population growth and the economic, social and environmental conditions have changed. There have also been changes to planning policy and legislation such as the introduction of the Tasmanian Planning Scheme and the Tasmanian Planning Policies.

The twelve local governments of Southern Tasmania in conjunction with the Tasmanian Government State Planning Office are working together to update the STRLUS.

The State of Play Report

This State of Play Report is the first step in updating the STRLUS. It summarises available data and information on a range of topics to understand the key issues and influences in the Region and the causes of growth and change. It addresses what has been learnt from past experience in the Region, what is currently happening, and (for some issues) projections of what may occur over the next 25-30 years.

Southern Tasmania is unique, complex, and diverse. The State of Play Report documents the things that make parts of the Region unique, that the community values, and that are important to address for the benefit of people, the economy, and the climate and landscape that shapes the region.

The findings from the State of Play Report will inform updates to the STRLUS by identifying key land use planning issues for the Region that the STRLUS needs to address. The State of Play Report is structured using key themes that cover related topics.

Themes	Topics
Culture, Climate, Landscape and Environmental Values	<ul style="list-style-type: none"> • Cultural Heritage and Values • Natural Environment, Landscape Character and Climate • Natural Hazards and Environmental Risks
Economic Activity and Infrastructure	<ul style="list-style-type: none"> • Economic Activity and Productivity • Movement and Connectivity • Utilities
People, Communities and Growth	<ul style="list-style-type: none"> • Population Growth and Change • Housing, Placemaking and Growth Management • Social Infrastructure

