



GREATER HOBART

GROWTH, RENEWAL & CONNECTION

February 2023





City Growth & Urban Renewal

Hobart is ready for inner-city renewal and urban transformation. To maintain strong future employment and investment we need to connect housing with transport, planning and activity attractors. The development of Macquarie Point is fundamental to achieve this.

With the latest projections from the Australian Government's Centre for Population predicting Tasmania will be home to 646,000 people by 2032-33, now is an important time to reflect on our changing shape and face of our cities to better prepare for the future. Already, population growth in Greater Hobart is driving housing growth to the outer suburbs, with a consequential impact on congestion and associated risks to liveability, input costs for businesses, and service costs to government.

Given the continually changing environment, the liveability of Hobart as the capital city will be central to the long-term economic prospects of Greater Hobart. Liveability is central to the wellbeing of residents and long-term economic prospects – it is about how we live, where we live, where we work, how we get around and where we go.

This is about improving Hobart while still maintaining the character of the city. It is about making people's lives easier and more connected. It is about giving people more choice about how and where they live, how they move around and where they go.

We have the opportunity to avoid challenges facing bigger cities in Australia and globally, including the need for unsustainably expensive transport infrastructure. This means we need homes for our growing population as close as possible to where jobs will be located, and to ensure that our infrastructure and transport options can not only cope, but together will form the basis of a flourishing capital city.

Together, sustainable growth will continue to be shaped across all three levels of government. Governance arrangements are already in place to facilitate engagement, including through the Greater Hobart Committee.

Our vision for Greater Hobart is to grow without losing what makes Hobart special by continuing to:

- activate previously underutilised spaces
- improve transport networks and increase efficiency and accessibility of transport options
- encourage inner-city living through key attractors like Macquarie Point
- provide development and investment opportunities

Activating Macquarie Point with the Arts, Entertainment and Sporting Precinct is fundamental to the urban renewal of Greater Hobart, and the state more broadly. It will enhance, and be enhanced by, the wider urban renewal projects already planned or underway. It will not only stimulate economic development, but will unlock opportunities to attract new sectors such as large-scale conferences and exhibitions. This attractor will contribute to rejuvenating a key location in our city by creating a central activity centre serviced by three key transport corridors.





Housing Supply & Diversity

Greater Hobart has a very low overall residential density and suffers from what is referred to by experts as the 'missing middle' – in that there are single dwellings on separate blocks and some multi-storey apartments, but not much in between. Hobart is not alone in this respect, as many cities across the world and in Australia are also seeking to address the 'missing middle'.

A tightened housing market and the existing housing stock in Greater Hobart limits the choice available, particularly for those on low incomes, first home buyers, people seeking to downsize and those wanting to live closer to their employment.

The housing challenge in Tasmania is significant.

To address current challenges, Homes Tasmania was created with a \$1.5 billion funding commitment from the Tasmanian Government.

It has clear targets to deliver 10,000 social and affordable homes by 2032, with approximately half needing to be integrated into the Greater Hobart community.

