
Huonville Ranelagh Master Plan



Final Report (Amended)

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Chapter 1

Introduction



01 Introduction

About Huonville and Ranelagh

Huonville is the main activity centre for the Huon Valley and provides important services and functions to the local government area and beyond in a sub-regional function.

Notwithstanding Ranelagh's proximity to Huonville, Ranelagh is a distinctly separate community from Huonville and is predominantly residential in nature. The connection between the two towns is limited with the towns being separated by an area of agricultural land with significant areas being identified as being flood prone.

The Huon Valley local government area, includes other important centres such as Cygnet, Geeveston, Franklin and Dover as well as significant natural features including areas that form part of the Tasmanian Wilderness World Heritage Area and diverse industries including agricultural, aquaculture, horticulture, tourism and forestry.

There is now significant and somewhat unprecedented development pressure in the Huon Valley municipal area. It is one of the fastest growing municipal areas in Tasmania with an increase in the projected population growth rate.

Why Master Plan?

Land use planning at its heart, is concerned with managing and providing for growth and change in cities, towns and areas of economic activity.

Master planning is a key tool for planning authorities to identify a future holistic vision for a place, based on its regional context and local conditions in order to address opportunities and challenges associated with such change and growth.

The most recent Huonville – Ranelagh Structure Plan is now six years old. Council is now preparing its Local Provisions Schedules for the Tasmanian Planning Scheme, and this has created a need for the preparation of a new master plan.

The master plan provides a comprehensive integrated framework for future development and investment in Huonville and Ranelagh for a period of 15-20 years, a recognised standard for strategic planning. It will provide the basis for preparing the Local Planning Provisions relevant to the area and guide the growth of the towns.

In this context, the master plan is a strategic decision-making tool that:

- Identifies the overall values of the place which should be protected;
- Examines the role and function of the Huonville and Ranelagh area in the context of Southern Tasmania;
- Identifies current opportunities and constraints;
- Aligns the interests of all stakeholders towards common goals and achieves cohesiveness in future actions by those stakeholders;
- Gives clarity to the community, business, investors and government about the future direction for the Huonville and Ranelagh area;
- Provides an overarching framework to prioritise investment into the area; and
- Outlines future considerations related to the master plan and the region.

Aims of the Master Plan

At the commencement of the master planning process the following aims were identified:

- Contribute to increased activity and revitalisation of the townships, enhancing key assets;
 - Strengthen Huonville's role as a significant regional centre;
 - Consider the appropriateness of the current zoning of both Huonville and Ranelagh and identify future zoned areas
- of commercial, residential and industrial uses which will guide future use and development;
 - Identify investment opportunities for both the public and private sector;
 - Improve linkages between and within Huonville and Ranelagh;
 - Identify the required residential, commercial, community and industrial land options.



Figure 1: The Study Area

Report Structure

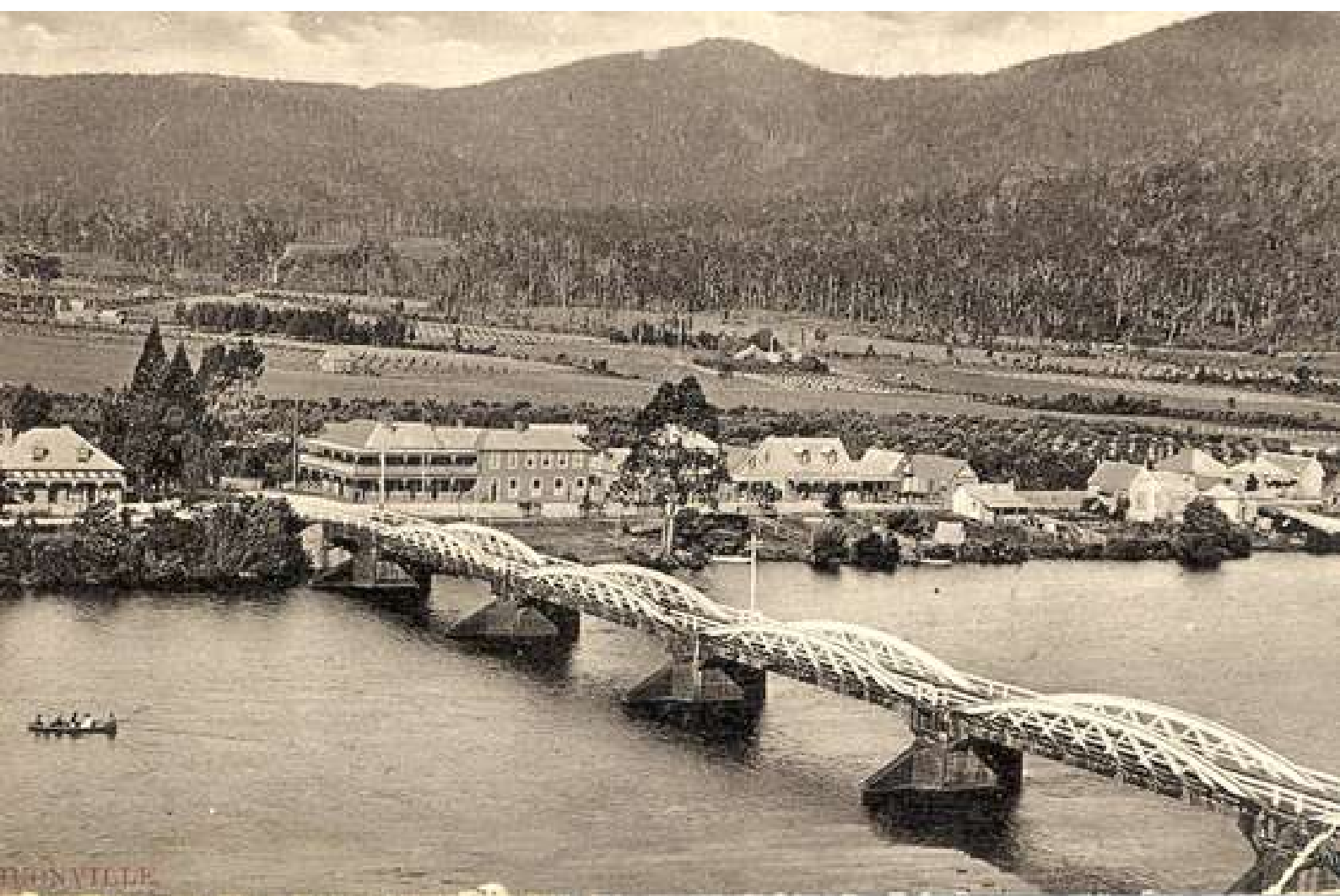
The development of the master plan has involved extensive stakeholder engagement, background analysis and site investigations.

The master plan is divided into five parts:

- **Site Context** - which examines the spatial, historical and planning policy influences on Huonville and Ranelagh;
- **Engagement Outcomes** - which summarises the engagement process to date and the key themes arising through the engagement process;
- **Opportunities** - which analyses the current opportunities that exist in the Huonville and Ranelagh area;
- **Constraints** - which analyses the current constraints that exist in the Huonville and Ranelagh area; and
- **The Master Plan** - which outlines the key directions, recommendations and actions. It also includes an outline of the next steps in the process.

Chapter 2

Context



02 Context

Spatial Context

Huonville's location within the Huon Valley, an important primary production area for Southern Tasmania, is within commuter distance (40km) of the primary employment areas of Greater Hobart, both of which are key drivers for population growth and additional economic activity. Huonville is also within proximity to other settlements in the Huon Valley including Franklin, Judbury, Geeveston and Cygnet, providing an important service centre function for the residents and businesses of these townships.

Huonville has developed generally along the north-south axis of Main Street (forms part of Huon Highway) with a relatively compact town centre and Southbridge located on the southern side of the Huon River. Its early history saw a concentration of activity along the edge of the Huon River.

Ranelagh is a unique, predominantly residential area and has an identifiably different character and amenity to Huonville. Ranelagh in some ways is a suburb of Huonville with its reliance on Huonville for services, yet importantly, is recognised and maintained as a separate, discrete settlement.

Both townships are bounded by significant physical barriers including the Huon River to the south, and Mountain River to the east of Ranelagh and west of Huonville, which are both prone to flooding. Land zoned Significant Agriculture, under the current Interim Planning Scheme, to the north, and standing vegetation with some known threatened vegetation to the west of Ranelagh and east of Huonville, creating a bushfire hazard.

These physical barriers are also significant assets of the town. The rivers, productive agricultural land and surrounding vegetated hills and ridgelines including the Wellington Range and the majestic Sleeping Beauty providing a stunning setting and biodiversity values.

The towns are in proximity to significant natural assets visited by tourists such as Hastings Cave, Cockle Creek and Hartz Mountains, as well other key destinations such as agri-tourism businesses, Franklin Wooden Boat School, and Tahune Airwalk, with Ranelagh accommodating a key regional facility of the Ranelagh Show Grounds.

Figure 2: Context Map



Historical Context

Aboriginal communities have lived in Tasmania for over 35,000 years. The area was first used by the *Mellukerdee* clan of the South East nation of Aboriginal Tasmania. Tasmanian Aboriginal people (Palawa) continue to connect with the area and the surrounding waterways, its food, rituals and spiritual values. There are Aboriginal heritage sites recorded throughout the landscape including isolated artefacts, artefact scatters and rockshelters. Aboriginal Heritage Tasmania has advised that the Huon River and other associated water courses are particularly conducive to Aboriginal heritage values.

Despite its closeness to Hobart, Huonville was not permanently settled by European settlers until 1839, due to dense bush, lack of arable land and difficulty of access. By 1853 a hundred people, mostly convicts, lived at Huonville. Over the next few decades better transport – a track to Hobart in 1855, a coaching service in 1869, a bridge over the Huon River in 1876 – and the growing apple industry led to steady development.

Huonville was not originally intended as the site of a town. Ranelagh was laid out as the town of 'Victoria' in colonial days. Huonville grew around the bridge crossing the Huon River and hotels at the bridge. It was officially declared a town in 1891.

By the 1880s Huonville, with a hotel, shops, wharf and bridge, was the main town north of Franklin. By the 1920s Huonville was the Huon Valley's administrative centre. Until the 1960s its prosperity was based on apples, timber, small fruits and hops. Britain's entry into the European Economic Community in 1973 was a severe setback, and many orchards were grubbed out.

Recently a more specialised apple industry, salmon farming, the wine industry and other intensive farming operations such as berries, have seen a resurgence in Huonville's agricultural prosperity (http://www.utas.edu.au/library/companion_to_tasmanian_history/H/Huonville.htm search date: 22 February 2018) .

Planning Context

As a strategic land use document prepared for the Huon Valley Council the master plan sits within the context of the Resource Management and Planning System of Tasmania (RMPS).

The specific policies and actions within the master plan must therefore:

- Further the objectives of the RMPS;
- Be consistent with relevant State Policies; and
- Be consistent with the objectives and desired outcomes of the Southern Tasmania Regional Land Use Strategy.

The Objective of the RMPS

The objectives of the RMPS are outlined in Schedule 1 of the *Land Use Planning and Approvals Act 1993* (the Act) as follows:

Part 1 Objectives of the Resource Management and Planning System of Tasmania

The objectives of the resource management and planning system of Tasmania are –

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

(b) to provide for fair, orderly and sustainable use and development of air, land and water; and

(c) to encourage public involvement in resource management and planning; and

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

PART 2 - Objectives of the Planning Process Established by this Act

(a) to require sound strategic planning and co-ordinated action by State and local government; and

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

(i) to provide a planning framework which fully considers land capability.

State Policies

There are three (3) current State Policies existing within the RMPS:

- The State Coastal Policy 1996;
- The State Policy on Water Quality Management 1997; and
- The State Policy on the Protection of Agricultural Land 2009.

All three State Policies are relevant to the master plan. The study area includes substantial tracts of agricultural land as well as the river/land east of the Huon bridge being subject to the State Coastal Policy 1996.

The master plan should therefore be consistent with these policies. Specifically, the master plan must:

- ensure that the potential for land use conflict between sensitive uses and agricultural use is minimised so as not to fetter agricultural land;
- minimise or avoid any impact on environmentally sensitive areas from the expansion of urban and residential areas;
- ensure compact and contained planned urban and residential development occurs based within the townships; and
- maintain and ideally enhance the public's common right of access to and along the coast from both land and water (refer figure below for the demarcation of the coastline shown in blue).

Figure 3: The Huonville and Ranelagh Area in aerial imagery showing the edge of the Coastal Zone in dark blue



Regional Land Use Strategy

The current Southern Tasmania Regional Land Use Strategy (STRLUS) was declared by the Minister for Planning on 1 October 2013 and amended on 14 September 2016. Under the *Land Use Planning and Approvals Act 1993*, a planning scheme must be consistent with the Regional Land Use Strategy. In addition to a range of regional planning documents which have been considered in the preparation of the master plan, the following is of specific relevance:

Activity Centres Policies

Huonville is described as a Rural Services Centre under Table 1 of the Activity Centre Network:

Role: To provide predominantly non-urban communities with a range of goods and services to meet their daily and weekly needs. Trips to larger Primary and Principal Activity Centres only required occasionally.

Employment: Includes a mix of retail and office based employment servicing the local area or having limited office space requirements. May include one or two larger employers that are not suited to an urban location.

Commercial including retail: Should offer at least one major or a combination of independent supermarkets and a range of specialty shops. Local or district level commercial office space servicing the community. May include district offices of government functions if strong correlation to features of the surrounding location.

Government Services & Community Infrastructure: Should offer a range of health and cultural facilities required to support rural community: District Health Centre, Service Tasmania outlet, Community Centre/Community Hall. Educational facilities should be provided (at least Primary and Secondary School). Should be centre of Local Government services within the relevant LGA. May include State Government district offices benefiting from a more rural location (i.e. Parks & Wildlife, Inland Fisheries).

Residential: Some limited residential.

Entertainment: Hotel(s), restaurant, and dining facilities with other entertainment for rural community. Local sporting facilities/clubs.

Access: Local bus service with connections to higher order centres, but with expected low service frequency. Predominantly accessed via private motor vehicle with good walking and cycling linkages to surrounding residential area.

Catchment: Serving outer, more rural based sub-regions and LGAs.

The key policies relevant for the master plan are as follows:

AC 1 Focus employment, retail and commercial uses, community services and opportunities for social interaction in well-planned, vibrant and accessible regional activity centres that are provided with a high level of amenity and with good transport links with residential areas.

AC 1.1 Implement the Activity Centre Network through the delivery of retail, commercial, business, administration, social and community and passenger transport facilities.

AC 1.2 Utilise the General Business and Local Business Zones to deliver the activity centre network through planning schemes, providing for a range of land uses in each zone appropriate to the role and function of that centre in the network.

AC 1.3 Discourage out-of-centre development by only providing for in-centre development within planning schemes.

AC 1.4 Promote a greater emphasis on the role of activity centres, particularly neighbourhood and local activity centres, in revitalising and strengthening the local community.

AC 1.5 Ensure high quality urban design and pedestrian amenity through the respective development standards.

AC 1.6 Encourage an appropriate mix of uses in activity centres to create multi-functional activity in those centres.

AC 1.8 Ensure that new development and redevelopment in established urban areas reinforce the strengths and individual character of the urban area in which the development occurs.