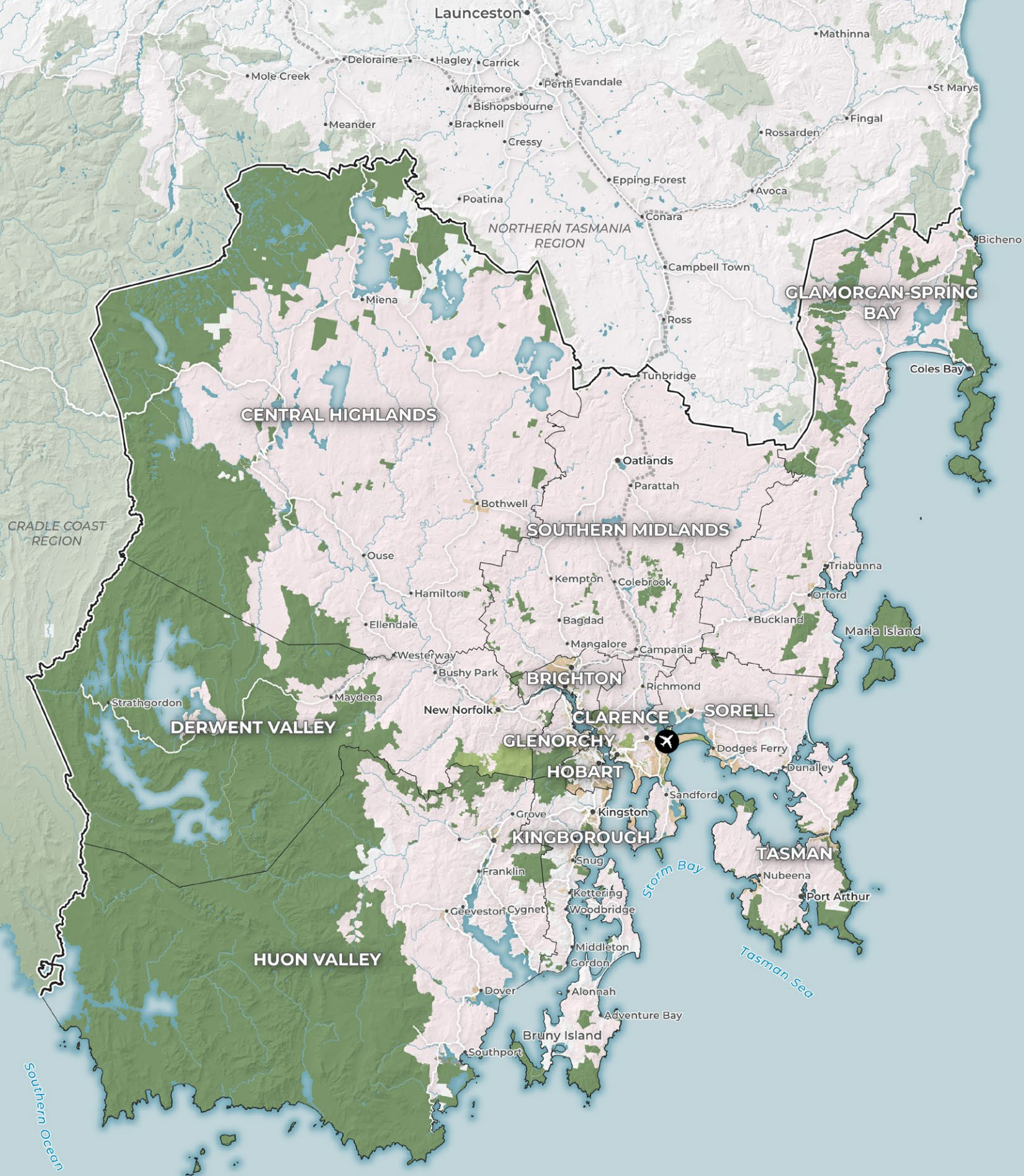


FIGURE 1. THE SOUTHERN TASMANIAN REGION

LEGEND

- LOCAL GOVERNMENT AREAS
- Regional Land Use Strategy Boundary
- Roads
- Railway
- ✕ Hobart International Airport
- Rural and Non-Urban Areas
- National Parks, Reserves and Conservation Areas
- Open Space & Recreation
- Urban Areas

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map



Cultural Values, Climate, Landscape, Natural Hazards and Environmental Risks

The Southern Tasmania Region is characterised by an expansive and unique natural environment. The UNESCO-heritage listed Tasmanian Wilderness covers almost a quarter of Tasmania (1.58 million hectares) and includes much of the western parts of the Southern Tasmania Region. Mountains frame the urban areas (particularly kunanyi/Mt Wellington) and are a prominent feature across much of the Region. Much of the coastline is rugged, and some areas are accessible only by boat or walking. National Parks and other conservation reserves are located throughout the Region. The natural landscape of the Region shapes how people live and move around the Region, and is a drawcard for visitors and migrants. The natural environment also underpins other aspects of the Region's economy, with many agriculture and aquaculture producers relying on the areas reputation as a pristine environment.

Natural hazards and environmental risks have implications for land use planning in Southern Tasmania, particularly given the Region's dispersed pattern of towns and urban areas, interfaces between natural and urban areas, and extensive coastline. The Region's strong agriculture and aquaculture sectors, nature based tourism, and history of mining and forestry benefit from the Region's natural environment, but can also present threats to natural systems and environmental quality.

