

2.0 Planning Scheme Purpose

2.1 Purpose

2.1.1 The purpose of this planning scheme is:

- (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

2.2 Regional Land Use Strategy

2.2.1 The Southern Tasmania Regional Vision

A vibrant, liveable and attractive region, providing sustainable growth opportunities that build upon our unique natural and heritage assets and advantages as Australia's southern most region.

2.2.2 The Southern Tasmania Region

The Southern Region of Tasmania is comprised of the 12 local government areas of Brighton, Central Highlands, Clarence, Derwent Valley, Glamorgan Spring Bay, Glenorchy, Hobart, Huon Valley, Kingborough, Sorell, Southern Midlands and Tasman. It is the largest of the three regions of Tasmania in area (38%) and population (48%).

At the heart of the region is the metropolitan area of Greater Hobart flanking the Derwent River and extending over all or part of the local government areas of Brighton,

Clarence, Glenorchy, Hobart, Kingborough and Sorell. It has developed into a polycentric city, with activity centres at Clarence, Glenorchy and Kingston now providing significant secondary foci to compliment the Hobart CBD.

Greater Hobart is the centre of all major social and economic facilities for the region as well as being the capital city and administrative & political centre for Tasmania. It accounts for nearly 86% of the region's population and over 90% of the region's employment opportunities. It is the most populous urban area within the State. Its social and economic interactions significantly influence the remainder of the region, its towns and settlements. It is Australia's 11th largest city, although it is one of the least dense and has one of the highest proportions of single detached dwellings.

The remainder of the region's population is focussed in smaller settlements across coastal areas in the east and south and agricultural and highland districts to the north and the lower-middle Derwent Valley to the west. The two largest settlements outside Greater Hobart are Huonville and New Norfolk, which are set in traditional rural landscapes.

The region is characterised by a diverse landscape. The western half is virtually unpopulated and dominated by the Tasmanian Wilderness World Heritage Area, a rugged landscape of exceptional natural, cultural and aesthetic value. Intensively farmed landscapes predominate on the floors of the Huon, Derwent and Coal River valleys in the south-eastern part of the region, as well as a number of smaller locales. Extensive dry-land farming dominates the midlands district to the north of Greater Hobart where the landscape is more extensively cleared of native vegetation. Elsewhere in the eastern half of the region the landscape is generally a mix of agriculture on lower ground with ridgelines and hilltops generally retaining native vegetation. The central highlands lakes district provides a unique alpine landscape and a world-class wild trout recreational fishery.

The natural setting of Greater Hobart is significant. It is nestled between mountain ranges with a natural treed skyline and foothills forming the backdrop to the City. The River Derwent dissects Greater Hobart with large areas of natural vegetation and almost continuous public access along the foreshore.

The region has a relatively low historic population growth compared to mainland centres with an average annual rate of 0.9% from 2001 to 2008. The population is also aging faster than the national average whilst the average household size had been falling for many decades, and currently stands at 2.4 people per dwelling. Migration interstate has long been a feature of the State's demography.

The region is home to economic drivers of regional, state and national importance. The fishing industry, in particular aquaculture, is of national significance and a major wealth generator for the region. Forestry is a major economic driver within the region, and this sector is currently passing through a significant restructuring and repositioning exercise which will likely result in more emphasis on higher value / lower volume wood products generally. Agriculture has traditionally provided a smaller economic return in the south of the State compared to the other two regions, however the pending expansion of

irrigation areas will provide a significant boost to this sector in the near future. The tourism sector provides a range of direct and indirect employment opportunities and continues to be an important contributor to the economy. There are significant opportunities for furthering economic activity within the Southern Ocean and Antarctic research and protection sector, capitalising on the region's unique competitive advantage in terms of geographic position.

2.2.3 The Southern Tasmania Regional Land Use Strategy

The Southern Tasmania Regional Land Use Strategy 2010 – 2035 ('the Strategy') is a broad policy document that will facilitate and manage change, growth and development within Southern Tasmania with a 25 year time horizon. It has been declared by the Minister for Planning pursuant to Section 30C of the Land Use Planning & Approvals Act 1993 and this planning scheme is therefore required to be consistent with it.

The Strategy sets out 10 'strategic directions' for the region:

- Adopting a more integrated approach to planning and infrastructure.
- Holistically managing residential growth.
- Creating a network of vibrant and attractive activity centres.
- Improving our economic infrastructure.
- Supporting our productive resources.
- Increasing responsiveness to our natural environment
- Improving management of our water resources.
- Supporting strong and healthy communities.
- Making the region nationally and internationally competitive.
- Creating liveable communities.

The Strategy also recognises climate change as a significant challenge and provides for this as an overarching consideration. The regional policies provided within the Strategy necessary to progress towards the above strategic directions are detailed further in Clause 3.0, below, and are not repeated here.