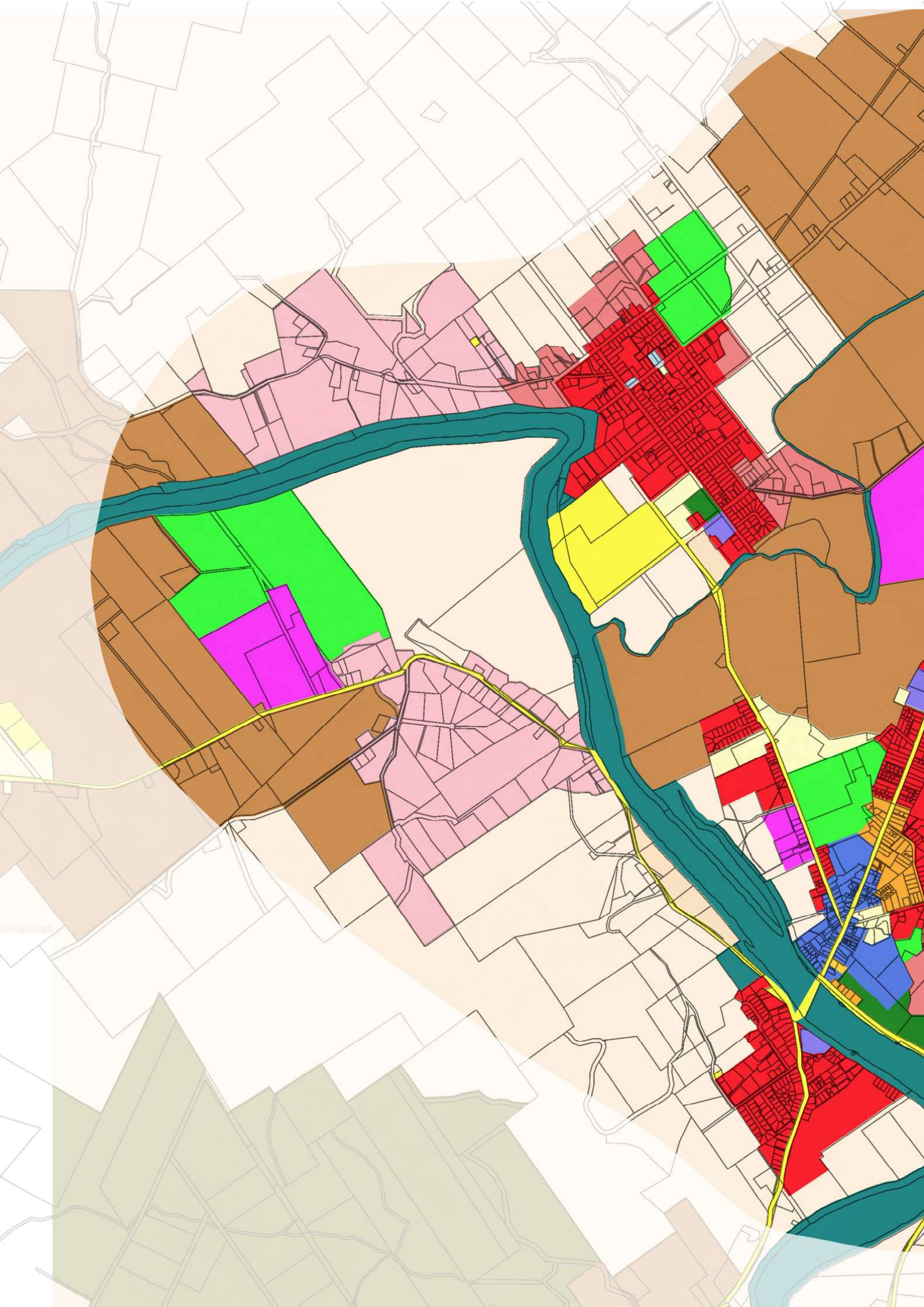
AC 1.9 Require active street frontage layouts instead of parking lot dominant retailing, with the exception of Specialist Activity Centres if the defined character or purpose requires otherwise.

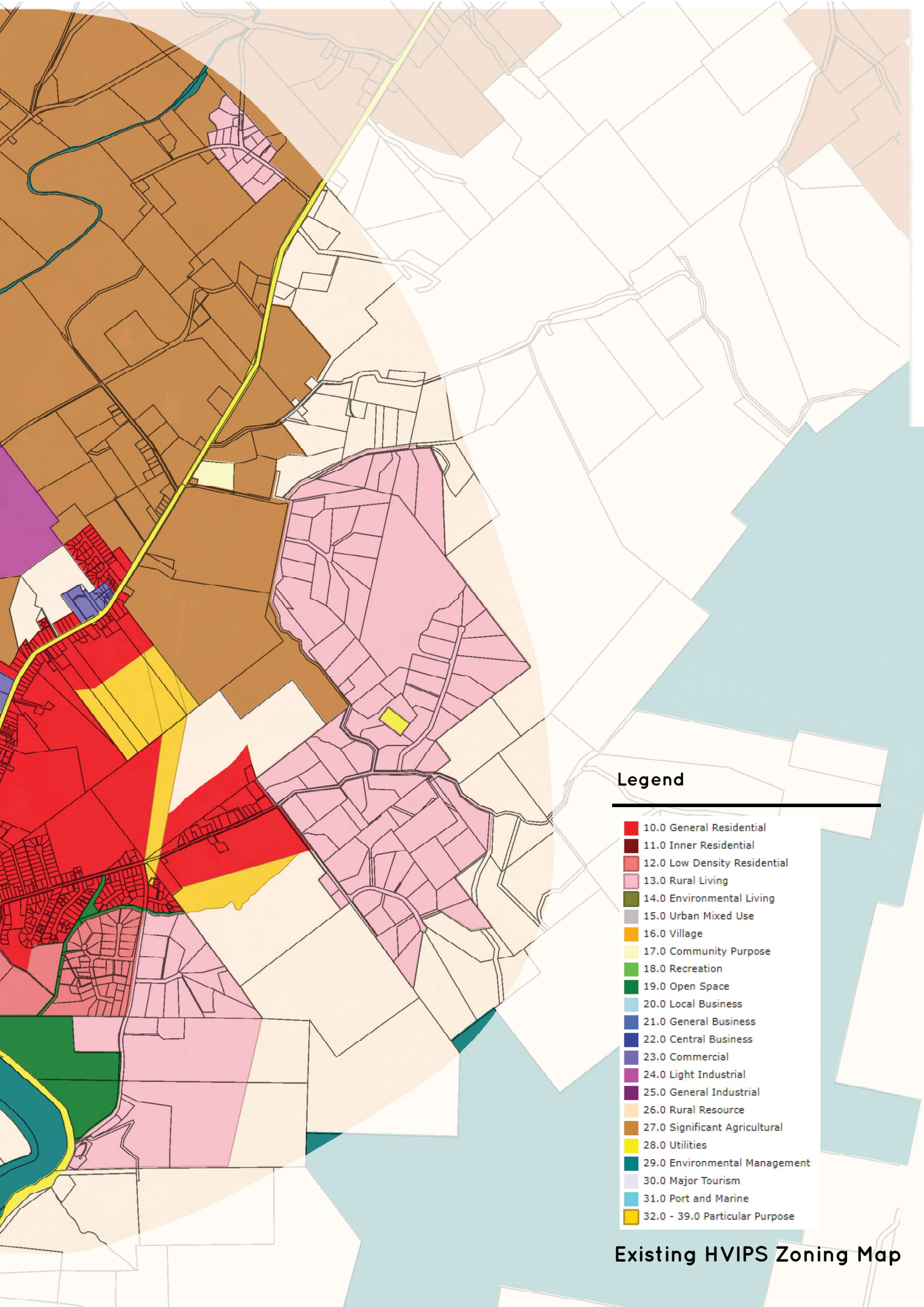
AC 1.10 Activity centres should encourage local employment, although in most cases this will consist of small scale businesses servicing the local or district areas.

AC 3 Evolve Activity Centres focussing on people and their amenity and giving the highest priority to creation of pedestrian orientated environments.

AC 3.1 Actively encourage people to walk, cycle and use public transport to access Activity Centres.

AC 3.5 Allow flexibility in providing on-site car parking in the lower order Activity Centres subject to consideration of surrounding residential amenity.





Legend

- 10.0 General Residential
- 11.0 Inner Residential
- 12.0 Low Density Residential
- 13.0 Rural Living
- 14.0 Environmental Living
- 15.0 Urban Mixed Use
- 16.0 Village
- 17.0 Community Purpose
- 18.0 Recreation
- 19.0 Open Space
- 20.0 Local Business
- 21.0 General Business
- 22.0 Central Business
- 23.0 Commercial
- 24.0 Light Industrial
- 25.0 General Industrial
- 26.0 Rural Resource
- 27.0 Significant Agricultural
- 28.0 Utilities
- 29.0 Environmental Management
- 30.0 Major Tourism
- 31.0 Port and Marine
- 32.0 - 39.0 Particular Purpose

Existing HVIPS Zoning Map

Residential and Settlement Policies

The STRLUS describes a Regional Settlement Strategy to provide a framework that defines the future role and function of each of the region's settlements. Huonville is identified as a Major District Centre. Table 2 of the STRLUS provides the following description of a Major District Centre:

Description: Significant urban areas physically divorced from Greater Hobart where residents of and visitors to the region can access a wide range of services, education and employment opportunities, although employment is strongly related to surrounding productive resources. Important centres to surrounding sub-region.

Huonville is identified as having a High Growth Strategy and Mixed Growth Scenario. A mixed growth scenario indicates that residential growth should come from a mix of both greenfield and infill circumstances and that expansion of the residential zone may be required dependent upon an assessment of the yield capacity and vacancy of existing zoned land. A high growth strategy provides for an increase of 20 per cent - 30 per cent in the number of potential dwellings from the date of the declaration of the regional land use strategy.

The following regional policies are considered relevant to the master plan:

SRD 1 Provide a sustainable and compact network of settlements with Greater Hobart at its core, that is capable of meeting projected demand.

SRD 1.1 Implement the Regional Settlement Strategy and associated growth management strategies through planning schemes.

SRD 1.2 Manage residential growth in District Centres, District Towns and Townships through a hierarchy of planning processes as follows:

- 1. Strategy (regional function and growth scenario);*
- 2. Settlement Structure Plans (including identification of settlement boundaries);*
- 3. Subdivision Permit;*
- 4. Use and Development Permit.*

SRD 1.3 Support consolidation of existing settlements by restricting the total area of rural living and environment living footprints to the existing overall land area of such use.

SRD 1.4 Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.

SRD 1.5 Ensure land zoned residential is developed at a minimum of 15 dwellings per hectare (net density).

SRD 1.6 Utilise the low density residential zone only where it is necessary to manage land constraints in settlements or to acknowledge existing areas.

Chapter 3

Engagement Outcomes



03 Engagement Outcomes

The Approach

During December 2017 an initial stakeholder engagement program was implemented to inform the development of the master plan.

Residents, business owners and government agencies were invited to participate. The engagement strategy included:

- A 3-hour workshop attended by approximately 35 stakeholders who discussed six main topics:

Public Spaces and Facilities

Central Business Area Huonville

Infrastructure, Movement and Access

Character, Look and Feel

Industry and Employment

Preferred Future for Huonville and Ranelagh

- A two-hour drop-in session at both Huonville and Ranelagh was held on Saturday 8 December. Approximately 15 people 'dropped in'.
- An online survey was available from 27 November – 11 December on www.surveymonkey.com. A total of 78 survey responses were received including hand written responses received at the Huon Valley Council offices.

Feedback by Theme

The following provides a summary of the key themes identified during the community and business stakeholder engagement.

At the end of each theme there is an outline of how these issues have been responded to in the master plan (refer to Chapter 5).

Industry and Employment

- Develop and support growth in key industries: tourism, agriculture and processing (value-adding) and retail and services:
 - Enable and support value-adding and niche industries using local produce;
 - Establish a conference centre with accommodation to accommodate medium to large size groups;
 - Promote agriculture as an industry for a well-respected and attractive career.
- Diversify the economy with a wide variety of job opportunities.
- Investment attraction: Attract large public/semi-public employers:
 - University research unit such as rural development research;
 - Government department or divisions.
- Further grow, promote and support the Trade Training Centre on Wilmot Rd / attract a Technical college.
- Invest and support education opportunities in general. Ensure education aligns with industry needs (example of abattoir).
- Keep the youth in the valley. Reduce youth unemployment and engage the youth via:
 - education;
 - mentoring (one program currently exists via the Men's Shed at the PCYC);
 - activities and entertainment; and
 - a focus on growing industries like aged and health care.
- Consistent and high quality NBN access.
- Investment attraction: Identify and zone areas for growth and expansion.
- Possibly a site for a research, government or education centre.

- Improve business networking:
 - Raise awareness of existing groups including rural producers group;
 - Events;
 - Networking opportunities;
 - Expo.
- Improve marketing and promotion of local produce:
 - For instance, via a rating system on “local content” in produce and services;
 - Support collaboration (instead of competition) between local producers with the view that together they compete with the rest of the world (example Coal River Valley).
- Promote the river as a business asset.
- Investment attraction: Develop an investment prospectus identifying opportunities and providing support where possible.
- Consider technological changes in planning for Huonville and Ranelagh: disruptive technologies such as electric vehicles, driverless vehicles.
- Better childcare facilities and services, including opening times, quality of services, choice of care (more than single Council operated centre).
- Improve public transport and park and ride for commuters: better and faster service (no lengthy diversions through Kingston – straight through to Hobart).
- Invest in cycleways and trails to support business growth, for example a linked track to places of interest such as recreational and historical places, wetlands, commercial venues.

Master Plan Response

REF	ACTION
SD1	Analyse options to improve integration with the Huon River in Huonville and Ranelagh.
SD2	Create a key attractor to Huonville.
SD3	Huonville to be presented as the gateway to the Huon Valley.
MSD1 to MSD4	The Main Street directions will contribute to Huonville becoming more than just a service centre.
ID1	Existing trail and footpath network to be extended and improved within the townships of Huonville and Ranelagh, connecting townships together.
PD3 and PD4	Work with aged care providers and day care providers.
PD5	Work with education providers to build upon the knowledge precinct along Wilmot Road.
PD7	Take a coordinating role in the provision of increasing the quantity of accommodation.

Trail, Footpath and Public Space Network

- Improved connectivity and multi-use trail network required:
 - River foreshore trail (both Huon and Mountain Rivers);
 - Crossing of bridge so a foreshore trail loop can be developed;
 - Multi-use trails connecting Ranelagh and Huonville;
 - Loop trails needed not direct trails;
 - Trail that supports local businesses (wineries etc);
 - Plan ahead for cycle paths;
 - Currently dangerous for people to walk to town, school, bus stop, shops – particularly along Glen Huon Road and North Huon Road.
- All ability playground.
- Need to better utilise proximity to Huon River:
 - Huon River kayak trail with platforms along the river similar to the one recently constructed at Ranelagh;
 - Eateries on Esplanade;
 - Sub-regional recreation facility – pump track/mtn bike track, botanic gardens, minimal infrastructure;
 - Event space;
 - Farmers market;
 - Water taxi;
 - Bike hire.
- More street trees.
- Harness the natural qualities of Huonville and Ranelagh.

Master Plan Response

REF	ACTION
SS1	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh.
SD1	Analyse options to improve integration with the Huon River in Huonville and Ranelagh.
SD2	Create a key attractor to the town in the form of an open space/recreation area with a contemporary nature playground and recreation facility that is of a scale and quality that attracts visitation from outside of the Huon Valley.
SD3	Huonville to present as a gateway to the Huon Valley.
SS6	Landscape and open space plan for Ranelagh Village Green.
ID1 to ID3	Interconnection directions to extend and improve the trail and footpath network.

Car Parking and Traffic

- Car parking:
 - Designated RV parking required;
 - Landscaping in carparks needed;
 - Removal of on-street car parking from Main Street to facilitate outdoor dining and improved pedestrian amenity;
 - Parking in Ranelagh around bakery/shops is problematic;
 - Council has land assets (depot) that could be opened up for a car park.
- Main Road:
 - Currently a township that people pass through – we need to get them to stop;
 - Too many entrance/exit points along Main Road – not safe.
- Traffic:
 - Bridge intersection is dangerous. Traffic lights are needed;
 - More people are driving from Cygnet to Hobart via Flood Road instead of along the waterfront now, but then have to go through the roundabout;
 - It would be good to close off the Esplanade to traffic;
 - Improve the connection of side roads.
- Bypass:
 - The proposed subdivisions about to take place create good opportunities for an alternative route;
 - Bypass to Cygnet is supported;
 - A second bridge over the Huon is needed to access Huon Highway;
 - Majority thought it more desirable to not bring traffic through Huonville, whilst others were worried about these businesses missing out; some group members felt that people were more likely to buy something if they stopped and walked around the area, because there wasn't as much traffic and it was more pleasant to do so.
- Public transport for commuters to Kingston and Hobart needs to be improved.