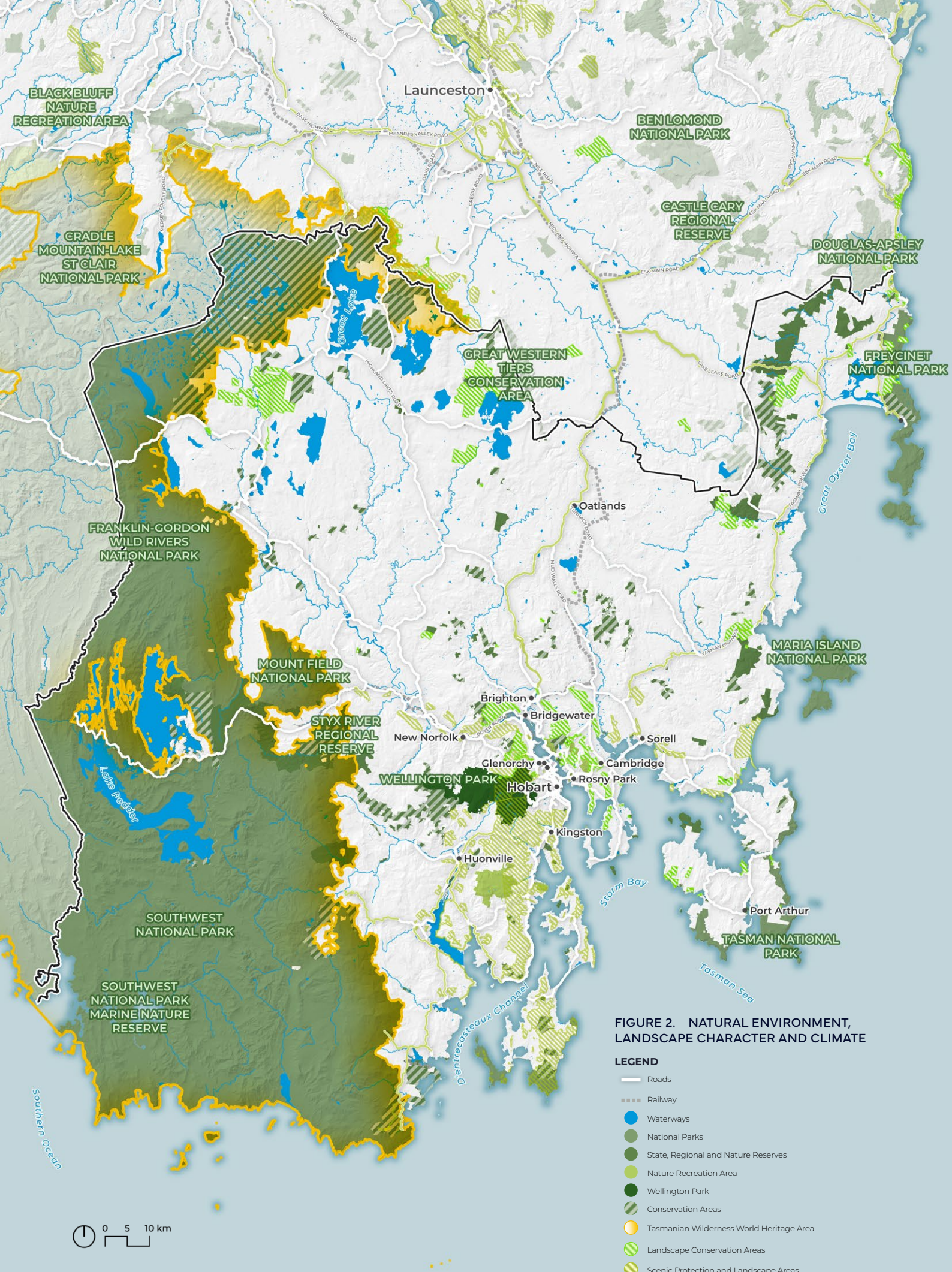


FIGURE 2. NATURAL ENVIRONMENT, LANDSCAPE CHARACTER AND CLIMATE

- LEGEND**
- Roads
 - Railway
 - Waterways
 - National Parks
 - State, Regional and Nature Reserves
 - Nature Recreation Area
 - Wellington Park
 - Conservation Areas
 - Tasmanian Wilderness World Heritage Area
 - Landscape Conservation Areas
 - Scenic Protection and Landscape Areas

0 5 10 km

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map



Economic Activity and Infrastructure

Southern Tasmania's blend of metropolitan, semi-rural and rural areas make it a regionally diverse economy, with strong variance in economic activities and employment. This ranges from the high concentration of administrative and population-serving activities in Hobart, employment lands in Glenorchy, Clarence and Brighton, and the dominance of rich agricultural industries in the more rural areas.

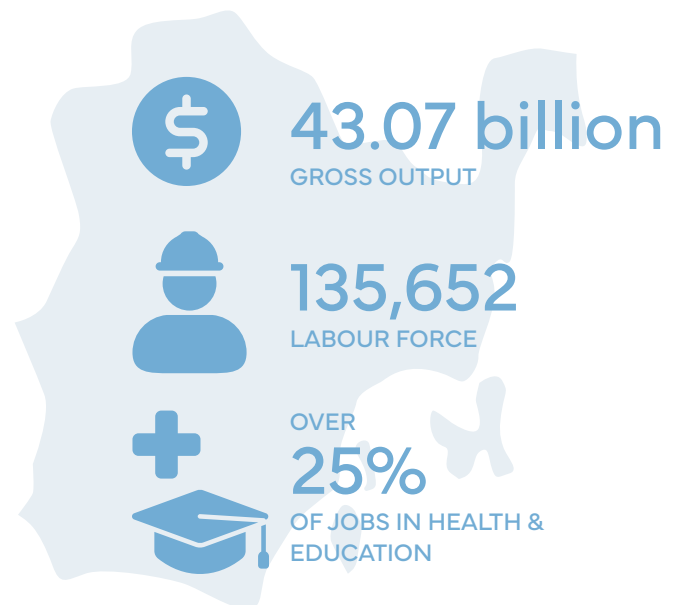
Southern Tasmania's economic performance is strongly influenced by its population. Periods of economic growth match periods of population growth and growth in spending capacity. Tourism is also growing and diversifying, with visitors attracted to the Region's unique nature, adventure sports, gastronomy, marine activities, arts and culture.