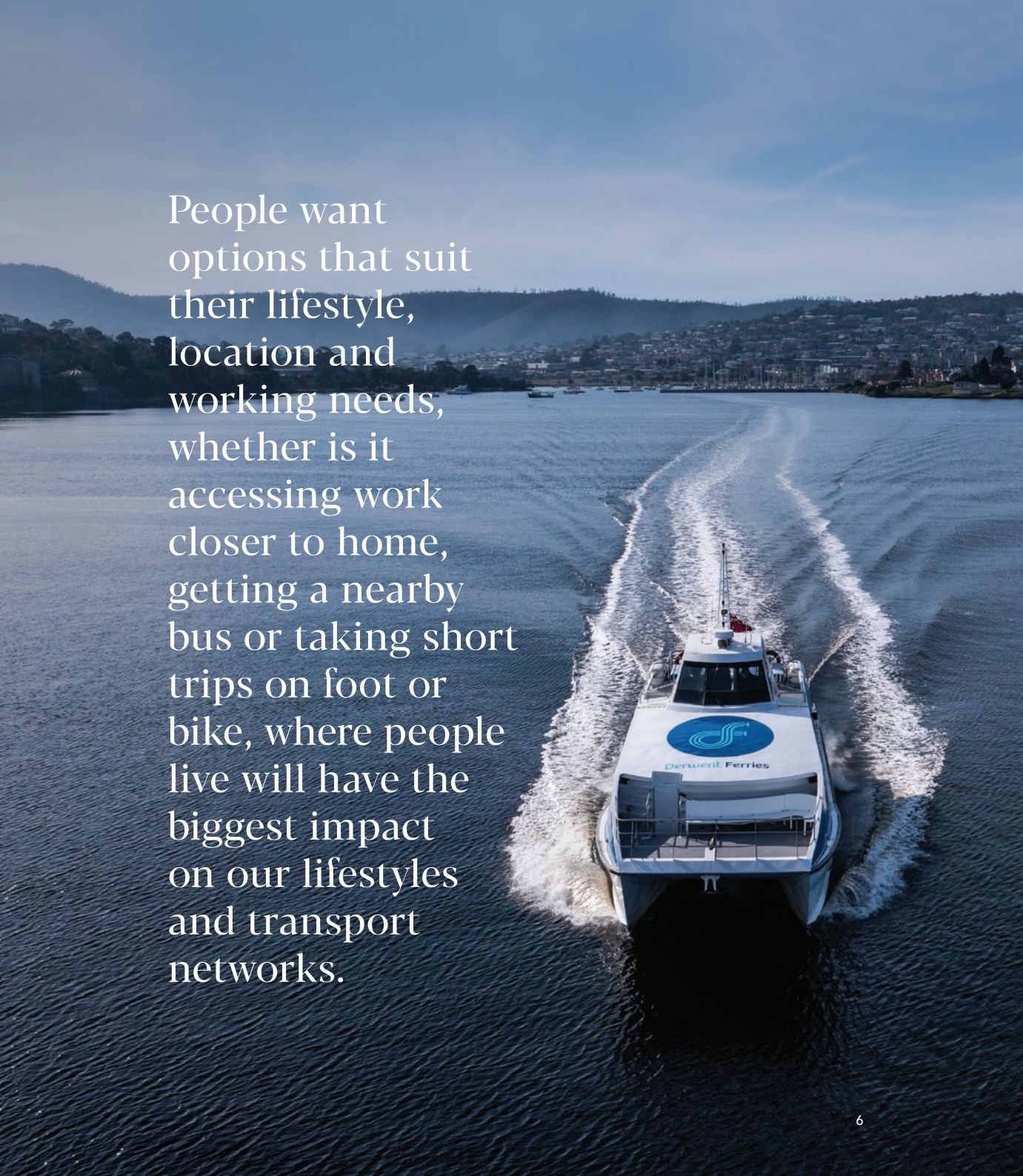
Housing choice and densification focused along key transport corridors will reduce urban sprawl, maximise infrastructure utilisation and stimulate further public and private sector investment.

We are aiming to stimulate public and private investment in housing diversity and density along the three key transport corridors into Hobart. This will:

- activate underutilised sites such as the redevelopment of the Hobart Showgrounds
- encourage increased housing diversity and supply where we need it
- provide greater housing choice and progressive densification to support improved active and passenger transport from the centre of the CBD outwards – reducing urban sprawl and maintaining our compact city
- provide better access to transit options and employment opportunities for all residents, including those living in social and affordable housing
- facilitate private sector investment
- provide demand for high frequency transport systems over time.

We will assess identified underutilised areas along the three key transport corridors and make planning interventions to encourage development.





People want options that suit their lifestyle, location and working needs, whether is it accessing work closer to home, getting a nearby bus or taking short trips on foot or bike, where people live will have the biggest impact on our lifestyles and transport networks.

Cross-city Transport Development & Improvement

Activation of adaptable and flexible transit solutions for a growing Greater Hobart, including Bus Rapid Transit, active transport, and an expanded ferry network will improve liveability and better focus economic growth.

Investing in integrated and modernised active and passenger transport infrastructure and services, particularly along key transit corridors, will also encourage housing densification and stimulate commercial development in targeted areas.