Master Plan Response

REF	ACTION
SS1	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh.
MSD1 to MSD4	Main Street directions.
ID1 to ID3	Interconnection directions to extend and improve the trail and footpath network.

Central Business Area

- Retain compact central business area:
 - Do not split the area;
 - Council to prevent development on flood-prone land;
 - Very important a connection is made - physically and visually - to draw people on foot through the town; i.e. shade, places to sit, pleasant urban design etc.
- Requires more retail in the form of specialty, niche, unique and interesting shops.
- Revitalisation:
 - Height limit needed to maintain rural character of the town;
 - Streetscape improvements needed - signage, feature lighting, sense of arrival, architectural guidelines, tree plantings, consistency of council infrastructure;
 - Car parking off main road with more people on the street, parking behind shops;
 - Too much traffic;
 - Potential residential growth of people living in walking distance should be considered;
 - Lack of night-time activities - cinema, dance halls;
 - Wifi hot spots;
 - More variety of shops;
 - Outdoor dining needed;
 - Underground powerlines.
- Connectivity Wilmot Road - Ranelagh to Huonville - Wilmot Road could be more of a business district.

Master Plan Response

REF	ACTION
SS1	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh
SS2	Preparation of flood study
MSD1 to MSD4	Main Street directions

Huonville

- Protect the vistas from Huonville and Ranelagh.
- Entrance to the town needs improving.
- Need to retain heritage buildings.
- Need to enhance the gateway into the town – street trees, town signage (not generic).
- Improved connectivity between Huonville and Ranelagh.
- Landscaping is needed – car parking is the dominant element.
- Protect the vistas throughout the area so the vegetated hillsides are protected as is the view to them from Huonville.
- Protect and undertake weed management of cliffs on southern side of Huon River along Glen Huon Road.
- Improved telling of story of history of area.
- Entry to town – trees along highway from Hobart.
- Connection with the river is lacking.
- Higher density development in Huonville is supported if in character.
- Improved public toilets.

Master Plan Response

REF	ACTION
SS1	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh
SS2	Preparation of flood study
SS3	Undertake an analysis of existing and potential cultural heritage properties
SS4	Undertake a scenic values study
SD1 to SD3	Analyse options to improve integration with Huon River, create a key attractor and create a gateway to the Huon River.
MSD1 to MSD4	Main Street directions

Amenity of Ranelagh

- Ranelagh must remain as a separate township to Huonville.
- Maintain the village feel; streetscape could be improved.
- Keep the events of the Huon Show and the Taste of Huon in Ranelagh.
- Important history separate from Huonville.
- Maintain gateways into Ranelagh.
- Ranelagh village green must be protected and could be significantly better utilised.
- Doesn't make most of proximity to river.
- Truck noise through Ranelagh problematic.
- Public toilets required.

Master Plan Response

REF	ACTION
SS1 to SS3	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh.
SD1 and SD2	Analyse options to improve integration with Huon River, create a key attractor and create a gateway to the Huon River.
SS6	Landscape and Open Space plan for Ranelagh Village Green.

Connecting Huonville and Ranelagh

- Two townships must remain separate. Ranelagh has more of a village feel and should remain as such.
- Additional route between Huonville and Ranelagh – other option to access Ranelagh is via a single lane bridge which can be problematic.

Master Plan Response

REF	ACTION
SS1	Prepare a comprehensive, holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh
SD1 and SD2	Analyse options to improve integration with the Huon River, create a key attractor for Huonville.
MSD1 to MSD4	Main Street directions

Preferred Futures

As part of the community engagement, participants were asked what they would really like to see for Huonville and Ranelagh by 2035.

The top six responses were:

- Environmentally friendly;
- Activated waterfront;
- River town;
- For the community;
- Increased opportunities for recreation, sports and culture;
- Safe and healthy.

Chapter 4

Opportunities and Constraints



04 Opportunities and Constraints

Opportunities

Huonville as the Primary Commercial Centre

Huonville and Ranelagh are the main residential and commercial centres and therefore key growth areas of the Huon Valley Local Government Area (LGA).

Huonville and Ranelagh have historically accommodated a significant proportion of new residents (Huonville and Ranelagh, accommodate 24.6 per cent of the total population in the Huon Valley) and this trend is likely to continue with an average annual growth rate of 2.2 per cent. This is significantly higher than the Huon Valley LGA's average growth rate of 1.5 per cent and Tasmanian's average growth rate of 0.7 per cent.

Proximity to Greater Hobart

Huonville is in commuter distance to Greater Hobart being approximately 20 minutes south of Kingborough and 30 minutes south of Hobart. Its proximity to these key employment centres is both an issue and an opportunity. Opportunities arising from its proximity include both attracting people to live in the town whilst being employed elsewhere as well as attracting visitors (both non-Tasmanian and intrastate) to the town for day visitation.

This commuting distance offers a lifestyle that enables employment in Hobart whilst living in a genuine rural town with a distinct identity, which provides services, facilities and opportunities separate from Greater Hobart.

Gateway for the Huon Valley

Huonville is a key tourism gateway to the Huon Valley which includes the Tasmanian Wilderness World Heritage Area, agritourism and niche attractions such as the Tahune Airwalk, with a significant portion (approximately 37 per cent) of visitors passing through Huonville and not stopping. Increasing the number of visitors that stop and look around in Huonville and Ranelagh or stay overnight presents a significant opportunity. Council relocated the visitor information centre to the centre of Huonville in 2017, which is an important step to encouraging an increase in visitors.

Compact Town Centre

Notwithstanding the linear development of Huonville along Main Street and the lack of a well-defined town boundary, the town centre has generally remained compact, therefore providing a sound basis for a high quality rural town centre. There is potential for more intensive development to maintain this compact town centre focusing on areas not subject to flooding from the Huon River.

Proximity to Towns

Huonville and Ranelagh are within proximity, as are several other townships including Judbury, Glen Huon and Franklin. This proximity provides an opportunity for a trail network, linking the townships with a multi-use trail and can provide for linkages via the water (e.g. use of canoes or boats).

Demand for Further Development

The population growth, the population projections and the recent uptake of commercial premises (vacant for a period of approximately three months) demonstrate the demand for use and development in Huonville and Ranelagh.

The current supply of residential, commercial and industrial land within Huonville and Ranelagh is adequate to meet the projected demand based on current trends and noting the opportunity for intensification and densification in current zones, particularly along Main Street and where not subject to flooding. This does, however, rely upon the release of zoned land, which can be affected by factors such as provision of servicing, land banking by the land owner and access constraints.

Huon River

The Huon River is a significant asset to both townships providing a spectacular, natural setting, opportunity for recreation and unique sense of character and identity for both Huonville and Ranelagh. The Council owns large tracts of land located between the Huon River and the town centre of Huonville, which provides an opportunity for a regional, recreation destination, which subject to addressing the inundation constraint, could include complementary commercial opportunities.

Natural Vistas Surrounding Huonville and Ranelagh

The natural vistas surrounding Huonville and Ranelagh are integral to the sense of place from within the townships. Some views such as the Wellington Range, including Sleeping Beauty, are distant, while other views are from significantly nearer to the townships; the long-term protection of these vegetated hillsides is required.

Proximity to Agricultural Land

In addition to the natural vistas provided by the surrounding hills and ridgeline is the juxtaposition of the productive agricultural land within proximity of both Huonville and Ranelagh. This not only contributes to the area's sense of place, but also provides an attraction for tourists experiencing an authentic rural town.

Aboriginal and European Heritage

The Huon River and other associated water courses such as Mountain River are particularly conducive to Aboriginal heritage, with significant sites being recorded throughout the landscape.

The study area also has a rich European history with minimal recognition, protection and interpretation within the townships.

This rich heritage could be better protected and recognised, retaining character and sense of place, which will also contribute to an authentic visitor experience.

Services, Facilities and Infrastructure

The town is generally well serviced by both reticulated physical infrastructure and community/social infrastructure; nevertheless, demand is increasing for day care services and no aged care facility exists. The extent of existing infrastructure and services means that the town can accommodate further growth subject to the allocation of funding for the infrastructure and service gaps identified.

Discrete Settlement of Ranelagh

Keeping Ranelagh separate from Huonville was consistently raised as an important element in the engagement process. Ranelagh has a different amenity, being predominantly residential with gourmet food services including a bakery and a cafe contributing to its village feel.

Niche Retailing

Niche retailing that reflects the products from the Huon Valley, such as wood products, wine, food or activities that can be undertaken in the Huon Valley such as fly fishing, would encourage additional visitors to Huonville and for longer stays.

Future Industries

The fastest growing industries in Huonville are Health Care and Social Assistance, Professional, Scientific and Technical Services and Construction. While the number of jobs in agriculture and aquaculture in Huonville and Ranelagh is low, these sectors are important to the region, with Huonville especially accommodating a lot of rural service and support industries.

In addition to the above key growth industries, is the size and growth of the tourism industry, which is evidenced by the size and growth in Retail Trade, Accommodation and Food Services and Rental, Hiring and Real Estate Services.

Creation of a Knowledge Precinct

Compared to Tasmania as a whole, Huonville has many jobs in the education sector. Huonville is home to Huonville Primary and Huonville High School and the Trade Training Centre on Wilmot Rd. Given these existing education facilities within Huonville, the creation of an education and knowledge precinct close to the schools and around the Trade Training Centre could occur. It will be important that there is a clear linkage between education and career opportunities for young people in the Huon Valley. In the very long term consideration of the relocation of the library/LINC building to this precinct could occur.

Constraints

Visual Amenity of Huonville

The visual appeal of Huonville was a key issue identified during the engagement process including the proliferation of signage, poor appearance of buildings, lack of landscaping, no clear entrance into the town and narrow footpaths.

Lack of Key Attractor to Town Beyond Service Centre

Huonville provides an important service role to the Huon Valley residents and businesses. Beyond this role, however, there are limited key attractors to encourage people to stop and spend time in the town, with many visitors preferring to travel onto other destinations within the Huon Valley.

Limited Integration with Huon River

Both Huonville and Ranelagh have limited integration with the Huon River. This limited integration is considered to be a constraint on the attractiveness of the townships for tourists to visit and linger beyond the purpose of their visit.

Traffic Management

The number of vehicle movements through Main Street are significant and have been steadily growing over the past 10 – 20 years. The traffic numbers, combined with the population projections and the steady increase in development in the Huon Valley generally, will result in a continuous increase in volume.

The traffic numbers including heavy vehicles, the number of exits and entry points onto Main Street and the projected continuous increase in the volume of traffic is a significant constraint on improving the amenity and appeal of Huonville as a vibrant community hub.

Potential Bottlenecks in Land Release

There are some large parcels of land in both the General Residential Zone and the Light Industrial Zone that have limited ownership. This has affected the timing of the release of some of these lots for development and results in a few key entities dictating the release of land for development.

Furthermore, many of the areas identified for future growth are currently unserviced and require access improvements. These two factors can take time to resolve and, with associated costs, can either slow down land release or become cost prohibitive.

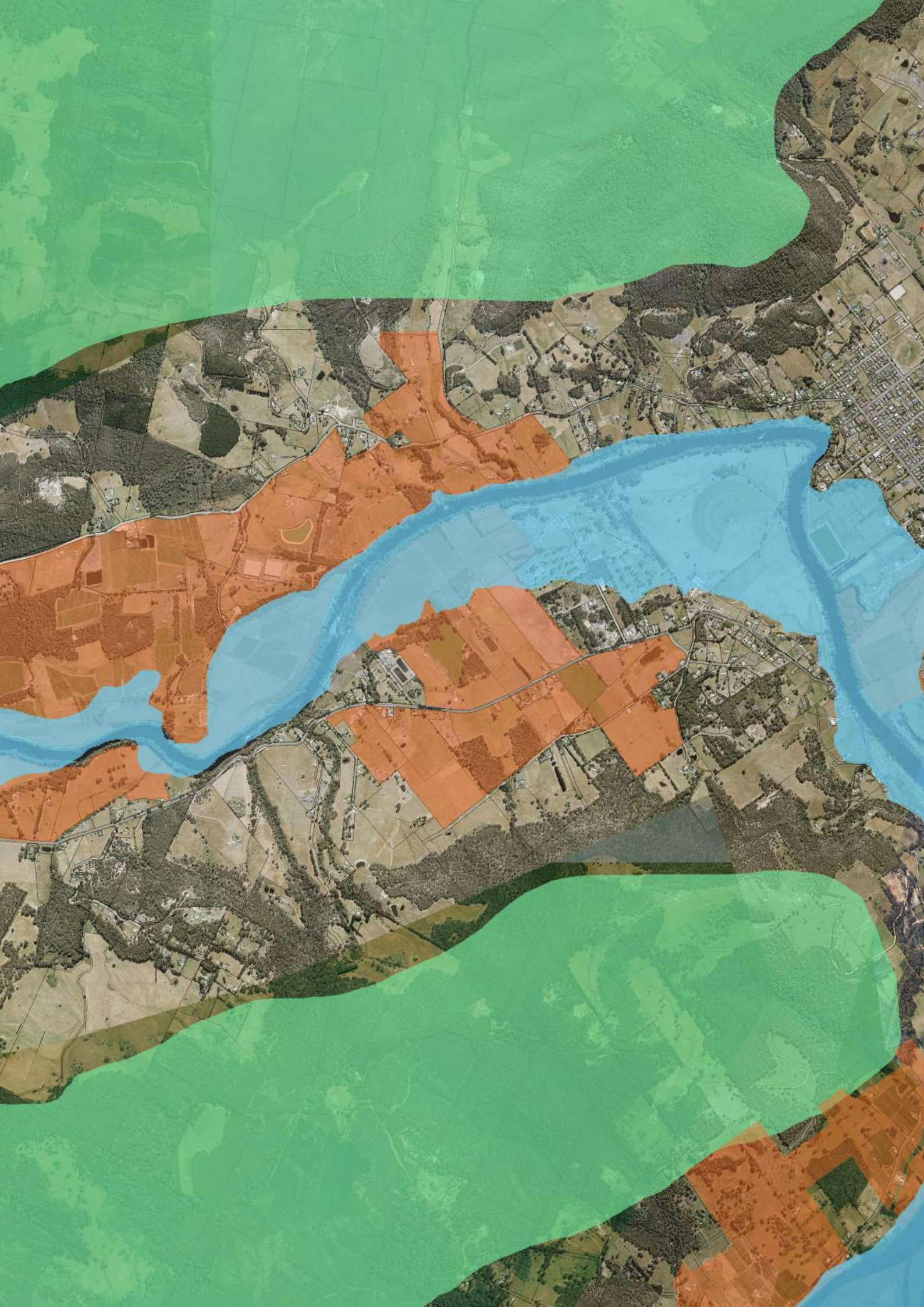
Slow Land Release and Lack of Capacity for Unexpected Growth