Southern Tasmania's main employment opportunities are related to the Region's population:

- Health care, education, public administration and retail are all directly linked to serving the needs of the Region's community.
- As the Region's population continues to get older, demand for workers in these sectors is likely to continue to grow.
- Construction is also a major employer and reflects strong continued activity particularly in housing construction over the last 10 years.
- Tourist related jobs in accommodation and food services also employ a lot of people and are spread across different parts of the Region.
- Agriculture and food processing also demonstrate the continued importance of primary production and the potential to add value to agricultural produce, and the strength and diversity of aquaculture across coastal parts of the Region.
- There are synergies with agritourism, and this relates to agricultural value add through industries such as wineries, distilleries, fishing, and oyster farming

Planning for a sustainable cost-effective transport network for the Region requires integration of land use, transport and utilities planning.

Moving towards a higher proportion of travel by public transport, walking and cycling will require investment in new and improved transport infrastructure, including roads, public transport and active transport aligned with planning for where and what types of growth in housing and jobs occurs across the Region.



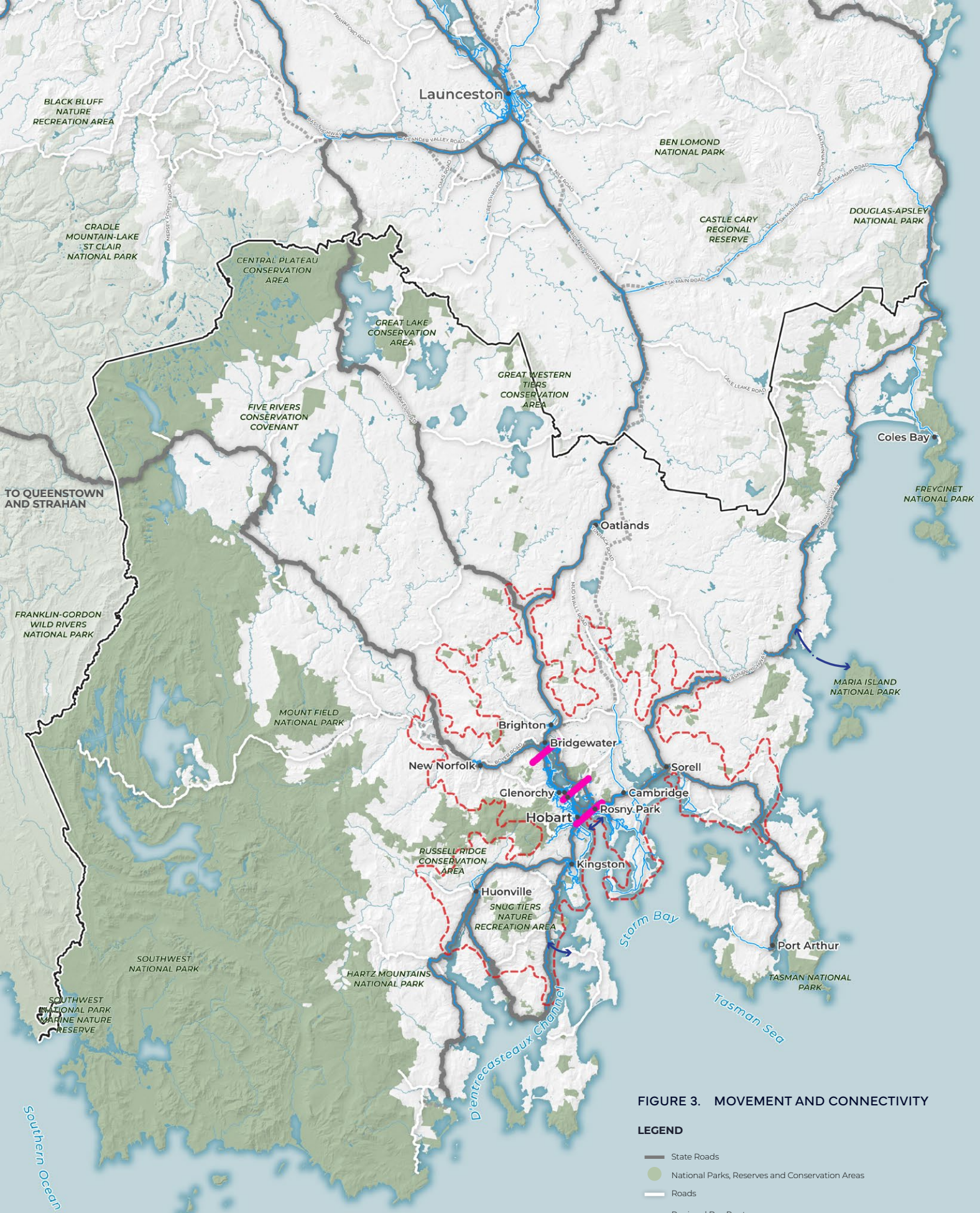


FIGURE 3. MOVEMENT AND CONNECTIVITY

LEGEND

- State Roads
- National Parks, Reserves and Conservation Areas
- Roads
- Regional Bus Routes
- ↔ Ferry Routes
- Railway
- 45min Drive Time from Hobart CBD
- Landmark Bridges

0 5 10 km