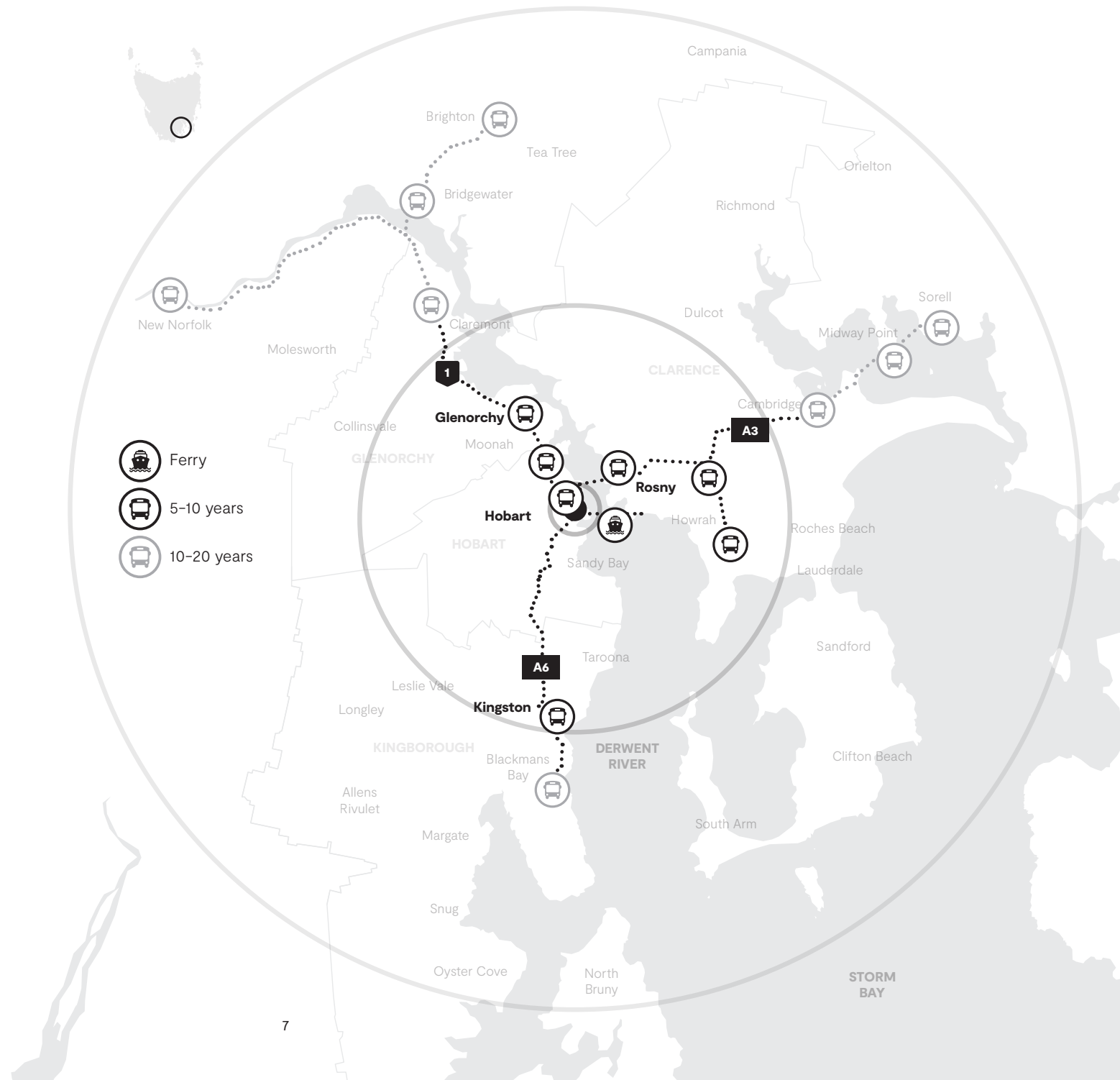
Increasing housing density across the region will enable investments that will give people better transport choice. By encouraging new residential development close to existing infrastructure and services, there will be less public spending needed on increasing capacity.