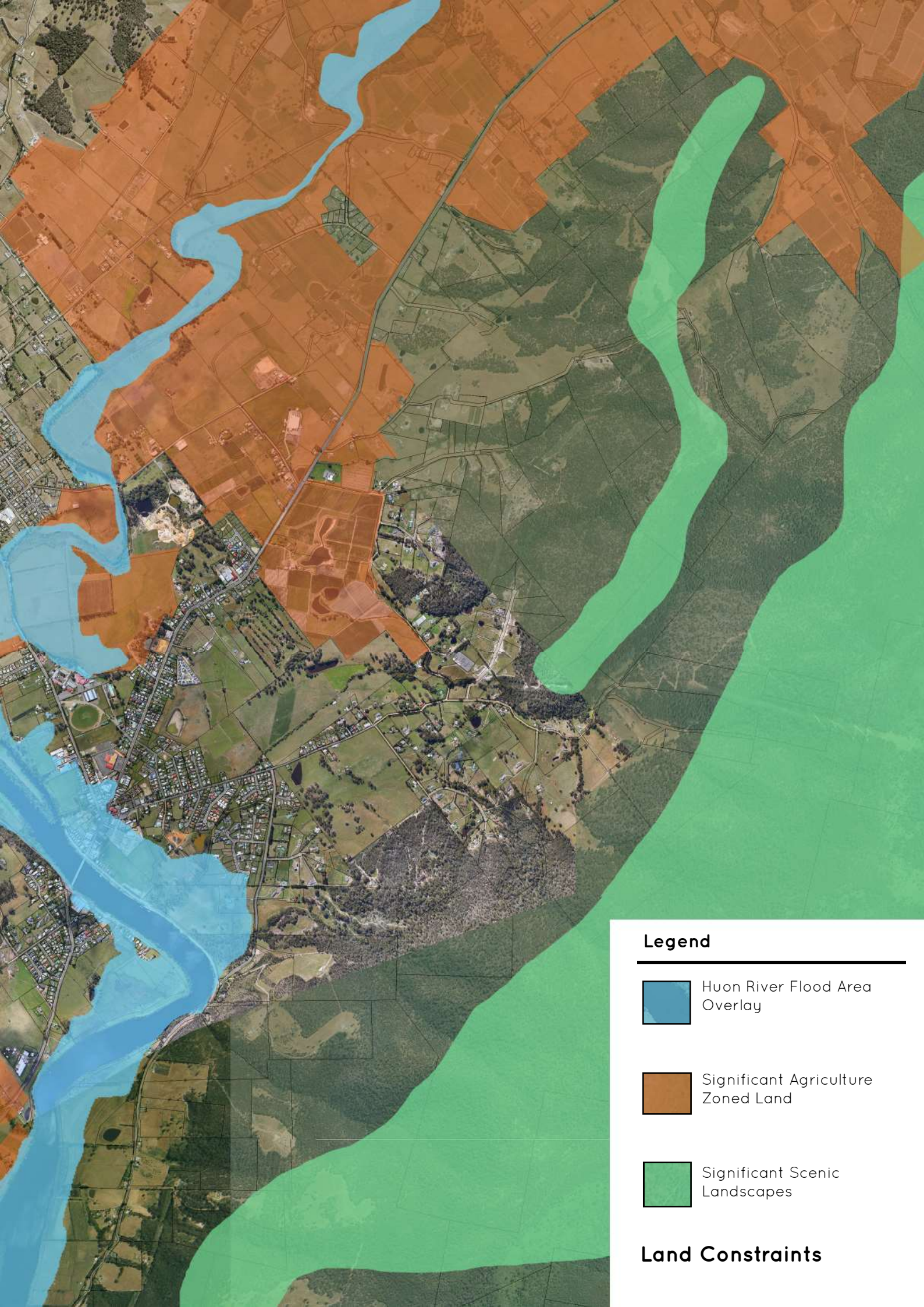
The current supply of residential, commercial and industrial land within Huonville and Ranelagh is adequate to meet the projected demand based on current trends and noting the opportunity for intensification and densification in current zones (particularly along Main Street and where not subject to flooding).

This does, however, rely upon the release of zoned land, which can be affected and slowed down by factors such as provision of servicing, land banking by the land owner and access constraints.

Some relatively recent changes indicate that there are factors potentially at play which could mean that the capacity of suitably zoned land is taken up more quickly than expected. These include:

- The displacement of residential growth pressures from Greater Hobart into the Huon Valley area, with many people now seeing Huonville and Ranelagh as a commuter settlement. While the Regional Land Use Strategy does not at present support this role for the area, the Strategy will be reviewed sometime in the near future and the growth strategy assigned to the area may change;
- The conversion of many residential properties to visitor accommodation; and
- The realisation of potential major commercial developments within Huonville.





Legend



Huon River Flood Area
Overlay



Significant Agriculture
Zoned Land



Significant Scenic
Landscapes

Land Constraints

Lack of Connectivity

There is a lack of connectivity both within and between the townships. This was repeatedly highlighted as an issue during the community engagement process. This lack of permeability occurs partly in the street structure due to subdivision design and partly due to an inadequate trail/path network. Good connectivity of transport networks such as roads, footpaths, walking and cycling paths provide easy, direct access to key destinations.

Physical Constraints

The towns are surrounded by physical barriers including Mountain River, Huon River, productive agricultural land and vegetated hills and ridgelines with bushfire risks (see map over page). These constraints are problematic in terms of any expansion of the townships, but they can also provide an opportunity in providing for a compact community with an efficient use of infrastructure.

A significant physical constraint of both townships is flooding; consequently a precautionary approach should be taken.

Some large parcels of vacant business zoned land are identified as potentially flood prone and recommended for further flood studies. It is also noted that the western end of the existing business zone is already flood prone. This creates challenges associated with commercial and retail growth. The current forecast indicates there is sufficient land outside of the flood risk area and suitably zoned to accommodate additional commercial and retail use and development.

A large scale commercial development, should the demand arise into the future, would be difficult to accommodate within land not subject to flooding under the current zoning. This will be made more difficult still if the expectation of increased severity and frequency of flood events in the longer term eventuates.

Stormwater Infrastructure

The capacity of stormwater infrastructure in Huonville has during flood events reached capacity and overflowed. This is a separate issue to the flooding of the rivers, which can (but not always) occur simultaneously with tidal movements. The Main Drain Diversion project for Huonville will help alleviate the capacity of the existing system by diverting water from upstream catchments, thereby freeing up some capacity in the stormwater infrastructure in the Huonville CBD.

The stormwater system in Ranelagh is generally more appropriately sized. Notwithstanding, the key issue is the number of 'gaps' in the infrastructure where properties are required to manage stormwater onsite, which is not necessarily possible or appropriate for the smaller lot sizes.

It is further noted that Water Sensitive Urban Design guidelines and standards should be used where practical to do so.

Geotechnical constraints

The Esplanade and land in proximity to the Huon River have geotechnical constraints. Council officers have advised that road construction/stabilisation of Sale Street between Main Street and Depot Road in 2012 presented very difficult engineering complexities due to the area being tea tree swamp prior to settlement. Most roads in this area, including the Esplanade, are built with corduroy foundations to spread traffic load. This is where logs are placed perpendicular under the road.

The construction/stabilisation of Sale Street (Main Street to Depot Road) in 2012 and Skinners Drive in 2015 required a one metre thick rock blanket at a depth of approximately two metres, then stabilisation from the rock blanket to the seal.

Chapter 5

The Master Plan



05 The Master Plan

Introduction

The master plan provides a comprehensive framework for future development and investment in Huonville and Ranelagh for a 15-20 year period.

It provides the basis for preparing the Local Planning Provisions relevant to the area and will guide the long-term growth of the towns.

The master plan comprises two key components: the planning principles and a suite of short to medium term recommendations and actions aimed at achieving the planning principles and an outline of the long terms considerations for Huonville and Ranelagh.

The planning principles provide the overall directions for the townships and are relevant to the consideration of any new unpredicted situations that may arise.

Planning Principles



1. *An Integrated Approach*

The master plan recognises existing strategic documents, building upon these and, where appropriate, altering or refining recommended actions to ensure they are contemporary and aligned. This approach minimises unnecessary duplication but also ensures that recommended actions are aligned to ensure a holistic response to the growth challenges and opportunities within Huonville and Ranelagh.

Integration at the implementation stage is also critical. Coordinated action between Council, government agencies, community groups, businesses and investors will minimise the risk of ad hoc responses which compromise the overall attainment of the master plan and sustainable long-term growth for the area.



2. Improved Connections with the Huon River

The Huon River and Mountain River are significant defining features of the area. Not only do they impact upon the physical nature of growth in the area, but they define the settlement's sense of place.

Celebrating the rivers as part of what makes the area unique through additional physical integration, particularly in the Huonville area, will assist in making the towns more liveable as well as attractive for investment.

A key focus for Huonville and Ranelagh should be expanding the passive recreational opportunities both on the rivers and within proximity to them, as well as improved pedestrian connectivity to the rivers from the townships.



3. Protection of Existing Values

Huonville and Ranelagh have significant assets, which contribute to their sense of place and economic prosperity. These include places of heritage significance, scenic vistas, the Huon and Mountain Rivers and productive agricultural land. A key principle is to identify, protect and maintain these assets.



4. Improved Responses to the Natural Environment

Huonville is partially located within the floodplain of the Huon River, with areas of the General Business Zone flooding during extreme rainfall events, resulting in an operational and financial cost. Further development of the township should not exacerbate this issue, and zoning of the land should take into account the potential for flooding.



5. A Holistic Transport Management Approach

A key outcome of the stakeholder and community engagement was the effect of the volume of traffic through Main Street and the lack of permeability and connectivity of the road and trail network.

A holistic transport management approach is required, with the first step being the preparation of a comprehensive transport management study that considers all aspects of the movement of people and vehicles, including: the realignment of the Esplanade; a link road or bypass; the number of entry/exit points on Main Street; the permeability and connectivity of the road and trail network; car parking capacity in the Central Business area; and the reduction of on-street car parking in Main Street.



6. Spatial Relationship between Ranelagh and Huonville

The physical proximity of Ranelagh and Huonville, whilst still being discrete communities is a unique characteristic of the area and one that should be maintained.

Whilst maintaining this separation, linkages between Huonville and Ranelagh should be improved, potentially through an incremental approach as opportunities and funding arise.



7. A Visitor Destination

Huonville provides important services to the resident population and businesses of the Huon Valley. In addition to this important function, a key focus should be actions that encourage visitors into the town as they pass through, encouraging them to stop and experience the town.

There should be a high level of visitor interest and amenity, for both residents of the Huon Valley and tourists.



8. Long Term Sustainable Growth

It is important that the future growth of Huonville and Ranelagh is sustainable. This should occur through a collection of small scale actions and developments that build upon existing industry and assets.

This will result in gradual, consistent growth within an identified urban growth boundary whilst maintaining a compact and central town centre and business area.



9. Improved Visual Amenity

The lack of visual appeal of Huonville including the run-down buildings, lack of landscaping and proliferation of signage was consistently raised during the community engagement process. There should be a focus on mitigating these impediments to Huonville's character to provide for a revitalised and reimagined town.

Short and Medium Term Actions

The following tables outline the specific short and medium term recommendations to achieve the planning principles under the master plan.

Recommendations are grouped into the following categories:

- Further specialist studies;
- Supporting directions;
- Main Street directions;
- Connectivity;
- Land use directions;
- Partnerships,

The recommendations associated with Land Use Directions are to be implemented through the Local Planning Provisions as part of the Tasmanian Planning Scheme. These will be progressed through the formal statutory process that involves formal public exhibition and public hearings.

The other recommendations will be primarily achieved through specific initiatives, specialist studies, capital works and partnerships with other entities.

Actions: Further Specialist Studies		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
SS1	<p>Prepare a comprehensive and holistic transport management study that considers the critical elements of the transport network within and around Huonville and Ranelagh. This is to consider and include the diversion of Channel Highway (the Esplanade); the creation of a bypass (from the northern end of town through to Flood Road); a link road; treatment and effectiveness of intersections; connectivity to and between (including adequacy of bridges) Huonville and Ranelagh; the adequacy of parking in the business area of Huonville; the number of access points onto Main Street; the reduction of on-street car parking along the Main Street business area; adequacy of trail and pathway network for bikes and pedestrians; improved heavy vehicle access into the Glen Road industrial area; and public transport interchange including park and ride.</p> <p>Following completion of the transport management study, a review of the recommended actions in the master plan will be necessary to ensure alignment with the study.</p>	1, 3, 4, 5, 6, 8 and 9
SS2	<p>Prepare a flood study specific for Huonville (including Southbridge) which considers all relevant rivers such as Huon River, Mountain River and Skinners Creek, that builds upon the Huon River Flood Evacuation Pplan prepared by Hydro Tasmania for Huon Valley Council in 2007. The flood study is to consider and determine as necessary the nature of the flood risk including distribution, extent, levels and velocity of floodwaters together with coastal inundation, across the floodplain for various flood events including the 1 per cent AEP. The flood study is to also consider all contributing factors to a flood level inclusive of climate change, tides and stormwater. The flood study is to also consider and determine as necessary, sites that, if developed, would contribute to and exacerbate the existing flood issue for Huonville.</p> <p>Following the completion of the flood study, review the zoning of land within the identified flood plain to recommended limits (through zoning or other options such as a Specific Area Plan) to the potential for further development of sites that are identified as liable to contribute to or exacerbate the flood risk to Huonville if developed.</p>	2 and 3
SS3	Undertake a detailed analysis of cultural heritage properties (including of vegetation) within Huonville, Ranelagh and surrounds and include in the Local Provisions Schedules accordingly.	5 and 7
SS4	Undertake a study that identifies important scenic values for residents and visitors to Huonville, Ranelagh and environs, which require protection through the Scenic Protection Code.	6, 8 and 9

REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
SS5	Plan for a trail network that considers the connections between and within the towns as well as connectivity with other nearby townships. The approach should enable incremental development of the trails as opportunity arises (in terms of funding and land availability). It is noted that this strategy could form part of the transport management study (SS1) or as part of a new recreation strategy.	1, 7 and 9
SS6	Develop and implement through consultation with the Ranelagh community, a landscape and open space plan for Ranelagh Village Green.	1, 7 and 9
SS7	Develop a stormwater infrastructure gaps analysis and stormwater strategy to enable Council to systematically fill the identified gaps and implement best practice management to protect Huonville and Ranelagh's water resources and waterways from long-term impacts of urbanisation.	4, 5, 6, 8 and 9
SS8	Prepare a master plan for the Council-owned land (C.T. 130935/1) and Crown land located between the business area of Huonville and the Huon River to identify in detail how it can be utilised as a key attractor to Huonville. The master plan should focus on developing the land as a regional open space and recreational destination with pedestrian connections to the business area of Main Street and appropriately scaled and compatible commercial activities in accordance with SD1, SD2 and SD3.	2, 6, 7, 8 and 9
SS9	Having regard to the transport management study (refer SS1) and flood study (refer SS2) undertake a socio-economic analysis that evaluates the potential options to protect and mitigate existing land use from flooding. Options evaluated should range from engineered or flood defences through to potential relocation of commercial, retail and residential land use and activities.	1, 3, 4, 5, 6, 8 and 9

Actions: Supporting Directions		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
SD1	Undertake an analysis of further ways to integrate Huonville and Ranelagh with the Huon River, including consideration of water access infrastructure in both Ranelagh and Huonville to facilitate the on-water linkages between the two open space destinations.	1, 5, 6, 7, 8 and 9
SD2	<p>The Council-owned land located between the business area of Huonville and the Huon River is to be utilised to create a key attractor to Huonville to facilitate economic activity beyond its role as a service centre. The attraction is not to be a contrived endeavour but is to build upon existing assets. The identified area of Council-owned and Crown land adjacent to the Esplanade along the Huon River has the locational capacity to become a regional open space and recreation destination.</p> <p>The recreational facilities could include a cycling/mountain bike facility, water-based activities with complementary uses such as bike hire, food services, events and a market with regional produce. The contemporary nature playground and recreation facility should be of a scale and quality that attracts visitation from outside of the Huon Valley.</p>	1, 5, 6, 7, 8 and 9
SD3	<p>Huonville is the gateway to the Huon Valley, providing an opportunity to ensure that visitors to the area are presented with a clear picture of the region and encourage a level of anticipation about further exploration. A strategy should be prepared that provides:</p> <ul style="list-style-type: none"> • A visual identity (including style guide) for the town which flows through all communications (signage, brochures, visitor information boards, website, public infrastructure and landscaping particularly for activity and gateway nodes); • Commonality in landscape materials including paving, edges, walls, street furniture, lighting, tree and planting palettes to be used through the town centre, gateway and activity nodes; • An informational and wayfinding strategy supported by a new signage regime. This would include consideration of the relocation of entrance signage, new directional (wayfinding) signage through the town and gateway node signage. The signage regime should provide for a visually consistent and high-quality design with a recognisable hierarchy; and • Design and implementation of road and landscape improvements to key town entrances. 	7, 8 and 9
SD4	Aboriginal and European heritage are to form part of the gateway identity.	6 and 9