Source Data: Land Information System Tasmania (LIST), Google Maps and Open Street Map



THEME 3

People, Communities and Growth

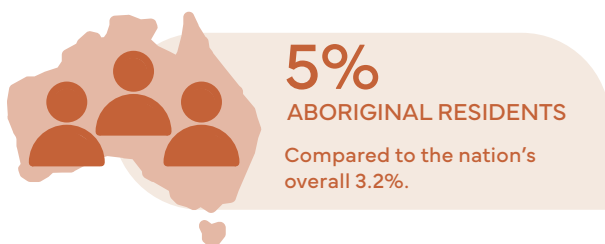
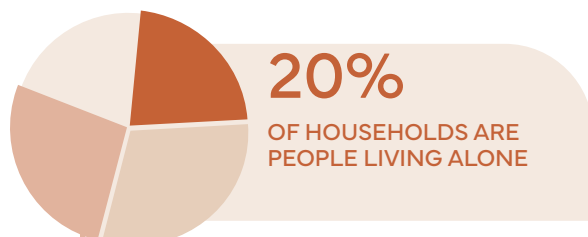
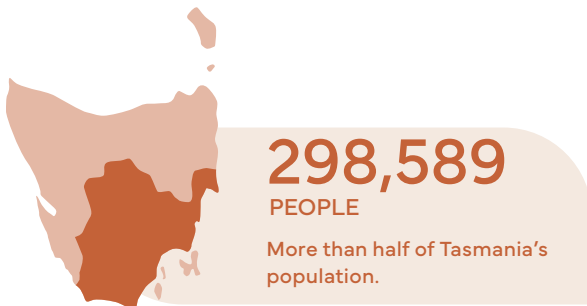
Population forecasts for Southern Tasmania estimate a total increase of 43,447 people in the 23 years from 2023 to 2046, a slower rate than the growth over the past 12 years. The forecasts also estimate the population will get significantly older. Around 58% of all population growth is forecast to be people aged 65 and older.

Southern Tasmania's ageing population is largely related to a combination of low and declining birth rates and young adults leaving to other Australian states. Reasons for younger people leaving Southern Tasmania include a lack of secure, full-time and well paid jobs, a real and perceived lack of education, competition for housing

and declining affordability, access to health services, and lifestyle choices. Implications of an ageing population for Southern Tasmania include shifts in the type and location of housing, demand for social services like health care, and lower economic productivity (per person) due to lower workforce participation and less productive industry sectors.

Southern Tasmania's changing population will have implications for housing requirements throughout the Region, particularly reducing household sizes which are partly caused by the population getting older.

In summary Southern Tasmania's population has:



Some of the indicators of wellbeing in Southern Tasmania include:

INCOME:



\$39,119

PER ANNUM

is the median individual income for Southern Tasmania.



\$41,940

PER ANNUM

is the median individual income for Australia.

UNEMPLOYMENT:



3.66%

UNEMPLOYMENT

across Southern Tasmania.