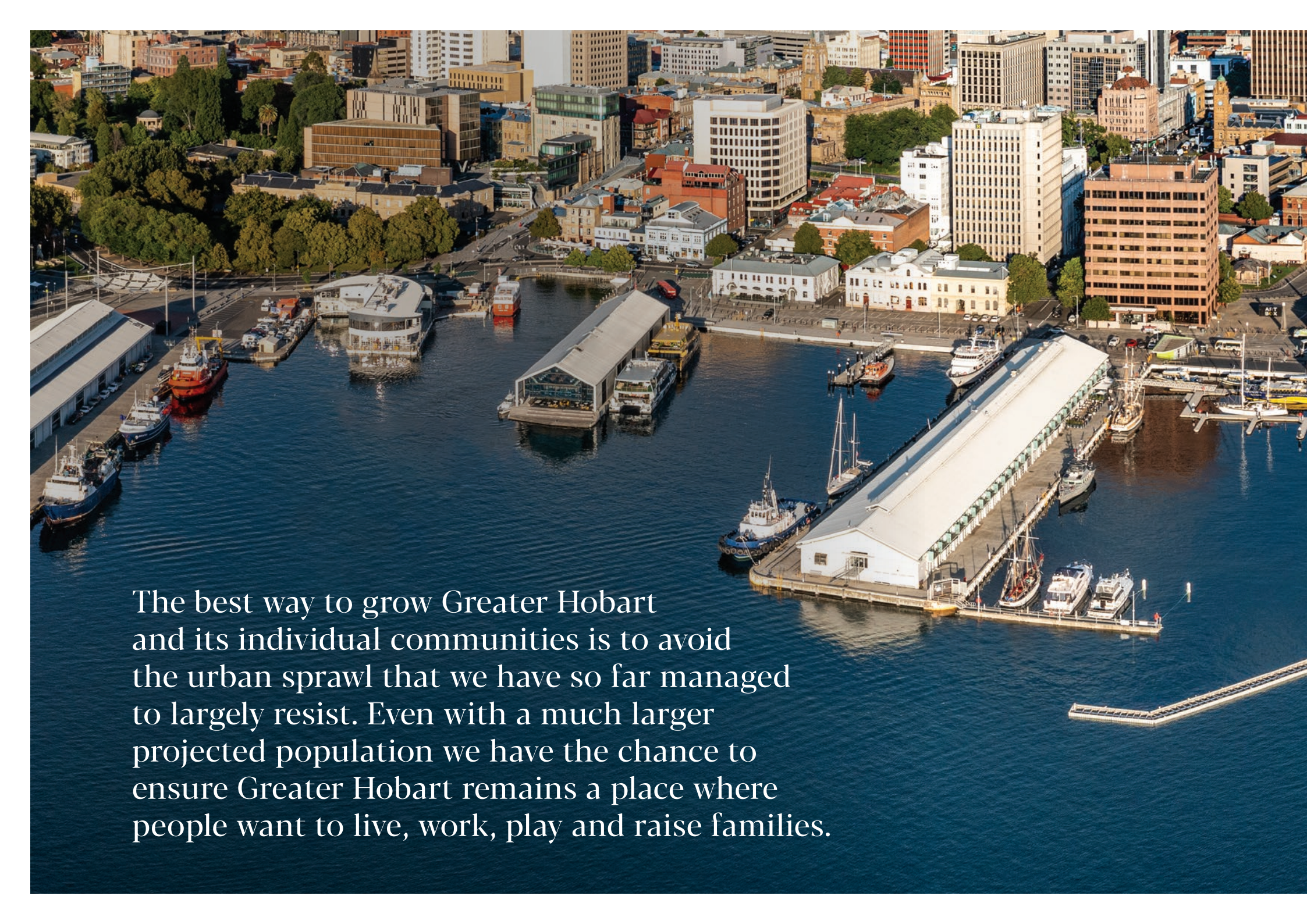
Cross-city transport development and improvements are already underway to support a multi-modal, resilient and integrated transport network. Improving coverage of existing transport networks is key for positive urban growth and housing outcomes and will be supported by:

Bus Rapid Transit – Staged over time to stimulate investment and urban renewal, a dedicated BRT system will provide a viable and sustainable transport option along the three key urban population and transport corridors.

Active transport – New paths will link activity centres and cater for users of all abilities to encourage the accessibility of the city.

River Derwent ferry service and infrastructure – A popular and important part of a diverse transit landscape, ferries will continue to provide an additional transport option to be progressively integrated into the broader transport network.



An aerial photograph of Hobart, Tasmania, showing the harbor filled with various ships, including cargo vessels, ferries, and sailboats. Large white industrial buildings are situated along the waterfront. The background features a dense urban landscape with numerous multi-story buildings and green spaces.

The best way to grow Greater Hobart and its individual communities is to avoid the urban sprawl that we have so far managed to largely resist. Even with a much larger projected population we have the chance to ensure Greater Hobart remains a place where people want to live, work, play and raise families.





A strong infrastructure pipeline is unlocking public and private sector investment in housing, transport and urban renewal.