Actions: Main Street Directions		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
MSD1	The footpaths along Main Street should be widened with simultaneous, visible improvements of the streetscape quality including landscaping, outdoor dining opportunities and street furniture to improve the visual appeal of the centre of town. This public investment will have the likely effect of encouraging further private investment into the street.	3, 6 and 8
MSD2	The widening of footpaths (refer MSD1) will require the reduction of on-street parking. The reduction of the on-street parking must only be undertaken if the transport management study (refer SS1) concludes the effect of the reduction of on-street parking is acceptable. The reduction of on-street parking should be undertaken gradually (through a trial before becoming permanent) and simultaneously with visible improvements in streetscape quality.	3, 6 and 8
MSD3	A reduction in the entry and exit points onto Main Street should occur subject to the conclusions of the transport management study (refer SS1). The reduction in access points will contribute to pedestrian safety and amenity of users of the business area of Main Street Huonville.	3, 6 and 9
MSD4	When upgrading Main Street, include new pedestrian refuges for the safety and ease of crossing Main Street within the business area.	3, 6 and 8

Actions: Connectivity		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
ID1	<p>The trail network should be extended and quality improved. This includes: within the townships of Huonville and Ranelagh; connecting the townships together; and investigating connections with nearby townships such as Glen Huon and Judbury.</p> <p>Consideration of this trail network should occur during the preparation of either the transport management study or the recreation strategy.</p> <p>The approach to the trail network (refer SS5) should build upon the existing Huon Valley Township Walking Tracks Strategy to achieve a strategic network that can be implemented incrementally.</p>	3, 4, 5, 6 and 9
ID2	<p>There is a lack of connectivity through the residential areas of Huonville and Ranelagh. Connectivity through the townships is important for the ease of movement of people and vehicles providing for shorter car journeys and encouraging movement on foot or bikes. It is critical that new roads forming part of a subdivision maximises connectivity with the surrounding road, pedestrian and cycling networks in accordance with the zone requirements.</p>	3, 4, 6 and 9
ID3	<p>In accordance with ID2 above, before granting an extension of time to an existing subdivision permit should ensure there is adequate connectivity through the subdivision and to surrounding road, pedestrian and cycling networks.</p>	3, 4, 6 and 9

Actions: Land Use Directions		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
LU1	Subject to the outcomes of the transport management study (refer SS1) and detailed site-specific planning of this site, rezone Council-owned land (CT 130935/1) from part General Business to the entire site being Open Space. This land is an integral part of the opportunity to improve Huonville's connection with the river and provide a key attractor to the town.	1, 2, 5, 8 and 9
LU2	Subject to the outcomes of the transport management study (refer SS1) and detailed site-specific planning of this site. Crown land between Channel Highway and the Huon River, should be rezoned from Utilities to Open Space. This land is an integral part of the opportunity to improve Huonville's connection with the river and provide a key attractor to the town; the purpose of the current zoning (Utilities) under the Tasmanian Planning Scheme is for major utilities, installations and corridors, resulting in opportunities such as Food Services or a market being prohibited uses. The Channel Highway should remain within the Utilities Zone.	1, 2, 5, 8 and 9
LU3	Part rezone Council land (CT 169563/2) from Utilities to Open Space to enable an improved open space network for the community (refer SD1). The area to be rezoned will require further analysis to determine the area required for improved access, improved parking and improved recreational facilities associated with the Huon River.	1, 2, 4, 5, 8 and 9
LU4	Subject to the outcomes of the transport management study (refer SS1) and detailed site-specific planning of this site, rezone Council-owned land (CT 19056/1 and CT 157687/2) from Open Space to Environmental Management. The site contains <i>Eucalyptus ovata</i> forest and woodland, which is a threatened vegetation community under the <i>Nature Conservation Act 2002</i> . Furthermore, Council Officers have identified an opportunity for this site to reconnect the small remnant stands of the vegetation community to reduce the edge effect and create a healthier habitat and an education space for children. The educational component, depending on the intensity of the use, is likely to be ancillary to the Natural and Cultural Values Management Use Class. However if the use cannot be considered ancillary, Educational and Occasional Care is an allowable use in the Environmental Management Zone whereas it is prohibited in the Open Space Zone.	5
LU5	Subject to the outcomes of the transport management study (refer SS1) the Particular Purpose Zone future road corridor should be rezoned to General Residential Zone and General Business (within the existing area zoned General Business) if the outcome concludes that a bypass is not required. Noting, if the conclusion is for a bypass then the Particular Purpose Zone should remain.	3, 4 and 6

REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
LU6	The Particular Purpose Zone Urban Growth Zone should remain, noting that this is an appropriate location for future residential growth. The future rezoning of this land to allow for development should not occur until it is required to provide for a 15-year residential land supply. The supply includes all land that is zoned for residential purposes.	6
LU7	Ensure when considering new zonings that an appropriate buffer, in terms of distance, is provided for when in proximity to land zoned Significant Agricultural (or Agriculture Zone under the Tasmanian Planning Scheme) to protect the fettering of valuable agricultural land.	5, 6 and 9
LU8	Maintain current separation between Huonville and Ranelagh in accordance with the Urban Growth Boundary.	4, 5 and 6
LU9	The Scenic Protection Code should be utilised for surrounding vegetated hills and ridges that provide for important scenic values and contribute to the sense of place for the residents and visitors to Huonville and Ranelagh. The exact location of the overlay that will form part of the planning scheme maps will need to be prepared by a further study (refer SS4).	6, 8 and 9
LU10	The land zoned Commercial (CT 153860/2) be rezoned to Local Business. The site is currently used for Bulky Goods, which is a permitted use in both the Local Business Zone and the Commercial Zone. However, given the site's proximity to the Huon River and the surrounding land zoned General Residential, the purpose of the zone for service industries, storage and warehousing is not the preferred future of the area. The Local Business Zone, with the purpose to provide for business, retail, and community and entertainment functions and to encourage activity at pedestrian levels with active frontages and shop windows, is considered more appropriate. Moreover, the Local Business Zone allows for both Residential and Visitor Accommodation uses where the Commercial Zone effectively prohibits both.	2, 7, 8 and 9
LU11	Melrose Street land is currently zoned Rural Living with adjacent land along Burwood Street zoned Low Density Residential. This land is currently not required to meet demand, particularly given the existing Particular Purpose Zone - Future Urban Land of 13.3ha, to be released in the future to ensure there is a 15-year land supply available. Notwithstanding, the land off Burwood Street and Melrose Street is well located in terms of access to the town centre and recreation areas: consideration of long-term conversion for a General Residential Zoning should occur.	6 and 7
LU12	Ensure that a compact and central town centre that encourages increased pedestrian activity and promotes a walkable environment is retained and enhanced.	4,6 and 7

REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
LU13	Ensure urban development is retained within the Urban Growth Boundary to create a clear town boundary that provides a clear visual boundary for the town and protects surrounding agricultural land.	6, 7, 8 and 9
LU14	Recognise that community uses are allowable in a number of zones including residential zones. Application of the Community Purpose Zone should be limited to avoid unnecessary constraints and restriction on changing uses in the future.	7
LU15	Recognise that the combined application process for a planning scheme amendment and development application under the <i>Land Use Planning and Approvals Act 1993</i> provisions may be an appropriate mechanism to consider unexpected opportunities that may arise, subject to consideration against the planning principles of this master plan.	1,2,3,4,5,6 and 7
LU16	Subject to the transport management study (refer SS1), examine activating the Light Industrial zoned land (CT 104694/1) through the provision of suitable heavy vehicle access. It is noted that access to this land is currently constrained for large vehicles which impedes potential industrial use of the site. Activation of this site could have flow on benefits for the town centre by providing opportunities for some industrial and other uses to relocate.	5 and 6
LU17	<p>Examine the potential rezoning of a portion of land currently zoned Recreation along Tennis Court Road (part of CT 126804/1) to General Business subject to:</p> <ul style="list-style-type: none"> the provision of replacement recreational facilities commensurate with current facilities within other land zoned Recreation or Open Space in similar or better proximity to the town centre and residential areas; re-evaluation of growth trends for the commercial and retail sector to determine whether the land is required to provide for demand; and further stakeholder engagement. 	1, 2, 5, 8 and 9

Actions: Partnerships		
REF	RECOMMENDATION	RELEVANT PLANNING PRINCIPLES
PD1	Work with TasWater during the preparation of the Growth and Capacity Plan for Huonville and Ranelagh.	6 and 9
PD2	Work with TasNetworks in relocating their depot currently located at 4 Tennis Court Road, which is not contributing to the viability or vitality of the town centre.	6, 7 and 9
PD3	Continue to investigate opportunities to increase the availability of child care services in Huonville through working with providers.	6 and 9
PD4	Continue to investigate opportunities for the provision of aged care services in Huonville.	6 and 9
PD5	Work with education providers to build upon the knowledge precinct along Wilmot Road that currently includes Huonville Primary School, Huonville High School and the Trade Training Centre.	6 and 9
PD6	Assist local business community, sporting clubs and other similar entities to educate the community of Huonville, Ranelagh and surrounds on the importance of the agricultural land and the potential for land use conflict between agricultural operations and residential amenity.	5 and 9
PD7	Continue to work with agricultural operators, accommodation providers and transport providers to increase the quantity of accommodation for the seasonal workforce during the harvest season.	5 and 9
PD8	Work with landowners to ensure land is released in an orderly, timely and efficient manner to mitigate the issue of large parcels of residential land being in limited ownership.	6 and 9
PD9	Work with local natural resource management groups such as Landcare and individual landowners for the delivery of programs that specifically maintain and improve the environmental values of the Huon River and Mountain River.	3, 6 and 7

Future Considerations

This master plan is not intended to be a static document. Master plans require not only periodic review, ideally at the minimum every 5 years, but reconsideration when circumstances change or when new information comes to light. This could include:

- Specialist studies being completed, as identified in Actions SS1 to SS5 and SS9;
- The delivery of new infrastructure or transport connections; or
- The review of the Southern Tasmania Regional Land Use Strategy which may set a new growth direction for the area within the regional context, requiring different residential strategies.

It could also be a lack of land release in existing approved subdivision or zoned land due to land banking by land owners.

Over the long term there are also some significant issues and potential opportunities for the Huonville and Ranelagh area that present long term considerations for Council, businesses and the community.

The inundation risks for the area arising from the Huon River are likely to increase over time. This poses challenging questions about not only how new commercial and retail opportunities for Huonville can be accommodated within the existing land use structure of the town, but how the risks to existing areas can be managed. Resolution will require evaluation of a range of options from potential flood defences through to relocation of activities, that require further community and stakeholder engagement and cost benefit analysis. Specific studies to progress resolution of these challenges are recommended for the short to medium term.

Furthermore, over time additional residential land may be required which presents potential conflict with the protection of agricultural land, the economic opportunities that land presents and the management of land use issues between residential and agricultural uses.

It is also important to recognise that it is difficult to predict or conceive future investment opportunities that might arise for the area. Such opportunities are often driven by external influences, whether it is global financial circumstances, economic growth in particular industries or changing federal-level economic or social policies. What might not be seen as a viable or realistic proposition today might well be different in 5 or 10 years time.

It is therefore recognised that the short to medium term actions including specific land use directions may not fully encompass opportunities that could arise in the future. Strict adherence over time to the short to medium term actions under this master plan may unduly restrict use and development.

The master plan recognises that these can be considered on a case by case basis against the planning principles.

Appendix A

Background Analysis

1 Planning Context

1.1 Huon Valley Land Use and Development Strategy

The Huon Valley Land Use and Development Strategy was prepared in 2007. The strategy identified seven strategic directions for Huonville (inclusive of Ranelagh):

- *Huonville is recognised as the primary commercial centre and focus for the Huon Valley.*
- *Enhance the Huon River foreshore area and provide for better connections for the town.*
- *Protect the safety and efficiency of the existing road infrastructure and have the capacity of upgrading and expansion to meet future development needs.*
- *There is capacity for in-fill development to occur and there are potential development sites on the fringe of the town's commercial area.*
- *Main Street improvements are necessary to ensure pedestrian safety and to mitigate against the adverse impacts of heavy vehicle traffic.*
- *The visual amenity of the Huon River, hills and bushland surrounding the town should be afforded protections of these values.*
- *Emphasis should be placed on upgrading Huonville's existing infrastructure, rather than investing in extensions to new areas.*

Each of these strategic directions are still considered relevant and are encompassed in the Key Directions within the Master Plan.

1.2 Huonville – Ranelagh Structure Plan

In October 2011, the Huonville/Ranelagh Structure Plan was endorsed by Council; the aim of the structure plan was to:

- *Identify residential, commercial and industrial land use options.*
- *Maintain and expand Huonville's role as a significant regional centre.*
- *Prepare a co-ordinated strategy for the growth and revitalisation of the town centre.*
- *Consider issues such as infrastructure demand, flooding, and sea level rise.*
- *Improve linkages between Huonville and Ranelagh.*
- *Ensure that the community has access to a wide range of services and facilities now and in the future.*
- *Identify specific sites for tourism and other economic activities.*

Several actions identified have been implemented, particularly around the rezoning recommendations. This includes an increase of land zoned General Residential located between Huon Highway and Sale Street/Knights Road; an area zoned Village to allow for mixed use north east of the town; industrial land along Glen Road; and land set aside for the long-term development of a bypass.

The Master Plan has reviewed some of these zonings, such as land zoned General Business in a flood plain and the effectiveness of the Village zoning.

There are several recommendations that have not been implemented, such as widening the footpath in Main Street between Channel Highway and Sale Street, or only partially implemented

such as expanding the walking and cycling track network that are still relevant and will be further deliberated and developed in the master plan.

The Structure Plan included a traffic statement regarding traffic management and a broad consideration of the bypass/diversion of Main Street. The advice stated that the construction of an alternative access road would have a limited affect in reducing the various traffic conflicts within the township. The Structure Plan recommended the preparation of a detailed local area traffic management study to address the various traffic conflicts within Huonville. It was further recommended that a decision be made regarding the need for an alternative access road, as future residential development of land around Huonville will reduce the options for providing the alternative access. These recommended actions that have not been implemented are still considered relevant.

1.3 Huon Valley Council Strategic Plan 2015 – 2025

The Huon Valley Council Strategic Plan, outlines Council's strategic direction from 2015 – 2025.

The foundation of the strategic plan was laid in 2007 when members of the Huon Valley community developed the Huon Valley 2020 Community Plan. The Strategic Plan identifies 4 Strategic Objectives which are all considered relevant to the preparation of the master plan:

A Great Environment

Historically, the natural environment, climate and what was able to be produced was the basis for settlement in the Huon Valley. The environment provided the attributes for people to achieve their life goals. Today it remains a key advantage and motivates people to live, invest in business and visit the Huon Valley. Protection of this environment and appropriate use and development is a key strategic focus from both natural values and human perspectives.

A Prosperous, Resilient Economy

A level of economic and financial prosperity is central to the success of a place. The generation of individual and community wide income and wealth supports the ability for a community to provide opportunity and to deliver the range of services necessary to create a sustainable community.

Capable and Productive People and Assets

A community is about people, their values, capabilities and the way they interact, develop and utilise available assets to achieve their goals. This mix of human, social and investment capital is central to young people aspiring to and achieving careers, families and businesses successfully establishing and older people being able to continue to actively engage in the community.

Community Wellbeing and Liveability

The characteristics of a place, as a means for attracting and retaining people, is based on a mix of what is here – the natural environment, its developed attributes and the 'way the place works' in terms of individual, familial and social networks and support systems. There are many aspects of a place which attract and retain people in a community. The natural environment, the economic environment and the social environment are all factors.