2.2.4 Municipal Setting

The Kingborough municipal area is located to the south of the City of Hobart with Kingston, the main urban area, being only 12km from the Hobart CBD. Kingborough also borders the Huon Valley municipal area, which is located immediately to the west and south of Kingborough.

Kingborough is a coastal municipality and has one of the longest stretches of coastline in the State (336 kilometres). The total land area consists of 717 square kilometres, of which about half is taken up by Bruny Island. Kingston is the principal activity centre and, together with Kingston Beach, Blackmans Bay and Huntingfield, is the main focus for future residential and commercial development. The other main residential

settlements are Taroona, Margate, Snug, Kettering, Woodbridge, Dennes Point, Alonnah and Adventure Bay.

While most of the population resides within the main urban areas, Kingborough is still primarily a rural municipality. The most dominant natural feature is the D'Entrecasteaux Channel. Beyond the coastal strip the land rises to gently rolling hills with forested skylines. Most of the land within Kingborough is located within only a few kilometres of the coast. Local communities feel very strongly about the need to protect the existing character of local areas and, more generally, the natural values and attributes of the whole Kingborough municipal area.

Kingborough contains some very important environmental values that require protection through the development control process. Rare and threatened flora and fauna occur throughout the municipality and critical habitat must be protected for the benefit of such species as the forty-spotted pardalote and the swift parrot. Bruny Island is renowned for its natural attractions.

The current resident population (as at 2012) is about 35,500. Kingborough's population continues to grow at a substantial rate (about 2% each year). During most recent years, Kingborough's population has grown by the largest numerical amount compared to all other municipal areas in Tasmania. Kingborough has an aging population in both numerical and proportional terms. Kingborough's median age 40 years, is the same as the State average. Kingborough has a high commuter population – it has 14% of the population in Southern Tasmania but only has 7.2% of the jobs. It has amongst the highest number of building approvals in the region. About 90% of the Kingborough population resides north of Oyster Bay.

The population growth for Kingborough is essentially being driven by migration into the municipality, which is motivated by both personal choice (based on the area's natural attractions) and economic factors (such as the availability of suitable residential land and housing). Kingborough offers opportunities for new residents (including 'sea-changers', new families and retirees) to live in an area within relatively easy commuting distance to Hobart. This convenience, together with increasing retail, service and educational opportunities and pleasant urban and rural surroundings, is a strong attraction.

Future development within Kingborough should best meet the needs and expectation of the local community. In order to do this it is expected that:

- the amenity and character of existing settlements will be protected and enhanced wherever possible;
- compact urban centres are to be favoured over continued outward urban expansion in order to protect rural and coastal landscapes;
- the local area's natural values, agricultural potential and cultural assets will be protected from inappropriate development;

- public infrastructure is capable of servicing areas that are made available for future development
- a variety of housing opportunities will be provided for and there is to be an appropriate balance between increasing residential densities and having additional housing development on the urban fringe;
- multi-unit housing development will be encouraged to locate close to central or local business areas;
- future development will provide for improved urban design, streetscape conditions, local open space and recreational linkages;
- sustainability criteria will be referred to when designing new residential and commercial projects and innovative solutions encouraged; and
- commercial opportunities within each settlement and quality tourism initiatives encouraged more generally will be encouraged.

Kingborough in the Regional Context

Kingborough is a significant urban growth area within southern Tasmania. The Southern Tasmania Regional Land Use Strategy confirms that this will continue to occur in that there are a number of large residential expansion areas immediately to the south of Kingston. Kingston itself is designated as one of three Principal Activity Centres outside of central Hobart. It is therefore expected that the Kingston area will continue to be the major focus for further urban development within the municipality during the coming years. More detailed planning decisions will need to be made in regard to the design of new subdivisions within “greenfield” residential areas at Huntingfield and Spring Farm, the future use of the former Kingston High School site, as well as the further development of the Kingston CBD and the corridor along the by-passed section of the Channel Highway.

There is a clear direction to increase the densities within existing urban areas. The higher densities will result in improved public health outcomes, encourage the increased use of public transport and improve the viability of local retail and community services. There is also an ongoing need to upgrade road, water and sewerage infrastructure. This will address a number of existing shortcomings and cater for further development. The Regional Infrastructure Investment Plan highlights a number of important projects for Kingborough in this regard.

It is envisaged that this further development will assist Kingborough in being less reliant upon Hobart. Increased local employment opportunities and the provision of improved community facilities and services will reduce the need to commute or travel long distances for essential services. Additional commercial and light industrial development opportunities need to be accommodated, as well as the ability to operate businesses from home.

The Regional Strategy has also set the general direction for the future land use planning of rural areas within Kingborough. It is proposed that there be limited opportunities to expand existing rural living or residential areas. There will be opportunities for some

infill within existing areas. Urban growth boundaries will limit the further encroachment into the surrounding rural areas. Future rural development should not adversely compromise the agricultural potential of productive land. The rural towns and villages have generally been designated as having low growth potential.