Infrastructure & Investment

Hobart has never seen a period of infrastructure investment like it is currently experiencing. This presents an opportunity to together, focus on progressing projects that will enable the diversification of housing and transport options to activate the city. It will also provide certainty for Tasmania's key sectors to support their planning for future investment.

The activation of Macquarie Point is fundamental to the urban renewal of Greater Hobart – it will support the short- to medium-term growth of inner Hobart and the long-term transformation of Greater Hobart. Many of the required investments needed in Hobart are underway, committed, or in planning.

- 1 Tasman Bridge upgrade including new traffic management system and upgrade of cycling and pedestrian paths
- 2 Royal Hobart Hospital redevelopment to cater for the growing population and services hub for health and related services
- 3 Wharf upgrades to cater for Antarctic and export activities and cruise ship facilities at the Port of Hobart
- 4 Northern Suburbs Transit Corridor as part of a Bus Rapid Transit system
- 5 Fifth Lane (T3) on the Southern Outlet
- 6 New Hobart Transit Centre

- 7** University of Tasmania city campus projects
- 8** Antarctic and Science Precinct at Macquarie Point
- 9** Arts, Entertainment and Sporting Precinct including a multi-purpose stadium at Macquarie Point
- 10** Aboriginal Reconciliation and Truth Park at Macquarie Point

The Hobart Airport runway upgrades and interchange are part of our longer-term planning to facilitate growth within our tourism sector, promote Tasmania as a gateway to the Antarctic and support the delivery of high-cost time-sensitive freight.

- 11** Hobart Airport runway upgrades
- 12** Hobart Airport Interchange

Infrastructure planning and development in outer Hobart are well-advanced with projects underway to support longer-term growth within the region.

- 13** New Bridgewater Bridge
- 14** South-East Traffic Solutions along the Tasman Highway
- 15** Duplication of South Arm Highway from Rokeby to Lauderdale
- 16** Fifth lane extension on the Southern Outlet between Hobart and Kingston
- 17** Creation of regional employment hubs





Arts, Culture, Events & Sport

Tasmania is a highly popular tourist destination, and its reputation for arts, culture, good food and entertainment continues to grow. The Macquarie Point precinct as an attractor will be the only location that can stimulate all three transport corridors.

Tasmania's diverse arts sector, our renowned events and festivals, sporting and recreational opportunities have all contributed to increased visitation to the state. This has led to considerable hotel construction in recent years, which is expected to continue.

The Macquarie Point precinct presents an opportunity to convert a centrally placed site into an important regional asset for future generations. Its central and accessible location in the CBD and in the transport network provides an opportunity to create a vibrant mixed-use precinct that delivers economic and social infrastructure for the city, region and state. This will include the attraction of new sectors such as major conferences and exhibitions.

Carefully considered developments will provide the opportunity to deliver an activity centre that complements and maximises the potential of Macquarie Point's location – the establishment of the Truth and Reconciliation Park provides an opportunity to take a step forward on

A precinct that provides content and attracts people to Greater Hobart year-round will stimulate a vibrant arts, culture and sporting life.

our pathway to Truth-telling and Treaty, and the Antarctic and Science Precinct will cement Hobart as the leading gateway to Antarctica and strengthen its reputation for excellence in science, industry and logistics support.

A multi-purpose stadium will offer entertainment, commercial and supporting services and experiences such as hotels, restaurants, cafes and bars in one location, as well as providing an opportunity to showcase public artworks by local artists. The location is key – it provides added impetus to broader urban renewal efforts with transport options that will support, and be supported by, people attending events.

Macquarie Point, like MONA before it, will drive investment and cement Hobart's status as a key cultural destination, providing benefits to the state as a whole. The activation of Macquarie Point is part of the wider urban renewal and transformation of Greater Hobart over the next 20 years and will ultimately be an asset to all Tasmanians.



Now is the time

Our urban renewal story is an ongoing process. Our efforts are showing and continue to make our city – and our state – thrive. We have proven what a strong pipeline of projects can do to stimulate the local economy and shape our urban fabric.

But we are not done yet.

With carefully selected developments we can deliver a central activity centre that will support much needed densification while leveraging the necessary transport networks and services to enhance urban renewal of Greater Hobart.

A large crowd of people is gathered at night, illuminated by stadium lights. A curved, metallic structure, possibly a bridge or part of a stadium, arches over the crowd. The scene is vibrant and festive.

Our commitment to investing in Tasmania's future has seen us build an enviable reputation - nationally and internationally





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