1.4 Huon River Foreshore Master Plan 2007

In 2007 a Foreshore Master Plan was prepared for the area east of the Huon Bridge on the northern side of the river. The master plan has been partially implemented; however, its full implementation relies on the realignment of the Esplanade. The Foreshore Master Plan and its recommendations are relevant to this master plan, noting that any future diversion of Channel Highway, will require the Foreshore Master Plan to be reviewed and potentially amended before further implementation.

1.5 Huonville Recreation Ground Master Plan 2011

The Huonville Recreation Ground Master Plan was prepared to assist Council and the community in achieving sustainable management and improvements in the future of its recreation facilities.

The study area included land owned by Council along Wilmot Road, Tennis Court Road and Heron Street, the adjacent schools, as well as the PCYC, swimming pool and Scout Hall. The Huonville Recreation Ground Master Plan is site specific, but it does make an important and relevant observation in relation to the overall decline in popularity of organised sporting activities:

The demand for safe and accessible passive recreational areas, including parks, reserves and playgrounds is likely to increase in the future, given the continuing popularity of recreational walking and non-organised recreational activities in general. Other trends, in addition to population ageing and the shift towards non-organised activities, that are becoming increasingly important on a national scale may become important throughout the municipal area in future. The overall decline in the popularity of organised sporting activities over informal recreation may result in Council having to shift its focus in relation to the provision and maintenance of sporting facilities in the future. However, it is recognised that traditional sporting activities such as football, cricket and netball remain popular among residents of the Huon Valley municipal area and are important facets of the local culture¹.

1.6 Huon Valley Walking Track Strategy

A walking track strategy was prepared for Huon Valley Council in 2007, which identified several tracks within the Huonville – Ranelagh area. These included:

- Skinners Creek Walking Track – a track between Sale Street and the Esplanade. This track has been constructed and Council officers have advised that it is well utilised.
- Waltons Inlet Track – this track runs upstream from the end of the existing walking track from Short Street and does a return loop via the east bank of the inlet; approximately 2km. This track has not been constructed and is sought-after by the community.
- Glen Huon Track – this track has not been constructed and would start at the southern end of the Huon Road Bridge and follow the south bank of the river for nearly 3km to the Ranelagh bend. This track is still considered a priority trail.
- Coolstore Road Option Track – this track would start at the southern end of Coolstore Road and continue along the river foreshore, joining the Huon Highway where it runs close to the river. This track has not been constructed and is considered to have a lower priority than the other foreshore trails, but still an important trail in contributing to the local trail network and improving Huonville's engagement with the river.

¹ Huonville Recreation Ground Management Plan and Master Plan 2015, Inspiring Place, p57

- Huonville to Judbury – this trail is identified as being an extension of either the proposed Waltons Track (above) or the Glen Huon Track (above). The strategy identifies both banks of the river as being mostly riparian reserve, with some sections of private land abutting the riverbank which would require negotiation with private land owners. Both sides of the river include steep sections, although it is identified that the west/south bank is probably flatter overall. This track is considered a high priority and can be constructed in stages.

2 Existing Conditions

2.1 Socio-Economic Profile

2.1.1 Resident Population

As the main residential and commercial centre and key growth area in the Huon Valley Local Government Area (LGA), Huonville and Ranelagh have historically accommodated a significant proportion of new residents and this trend is likely to continue with an average annual growth rate (AAGR) of 2.2%.

This is significantly higher than the Huon Valley LGA's average annual growth rate of 1.5%, and Tasmania's average annual growth rate of 0.7% as shown in Table 1 below.

At present, Huonville and Ranelagh, accommodate 24.6% of the total population in the Huon Valley.

Table 1: Estimated Residential Population Profile (Source: ABS Census)

	2006 ²	2011	2016	AAGR*
Huonville Ranelagh ³	-	3,560	3,980	+2.2%
Huonville - Franklin SA2 ⁴	-	7,760	8,310	+1.4%
Huon Valley LGA	14,000	15,140	16,200	+1.5%
Greater Hobart SD	-	211,565	222,356	+4.8%
Tasmania	476,481	495,354	509,965	+0.7%

*Annual average growth rate

As shown in Table 2 over page, between 2011 and 2016, Huonville and Ranelagh is an aging population, with a decline in the working population aged between 35 to 44 years of age. Residents aged between 65 and 74 have increased by an average annual growth rate of +6.6%, while residents aged 35 and 44 have declined by an average annual growth rate of -3.1%. There is some growth also with the age group of 25 – 34.

² 2006 census data unavailable at an SA1 level

³ Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221

⁴ Huonville-Ranelagh SA23 is a medium sized geographic area measuring approximately 68 hectares

Table 2: Population by Age Groups Huonville and Ranelagh (Source: ABS Census)⁵

Age Groups	2011	2016	AAGR
0-4	268	288	1.4%
5-14	490	496	0.2%
15-24	417	459	1.9%
25-34	449	507	2.5%
35-44	515	440	-3.1%
45-54	449	543	3.9%
55-64	435	529	4.0%
65-74	311	429	6.6%
75+	223	297	5.9%

2.1.2 Employment by Industry

Jobs by industry data is only available for Huonville at a Destination Zone (DZN) level⁶, which concentrates on the activity centre and where the majority of jobs are expected to be located as it is the economic centre in the Huon Valley. The Destination Zone level data combines Ranelagh with the rest of the LGA and has therefore been excluded from this part of the analysis.

Huonville contains 26 of all jobs within the Huon Valley LGA, with a total number of 1,094 jobs as at the 2016 ABS census.

As shown in Figure 1 over page and Table 3 on page 8, jobs within Huonville are primarily in the following industries: Retail Trade (21.6%), Public Administration and Safety (13.7%) and Education and Training (12.7%).

The fastest growing industries in Huonville are Health Care and Social Assistance (+19 jobs), Professional, Scientific and Technical Services (+18 jobs) and Construction (+16 jobs).

While the number of jobs in agriculture and aquaculture in Huonville and Ranelagh is low, these sectors are important to the region. Huonville, as the primary activity centre for the LGA, accommodates key rural services and local service industries that support the agriculture and aquaculture sector, such as rural supplies, mechanics, vets and machinery sales, technical services and maintenance services. In addition, Tassal's processing plant is located on the edge of the town.

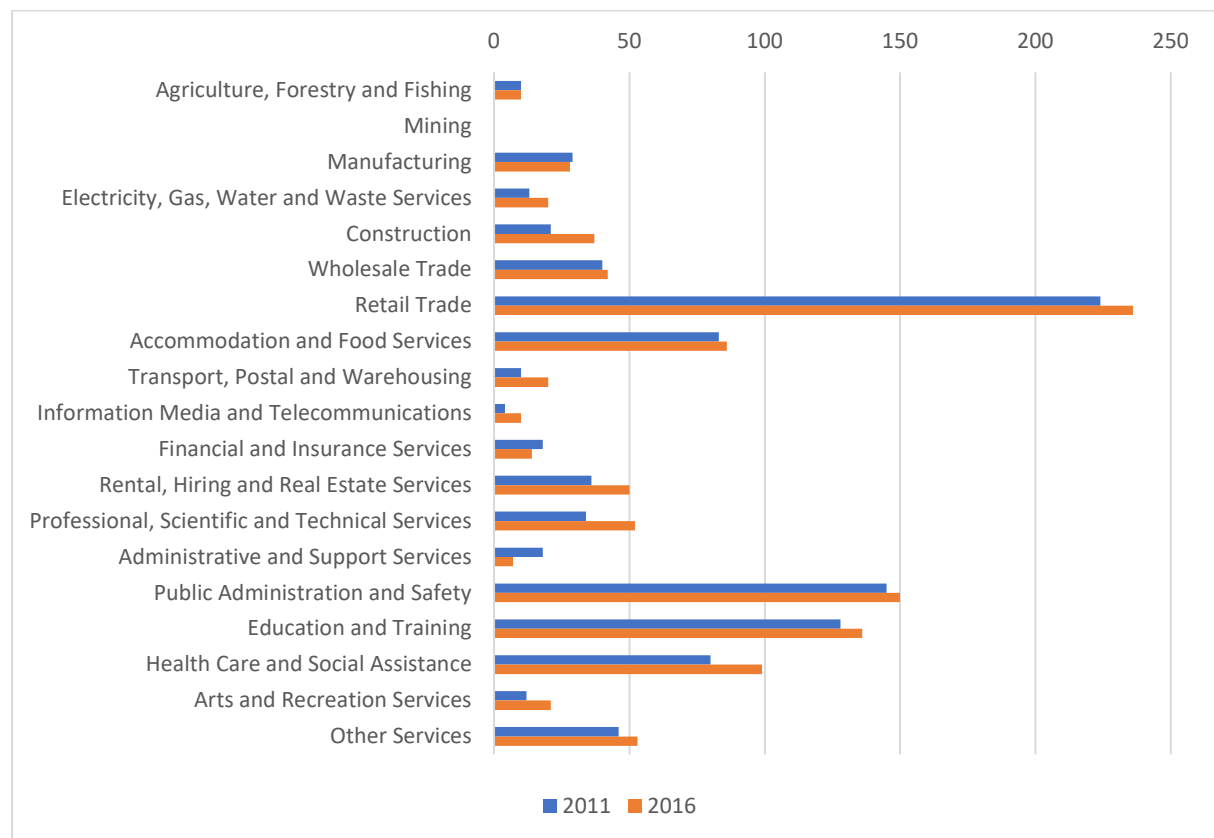
Importantly, and something these job categories from the Census don't directly show, is the size and growth in the tourism industry, which is evidenced by the size and growth in Retail Trade, Accommodation and Food Services and Rental, Hiring and Real Estate Services.

Compared to Tasmania as a whole, Huonville statistical area SA2 has many jobs in the education sector; Huonville is home to Huonville Primary School, Huonville High School and to the Trade Training Centre on Wilmot Road.

⁵ Huonville Ranelagh area includes the SAs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

⁶ 2016 Destination Zones cover the whole of Australia without gaps or overlaps; they are building from 2016 mesh blocks and align to the 2016 Statistical Area Level 2.

Figure 1: Jobs by Industry, Place of Work (Source: ABS Census) ⁷



⁷ Huonville refers to Destination Zone 610721062

Table 3: Jobs by Industry in Huonville, Place of Work (Source: ABS Census) ⁸

	Huonville DZN 610721062						Tasmania
Industry Categories	2011 (No.)	2011 (%)	2016 (No.)	2016 (%)	Change 2011 to 2016		2016 (%)
Agriculture, Forestry and Fishing	10	1.0%	10	0.9%	+0%	+0.0%	5.3%
Mining	0	0.0%	0	0.0%	+0%	+0.0%	0.9%
Manufacturing	29	3.0%	28	2.6%	-1%	-0.7%	6.9%
Electricity, Gas, Water and Waste Services	13	1.4%	20	1.8%	+7%	+9.0%	1.6%
Construction	21	2.2%	37	3.4%	+16%	+12.0%	7.6%
Wholesale Trade	40	4.2%	42	3.8%	+2%	+1.0%	2.2%
Retail Trade	224	23.4%	236	21.6%	+12%	+1.0%	10.9%
Accommodation and Food Services	83	8.7%	86	7.9%	+3%	+0.7%	7.7%
Transport, Postal and Warehousing	10	1.0%	20	1.8%	+10%	+14.9%	4.2%
Information Media and Telecommunications	4	0.4%	10	0.9%	+6%	+20.1%	1.4%
Financial and Insurance Services	18	1.9%	14	1.3%	-4%	-4.9%	2.1%
Rental, Hiring and Real Estate Services	36	3.8%	50	4.6%	+14%	+6.8%	1.2%
Professional, Scientific and Technical Services	34	3.6%	52	4.8%	+18%	+8.9%	4.7%
Administrative and Support Services	18	1.9%	7	0.6%	-11%	-17.2%	3.0%
Public Administration and Safety	145	15.2%	150	13.7%	+5%	+0.7%	7.8%
Education and Training	128	13.4%	136	12.4%	+8%	+1.2%	9.3%
Health Care and Social Assistance	80	8.4%	99	9.0%	+19%	+4.4%	14.2%
Arts and Recreation Services	12	1.3%	21	1.9%	+9%	+11.8%	1.9%
Other Services	46	4.8%	53	4.8%	+7%	+2.9%	7.2%
Total	957	100%	1094	100%	+137%	+2.7%	100%

Note: 'Not stated' and 'Not Applicable' have been excluded from the table.

21.3 Ranelagh and Huonville Comparison

A comparison of the population and demographics between Huonville and Ranelagh is considered an important task for the preparation of the master plan given the differences in such factors as median age and income. Table 4 over page provides a comparison of key data.

⁸ Huonville refers to Destination Zone 610721062

Table 4: Population, Median Age, Educational Achievement and Weekly Income (Source: 2016 ABS Census)

	Huonville	Ranelagh	Tasmania	Australia
Population	2,717	1,268	N/A	N/A
Median age	43	34	42	38
Median weekly household income	\$988	\$1,365	\$1,100	\$1,438
Worked full time	53.3%	58.9%	52.3%	57.7%
Worked part time	32.9%	33.1%	35.0%	30.4%
Unemployed	6.8%	4.0%	7.0%	6.9%
Highest educational achievement	11.4% (bachelor degree and above) 11.9% (year 12)	13.3% (bachelor degree and above) 13.2% (year 12)	16.2% (bachelor degree and above) 12% (year 12)	22% (bachelor degree and above) 15.7% (year 12)

21.4 Household Compositions and Dwelling Structure

In Huonville and Ranelagh there were 1,429 households in 2016, with a median household size of 2.8.

The most common household types are couples with no children (37.3%), lone person households (31.2%), and couples with children (20.9%). There was a higher share of one parent families in Huonville in 2016, when compared with Ranelagh. Compared to Tasmania, there has been an increase in families with no children and lone person households in Huonville Ranelagh, as shown in Table 5 below.

Table 5: Distribution of Household Types (Source: ABS Census)

	2011			2016		
	Tasmania	Huonville-Ranelagh ⁹	Huonville-Ranelagh	Tasmania	Huonville-Ranelagh ⁽¹⁾	Huonville-Ranelagh
Couple family with children	27.5%	23.1%	435	25.9%	20.9%	533
One parent family	11.5%	8.0%	282	11.6%	7.3%	299
Couple family with no children	28.9%	35.7%	98	28.8%	37.3%	105
Other family	0.9%	1.3%	16	0.9%	1.2%	18
Lone person household	28.0%	29.9%	364	29.6%	31.2%	445
Group household	3.12%	2.0%	24	3.3%	2.0%	29
Total	100%	100%	1,220	100%	100%	1,429

⁹ Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

Table 6: Dwelling Distribution by Type (Source: ABS Census)

	2011			2016		
	Tasmania	Huonville-Ranelagh	Huonville-Ranelagh	Tasmania	Huonville-Ranelagh	Huonville-Ranelagh
Separate house	85.6%	93.3%	1,138	86.6%	93.1%	1,330
Semi-detached, row or terrace house	12.2%	6.0%	73	10.9%	6.2%	89
Flat, unit or apartment	1.0%	0.7%	9	1.1%	0.7%	10
Total	100%	100%	1,220	100%	100%	1,429

2.2 Tourism

The Huon Valley provides significant tourist attractions with Huonville providing a gateway to the World Heritage Area and the varied and growing gourmet food and wine industry. Furthermore, the tourism industry is experiencing unprecedented growth, particularly in Southern Tasmanian, with the State Government's target of 1.5 million visitors to Tasmania by 2020 on track to being achieved.

Table 7 shows, however, that a significant percentage of visitors to the Huon Valley pass through Huonville without stopping.