3.11%

UNEMPLOYMENT

across Australia.

EDUCATION:



OF SOUTHERN TASMANIAN RESIDENTS

have completed Year 12, compared to 57% across the nation.



OF SOUTHERN TASMANIAN RESIDENTS 15 AND OVER

have post-school qualifications, compared to 52% throughout Australia. This includes vocational training and higher education.

KEY FINDINGS

Region Shapers and Land Use Planning Outcomes

The opportunities and challenges identified in the State of Play are presented as possible 'Region Shapers' to provide preliminary direction for the STRLUS.

The Region Shapers capture and respond to the diversity of the Region, particularly the unique challenges and opportunities across different geographic areas.



REGION SHAPER #1

Planning for the Region is grounded in an understanding of, respect for, and connections to culture, history and Country

- Involve the palawa, Southern Tasmania's Aboriginal people in devising the approach to embedding Country-first practices in regional planning for Southern Tasmania.
- The significance of landscape in the identity and character of Southern Tasmania, its influence on growth and economic activity, and value to Southern Tasmania's people are reflected in regional planning.
- Pre- and post-colonisation history and cultural values of both Aboriginal and non-Aboriginal people are acknowledged.



REGION SHAPER #2

Land use and economic activity respect, protect and respond sustainably to the Region's unique natural environment

- New housing is well located and responsive to topography, natural systems and hazards.
- Housing for a growing and changing population is compatible with the landscape and natural assets of the Region.
- Growth and diversification of the Region's economy, including creating more jobs, emergence of different industries, technologies and products, supports the long term health of the natural environment while capitalising on the opportunities it creates.
- Patterns of land use growth and change consider climate change impacts on the environment and implement sustainability outcomes that reduce the impacts of land use.



REGION SHAPER #3

Communities across Southern Tasmania are safe and resilient to natural hazards and climate change

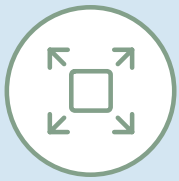
- The boundaries of Greater Hobart's urban area and growth in towns and villages considers and mitigates risks from natural hazards including bushfire, flooding and landslip.
- Potential changes in the Region's climate including temperatures, rainfall patterns and sea level rise inform decisions on where and what types of growth occur, and risks to existing communities.
- Growth in urban areas, towns and villages considers impacts of natural hazards on infrastructure and access to services and facilities, and the movement of goods and people around the Region are addressed.



REGION SHAPER #4

Communities in the Region are sustainable, connected and diverse

- Housing is accessible, affordable and suitable for diverse and changing needs.
- Housing is the right type and size to suit the needs of an aging community as well as the growing number of one and two people households.
- There is capacity for housing in the towns and villages across the Region to meet demand, and decisions on where new housing is located consider the costs of and ability to deliver infrastructure and services that residents need.
- New housing is located to prioritise access to employment and services and to take advantage of active transport, green links and public transport.
- Active and public transport improvements are prioritised in locations where new housing is planned.
- Land use planning incorporates measures to promote community health and healthy living.



REGION SHAPER #5

Social services and infrastructure are planned and delivered to support a growing and changing community

- Planning for new or expanded social infrastructure and services is aligned with where population growth is strategically planned across the Region.
- Social services and infrastructure meet the changing needs of the community in particular different age profiles in different parts of the Region.
- Housing is suitable and affordable to key workers particularly in health care, education, emergency services, and in some parts of the Region tourism, hospitality, and agriculture.



REGION SHAPER #6

Employment and economic clusters are accessible and transport networks support how, where and why people and goods move within, to and from the Region

- Transport networks are integrated with where people live and work, and with the services and facilities that support their daily lives.
- Centres, towns and villages across the Region provide equitable and viable access to employment, shopping, entertainment, and social services.
- Freight movement networks provide access to key industry clusters, ports and distribution hubs.



REGION SHAPER #7

The Region's economy leverages its unique strengths and provides a stable base for employment growth and diversification

- Economic growth and diversification are tied to and build upon:
- Hobart's role as Tasmania's capital city.
 - Sustainable use of natural assets through tourism, agriculture, aquaculture.
 - Capitalising on education, research, innovation and collaboration in fields that are unique to or particular strengths of the Region.
 - Embracing new ways of production and combinations of activities that add value.



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