Table 7: Tourism Statistics Tasmanian Visitor Survey¹⁰

	July 2016 - June 2017	July 2015 - June 2016	July 2014 - June 2015	July 2013 - June 2014
Passed through Huonville	66,483	51,324	61,444	54,606
Stopped and looked around Huonville	74,216	85,025	70,027	67,787
Stayed overnight Huonville	28,463	28,834	24,586	22,583
Visited Huonville on this trip	169,162	165,184	156,057	144,956
% of total visitors to Tasmania	13%	14%	13.5%	13.7%
Average number of nights in Huonville	3.4	6.4	8.9	3.1
Total visitors Tasmania	1.27 million	1.17 million	1.15 million	1.06 million

¹⁰ Source: www.tvsanalyser.com.au

3 Existing Situation

3.1 Community Facilities and Services

As shown in Table 8 below, Huonville is a well serviced town regarding community services and facilities although with a notable absence of an aged care facility.

It is important to recognise that the following benchmarks are derived primarily from best practice in major growth areas. It does not recognise the unique challenge in Tasmania for the sustainable provision of comprehensive government provided services locally with small and sometime isolated communities.

They also do not consider specific community needs or include other services such as a local Centrelink Outlet, Child Care Facilities and Police Station, which are all important services to the social fabric of a town.

It is likely that most of the existing community services and facilities will continue to be sufficient if well maintained into the future. This particularly applies to:

- Educational facilities;
- Open spaces and recreational facilities;
- Health facilities; and
- Library facilities.

Table 8: Benchmarking for Selected Community Services and Facilities

Benchmark	Source of benchmark	Application in Huonville/Ranelagh
General Practitioner 1 GP per 1000 persons	Australian average Tasmania's Health Plan 2007	Above benchmark At present Huonville has approximately 9 FTE GPs which is greater than the benchmark.
Maternal and child health 1 full time nurse per 140 births	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Huon Valley Council has nurse immunisers and the Community Health Centre has a child health nurse.
Community-based health centre 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Local Medical Officers provide GP services, pathology, nursing, allied health services (pharmacist, psychologist, physiology) and chronic disease management services ¹¹ .
Centre-based library 1 per 30,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Huonville has a local library.

¹¹ <https://huonvalleyhealthcentre.com.au/> (search date 24 January 2018)

Benchmark	Source of benchmark	Application in Huonville/Ranelagh
Community meeting space 1 space for up to 20 people per 4,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark There are various community meeting spaces within the Council Complex and the Community Hall in Ranelagh.
Multi-purpose community centre 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Both the Council Complex in Huonville and the Community Hall in Ranelagh are available to the public for hire.
Residential aged care 44 low care and 44 high care beds per 1000 people aged over 70	Department of Health (Commonwealth)	Below benchmark Huonville/Ranelagh does not have a residential aged care facility (low or high care). Notably the townships do not have over 1000 people aged 70 and there are two aged care facilities in Franklin. This absence of an aged care facility is a gap in services.
Indoor recreation centres 1 per 10,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark The PCYC incorporates an indoor stadium, climbing wall, café, gym, trade workshop and change rooms.
Active open space reserve 1 (4-5ha) per 6,000 people	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark The Huonville Recreation Ground provides nearly 10 ha of land inclusive of sporting grounds, tennis courts, swimming pool and skate park. The Ranelagh Showgrounds provides nearly 4 ha of open space.
Passive open space 0.7ha per 1000 people	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark There is in excess of 3 ha of passive open space within Huonville-Ranelagh.
Government primary school 1 per 8,000 population	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Huonville has a public primary school.
Government secondary school 1 per 25,000	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)	Above benchmark Huonville has a district high school which is being expanded to incorporate years 11 and 12.

3.2 Fragmentation of Land Parcels

A key defining characteristic of the Huon Valley is the high levels of fragmentation of rural land – that is the number of land titles. Until the introduction of the *Huon Valley Interim Planning Scheme 2015* a house was Permitted on these rural lots. Consequently, the townships do not have a well-defined town boundary and there is a need to strengthen this boundary.

The removal of the permitted planning pathway for residential development in the rural and agricultural zones means that it is important for both Huonville and Ranelagh to pick up these residential opportunities.

Furthermore, there is a greater financial cost associated with dispersed development:

The vast infrastructure network required for dispersed development (despite its more basic standard) generates considerable cost to local government. In contrast, infill development, that is development which takes place on vacant parcels of land within existing infrastructure networks, generates considerably less cost to local government.

Most interestingly, greenfield development and its high level of infrastructure provisioning (typically paid for by developers) lumps councils with exorbitant ongoing costs. This is significant given the growing emergence of greenfield development in rural locations.

Comparing the costs at a high level over time indicates that over varying time periods, dispersed development tends to be the most expensive to councils¹².

3.3 Surrounding Agricultural Land

The surrounding agricultural land is valuable for Huonville in an economic sense in that it supports the provision of services to the industry, businesses and residents.

It is also important in providing the townships a sense of identity being juxtaposed in such proximity to productive agricultural land and a demonstration of its agricultural history. This proximity, however, increases the potential for conflict with sensitive residential uses. The intensive farming operations are a key characteristic of the area, which is particularly problematic in terms of noise and odour from animals, 24 hour/day operations during harvest season, heavy vehicle movements anytime of the day and night, and spray drift from the adjoining orchards.

3.3.1 Fruit Picking and Harvest

During the summer months it has been approximated¹³ that the Huonville – Ranelagh area will experience an influx of 2,000 – 3,000 people employed as fruit pickers. Notwithstanding their importance to the agricultural economy, there is a shortage of accommodation available to these seasonal workers.

In recognition of this lack of accommodation, the State Planning Provisions allow for the development of suitable residential accommodation for seasonal workers within the agricultural and rural zones¹⁴, which should contribute to resolving this deficiency.

¹² Financial costs of settlement patterns in rural Victoria, June 2013, SGS Economics & Planning in conjunction with Aurecon

¹³ A Taylor 2018, personal communication, 1 March 2018

¹⁴ http://www.justice.tas.gov.au/_data/assets/pdf_file/0007/370294/State_Planning_Provisions.PDF

3.4 Natural Values

The majority of the land within the study area has been modified for residential, urban or agricultural purposes. There are however a number of pockets of remnant bushland on the edges of the modified areas. The protection of these will be considered by council during the preparation of the Local Provision Schedules, specifically the application of the Natural Assets Code Overlay. One of these remnant sites is a Council-owned site located between the Esplanade and Flood Road which contains threatened vegetation *Eucalyptus ovata* forest and woodland.

Significantly, however, the vegetated skylines, although not within the study area, provide an important sense of place, together with the Huon River. Therefore protecting these natural assets is integral to the sustainable growth and revitalisation of Huonville and Ranelagh.

3.5 Flooding

Huonville is located within the flood plain of the Huon River and to a lesser extent Mountain River. The Huon River starts below Scotts Peak Dam on Lake Pedder, and generally flows eastwards to the main population centres of Judbury and Huonville, near the mouth of the Huon River. The main tributaries include Picton, Weld, Arve, Russell and Mountain rivers. Much of the area lies within the World Heritage Area and is remote and unpopulated¹⁵.

The majority of the residential zoned land within Huonville and Ranelagh is not within the flood prone area except for an area zoned General Residential on the southern side of Wilmot Road (fully developed) and an area zoned Low Density residential (undeveloped) at the end of Shield Street.

There are large tracts of land zoned General Business, both developed and undeveloped, that are within the flood prone area. It is noted that the vacant General Business zoned land is generally owned by Huon Valley Council.

Furthermore, the effect of flooding is greater should the peak flood level coincide with the high tide.

3.6 Sea Level Rise

Huonville is located at a point on the Huon River that is identified as being susceptible to sea level rise, which is reflected in the planning scheme maps; this susceptibility exacerbates the effect of the flooding.

3.7 Bushfire

Huonville and Ranelagh are surrounded by agricultural land and vegetated hills and ridgelines which result in the townships being vulnerable to bushfire. Given the sense of identity that is derived from this setting, bushfire needs to be managed on a whole-of-community basis in a way that precludes the clearing of vegetation, providing for the retention of significant scenic values and environmental values. Figure 2 over page shows the history of bushfires surrounding Huonville and Ranelagh.

¹⁵ Major Flooding in Huonville – July 2016 Submission to Tasmanian Government Flood Review / Document 3 of 3 / 25 November 2016 Bureau of Meteorology – John Bally

Figure 2: Fire History (Source: www.thelist.tas.gov.au)



3.8 Heritage Buildings

Both Huonville and Ranelagh contain buildings that have a recognised or potential heritage significance. Notwithstanding, only one building in Huonville is identified under Table E13.1 Heritage Places of the *Huon Valley Interim Planning Scheme 2015* and no buildings are identified in Ranelagh. Similarly, there are no heritage precincts, cultural landscape precincts, heritage trees or places of archaeological significance identified within the study area.

There are additional places listed on the Tasmanian Heritage Register, with 20 places listed within the study area.¹⁶

3.9 Reliance on Greater Hobart

The Huon Valley municipal area relies upon Greater Hobart for employment, with the journey to work data¹⁷ showing nearly 35% of residents of the Huon Valley travelling to either Glenorchy (5%), Hobart (21%) or (9%) Kingborough for work. Notably, the Huon Valley has high levels of self-containment with 85% of jobs within the Huon Valley occupied by its residents. Notwithstanding, with approximately one third of residents of Huon Valley relying on Greater Hobart for employment there is significant pressure on transport infrastructure to enable this reliance.

¹⁶ <https://maps.thelist.tas.gov.au/listmap/app/list/map> 19 December 2017

¹⁷ Journey to Work Data Analysis; An analysis of 2011 Australia Bureau of Statistic Census data relating to journey to work patterns; Department of Infrastructure, Energy and Resource

3.10 Transport and Access

Transport and access is considered under section 1.2 above, which summarises the recommendations of the 2011 Structure Plan. In addition to this, Table 9 over page identifies traffic numbers collected by the Huon Valley Council, which demonstrate a steady increase in traffic numbers through the township of Huonville.

Table 9: Traffic Numbers (Per Day) (Source: Huon Valley Council)

	1992	2002	2013	2014	2016	2017
Main Street South of Shield Road	5,760	7,735	9,215	Not available	Not available	10,080
South of Scenic Hill	3,586	4,420	Not available	5,759	Not available	Not available
South of Flood Road	Not available	2,520	Not available	Not available	3,663	Not available

3.10.1 Pedestrian Amenity versus On-street Parking

Increasingly, on-street parking in well-accessible commercial centres is reduced in favour of pedestrian amenity. The economic benefits generally outweigh the costs, as pedestrian amenity contributes to spending. In fact, in 2010 SGS Economics and Planning prepared a report for the City of Yarra, an inner Melbourne municipality, investigating the impact and contribution of the provision of car parking in activity centres, particularly regarding business activity.

The analysis showed that there appeared to be no systematic relationship between the provision of conveniently located on-street parking and the economic performance of the four shopping strips covered by the study.

Local Area Traffic Management focusses on traffic and movement problems and solutions within the context of a local precinct or suburb. There is no nearby competing regional centre to which shoppers could be drawn instead. In addition, enhancing pedestrian amenity does not need to impact on, on-street parking dramatically. A gradual reduction of on-street parking with simultaneously visible improvements of the streetscape quality would minimise any adverse impact. Noting, that the supply of off-street parking available should be monitored over time.

"Balancing" spaces is a concept that is used to describe allotting room for pedestrian needs - encouraging a lively, active public space - while at the same time maintaining appropriate vehicular space for deliveries, parking, local access, and through movement¹⁸.

Research ¹⁹ indicates that walkable environments create an opportunity for unplanned expenditure by allowing shoppers to directly interact with retail activities instead of 'drive through' shoppers, stopping to pick up one item on the way to another destination. Some additional benefits of enhancing pedestrian space in commercial areas include providing space for pedestrian amenities, including trees creating shade and making it easier to cross the street.

¹⁸ www.pps.org/article/balancing-street-space-for-pedestrians-and-vehicles

¹⁹ Litman, T A (2014), Economic Value of Walkability, Victorian Transport Policy Institute

4 Needs Analysis

4.1 Population Projections

Population projections for the study area do not currently exist.

The State Demographic Change Advisory Council population projections are available at the local government area only²⁰. An estimation of the future population of the study area (smaller than LGA) has been made using historical population data from the ABS Census, dwelling approvals and other key information from Council. An assumption has been made that residential dwelling approvals correlates to household and population growth and as such has been used to estimate the percentage of the local government area population growth that is attributable to the study area. Table 10 below details a projection of the future population for Huonville and Ranelagh through use of the above stated information.

Table 10: Population Projections (Source: SGS Economics and Planning based on ABS and DPAC data)²¹

	2021	2026	2031	2036	AAGR ²²
Huonville Ranelagh ²³	4,450	4,945	5,470	6,040	+2.1%
Huonville SA2 ²⁴	8,950	9,610	10,300	11,045	+1.4%
Huon Valley LGA	17,445	18,720	20,010	21,345	+1.4%

While population growth drives the quantum of housing required, the diversity of housing types is strongly driven by household formation, age profile and the preferences of these households with respect to dwelling type.

It is projected that over the next 15 years, the population of Huonville-Ranelagh will continue to grow by approximately 1,590 residents (a third of the current population), provided that growth is not constrained for example, by the availability of land.

As is identified in the next graph, the population is expected to age with an increasing share of the population being aged 65+. This has direct implications for demand on home care services, retirement living and aged care.

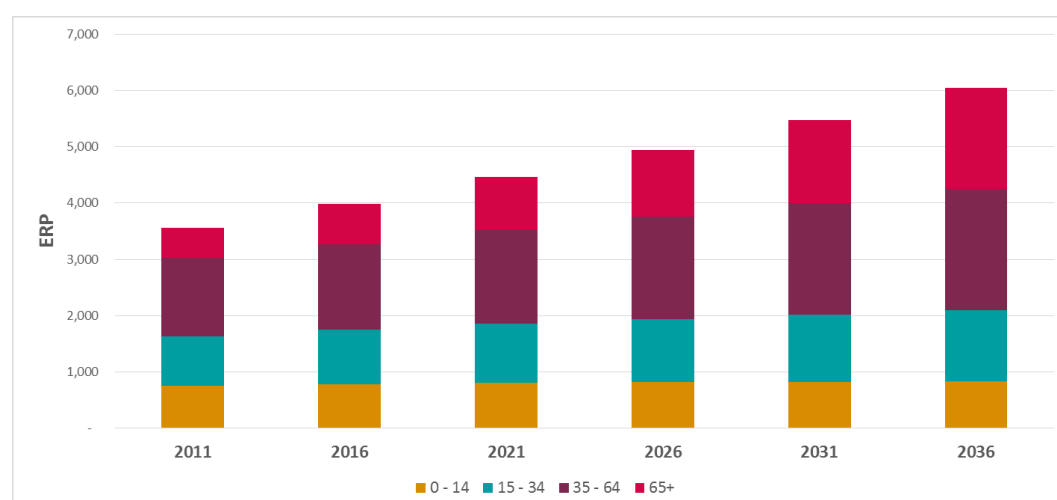
²⁰ A weakness of the DPAC projections is they do not take into account internal migration within Tasmania, between LGAs. This can have profound effects on some areas with a lot of Greenfield development such as Ranelagh

²² Average Annual Growth Rate (AAGR)

²³ Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

²⁴ Huonville – Franklin SA2 is a medium sized geographic area measuring approximately 68 hectares.

Figure 3: Population by Age Forecast, Huonville Ranelagh (Source: SGS Economics and Planning based on ABS and DPAC data) ²⁵



4.2 Recent and Future Trends in Housing Demand

Estimates of dwelling demand in Huon Valley LGA have been generated using the SGS housing propensity model. The model estimates *implied* demand for dwelling types by analysing the likelihood (or propensity) of various age groups forming different household types, and then the likelihood of those household types residing in different dwelling forms.

This implied demand derived from the model incorporates home buyers' practical trade-offs based on the supply that is available. If alternative housing stock was available, people may potentially present alternative preferences at the margin (i.e. choose differently).

Based on the historical average annual growth rate of approximately 2.2%, the demand in Huonville – Ranelagh over a 20-year horizon will require approximately 600 additional dwellings. This represents an increase in stock of approximately 36%. However, the nature of dwelling demand by type in response to household preferences is an aspect that should be considered in detail.

The housing demand model also assumes the age-profile and preferences of Huonville and Ranelagh residents do not change.

Figure 4 shows a reasonably constant growth across all types of households, with lone person households and couple family with no children households growing slightly faster than the others. Between 2016 and 2021, SGS anticipates an additional 232 households. Of the additional 232 households, SGS anticipates the majority of households will continue to be made up of couple families with no children and single person households.

²⁵ Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

Figure 4: Households by Type Forecasts (Source: SGS Economics and Planning, based on ABS and DPAC data)²⁶

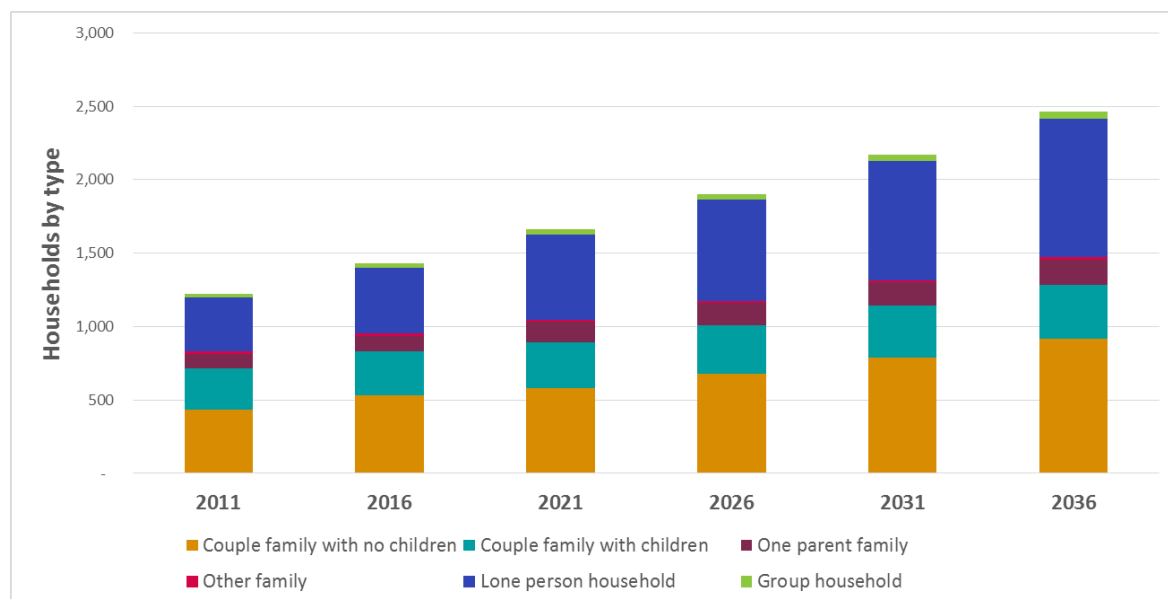
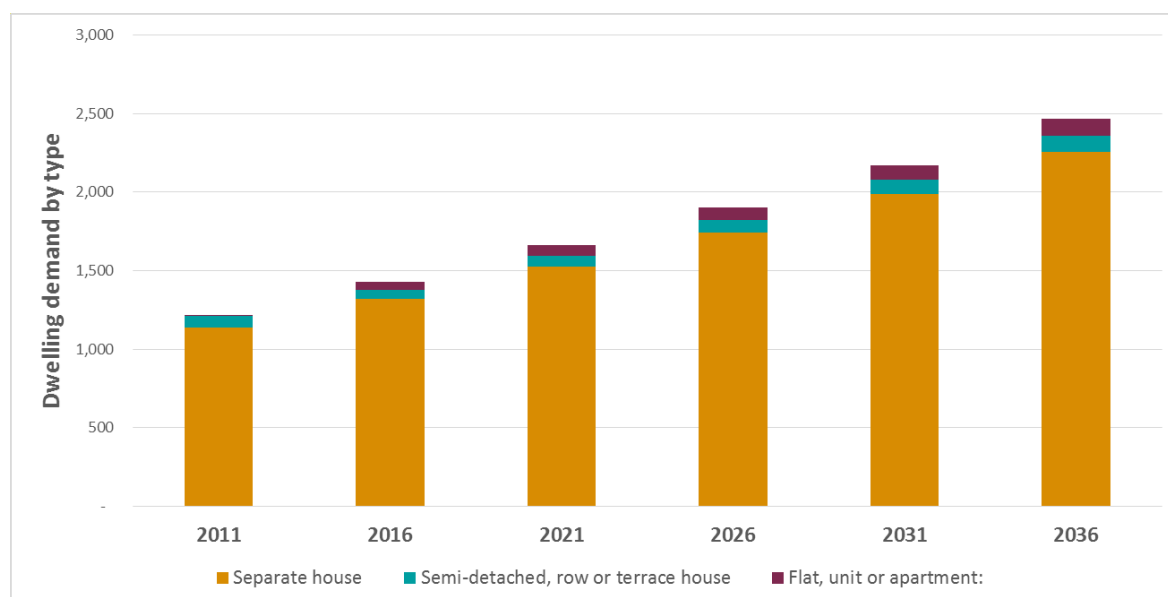


Figure 5 shows rapid growth in projected demand for flats, units or apartments of approximately 10.6% per annum. This is high compared to annual projected demand for separate houses (+2.8%) and semi-detached dwellings (+1.5%). This change in the dwelling types is largely driven by the ageing of population and the increase in couple and single person households without children.

Figure 5: Dwelling Demand by Type Forecasts (Source: SGS Economics and Planning, based on ABS and DPAC data)²⁷



²⁶ Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

²⁷ (1) Huonville Ranelagh area includes the SAIs 6107203, 6107211, 6107212, 6107213, 6107217, 6107218, 6107219, 6107220, and 6107221.

4.3 Residential Land Supply

Vacant lots have been defined by Council, using the Land Use codes based on the Australian Property Classification Codes and excludes vacant residential building. There are 40 vacant, fully serviced residential lots in Huonville and 22 vacant, fully serviced residential lots in Ranelagh (Table 11).

Table 11: Vacant Residential Land in Huonville and Ranelagh (Source: Huon Valley Council)

	General Residential	Low Density Residential	Rural Living	Environmental Living	Village	Total
Huonville						
Fully Serviced Lots	33	3	0	0	4	40
Partially Serviced Lots	2	0	6	0	0	8
Unserviced Lots	2	2	20	4	1	29
Ranelagh						
Fully Serviced Lots	19	3	0	-	-	22
Partially Serviced Lots	2	5	7	-	-	14
Unserviced Lots	0	2	4	-	-	6
Total Vacant Residential Lots						
Fully Serviced	52	6	0	0	4	62
Partially Serviced	4	5	13	0	0	22
Unserviced Lots	2	4	24	4	1	35
Total	58	15	37	4	5	

Note: This table includes C.T.148649/1 and C.T.167455/1 (GRZ Fully Serviced Lots) and C.T.173224/1 (GRZ Unserviced Lot). These lots were marked as Particular Purpose Zone in the Vacant Land spreadsheet from Huon Valley Council. This table includes C.T.196829/1 which was marked as Low Density Residential in Huon Valley Council data but is split zoned with General Residential.

There are a number of large fully serviced vacant lots that have been approved for subdivision and/or have the potential to be further subdivided in the future. The maximum subdivision lot size for land in General Residential Zone and Low Density Residential Zone is 1,000m² and 2,500m² respectively (Huon Valley Interim Planning Scheme 2015).

The Southern Regional Land Use Strategy supports a dwelling density of 15 dwellings per hectare of land zoned General Residential land. The subdivision lot size for land in the Village Zone is between 600m² and 1,000m² (Huon Valley Interim Planning Scheme 2015).

A total of 4 large lots have received planning approval to develop an additional 253 lots. A total of 18 large lots have potential to be subdivided for an additional 467 to 697 lots within the current zoned land. This effectively increases the supply of vacant land lots to between 657 and 881 in the short term, and an additional 62 to 68 lots in the medium to long term.

When comparing projected demand to available supply, there is, in principle, sufficient supply to meet demand over the next 5 years, if only some of the approved subdivisions are made available to the market.

However, the reality is that the majority of the vacant supply remains underserviced and not made available to the market, constraining the market, further exacerbated by the supply being controlled by a limited number of landowners. If none of the potential supply (fourth column in Table 12) were made available to the market, then there would be an unmet demand of about 113 to 170 lots over the next five years.

There is a projected demand for 232 dwellings by 2021, up to 474 dwellings by 2026 (an additional demand of 242 from 2021), and further increasing to approximately 743 by 2031 (an additional demand of 269).

This all suggests there is sufficient residential land available for growth for the next ten years, if the land is subdivided, serviced and made available to the market. By 2031, there could be a shortfall in land especially if lots created tend to skew towards larger lot sizes. As a rule of thumb, for a residential market to operate smoothly there should be sufficient land available for the next 15 years.

Table 12: Gaps Analysis Housing in Huonville and Ranelagh (Source: Huon Valley Council)

	Current vacant residential lots	Current vacant, fully serviced Supply	Potential additional lot creation	Projected dwelling demand	Potential unmet demand ²⁸
2021	119	62	657 to 881	232	113 to 170
2026	112	62	719 to 949	474	
2031	112	62	719 to 949	743	

Note: Residential lots total includes lots in General Residential, Low Density Residential, Rural Living, Environmental Living, Village zones.

Some of the likely consequences of a shortfall of residential land are:

- Worsening unaffordability as land prices are being pushed up. One of the key attributes of the Huon Valley has always been its relative affordability compared to other nearby municipal areas, and;
- Decreased and constrained population growth, as increasingly more people will seek to move to places where land is available and affordable.

4.4 Commercial and Retail Floor Space Projections

Projections for commercial and retail floor space are driven by economic or employment growth and population growth:

- Demand for industrial land is driven by projected growth in employment in industries that use industrial land such as transport and warehousing, manufacturing, local service industries (panel beaters, mechanical engineering etc). Industrial land supply and demand analysis was undertaken in 2011, and the recommendations of the Southern Tasmanian Industrial Land Strategy are included in this report.

²⁸ Potential unmet demand if none of the potential additional lots are created.

- Demand for commercial floor space is driven by projected growth in employment by industries that use office and other commercial areas.
- Demand for retail floor space is driven by projected growth in population.

4.4.1 Vacant Land for Industrial, commercial and Retail Purposes

Table 13 below demonstrates the available vacant land by zone that can be used by industrial, commercial and/or retail activities. Land that is fully serviced could be made available to the market in the short to medium term.

Despite there being a significant amount of vacant land area zoned General Business in Huonville, this area is largely located within a flood prone area and is therefore potentially unsuitable for commercial and retail uses.

There is about 4.5 ha of General Business and Community Purpose land available, of which the majority is serviced. There is just over 11 ha of light industrial land vacant. Most of this is only partially serviced.

Table 13: Vacant Land Area by Zone in Huonville in SQM (Source: Huon Valley Council)

Zones	Fully Serviced	Partially Serviced	Not Serviced	Total
Community Purpose	15,960 (2)	-	-	15,960 (2)
General Business	22,238 (3)	899 (1)	17,000 (1)	40,137 (5)
Light Industrial	2,241 (2)	109,256 (3)	-	111,497 (5)
Total	40,439 (9)	110,155 (4)	17,000 (1)	167,594 (16)

Note: Numbers in brackets indicate number of lots. There is no vacant land zoned Business, Industrial or Community Purpose in Ranelagh.

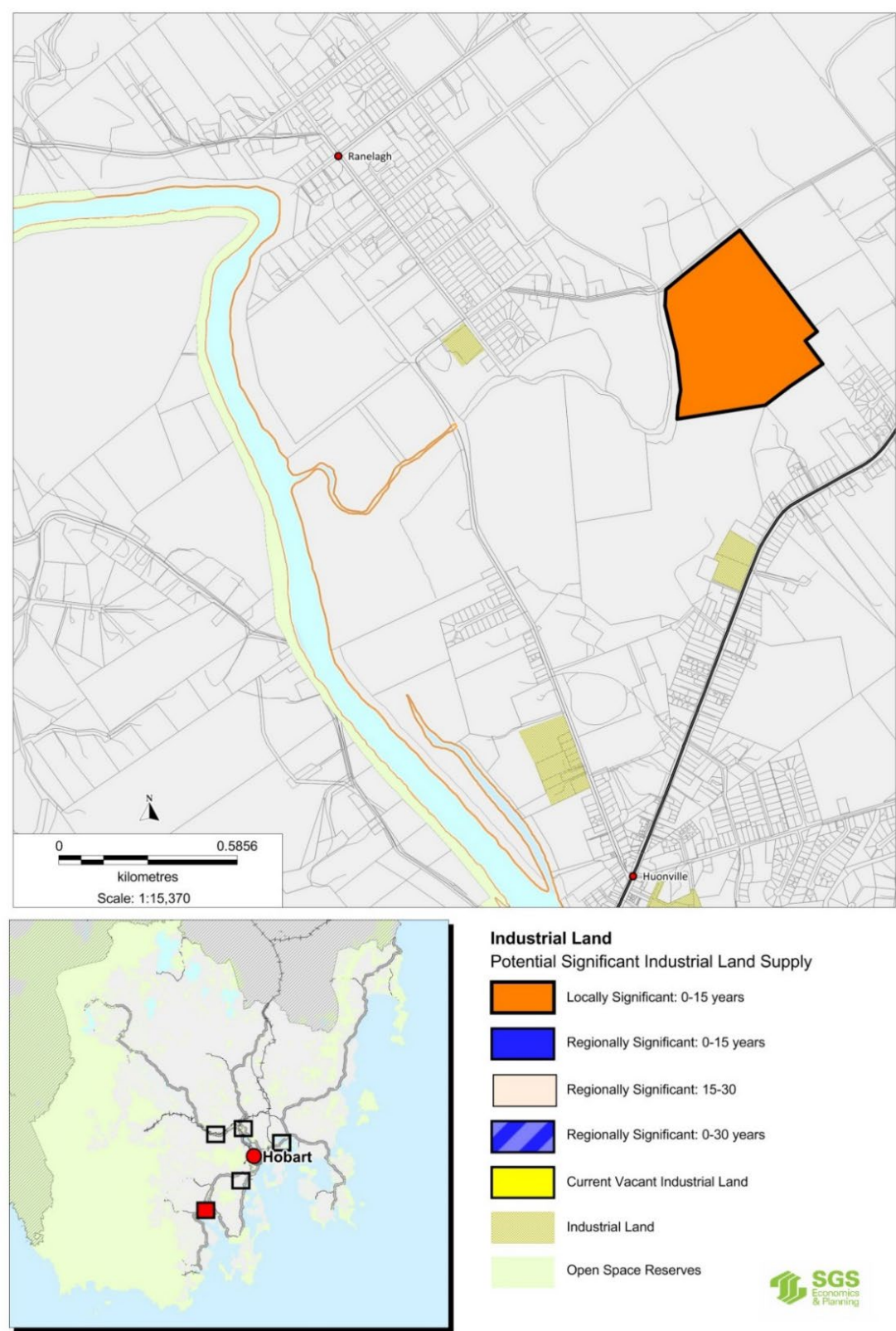
4.4.2 Industrial Land

In 2011, an industrial land study was undertaken for Southern Tasmania which resulted in the twelve Southern Tasmanian councils adopting the Southern Tasmania Industrial Land Use Strategy. As of 2011, there were five vacant industrial sites in the Huon Valley LGA with a total area of 29 hectares.

The strategy identified a shortfall of vacant industrial land in Huonville and recommended that in the Huon Valley, the economic centre of Huonville caters for industrial land for a mix of industries; local service industries and transport and warehousing and export-oriented industries that are predominantly related to local resources and agricultural production. The strategy identified recently rezoned land, on 199 Glen Road, to be appropriate to meet future needs. The site has a developable area of approximately 13 ha.

A key issue with the industrial, vacant land identified (in the 2011 strategy) is that the land has not been made suitable for short to medium term use: no subdivision has occurred (although a subdivision was approved in 2012) and no infrastructure has been provided to date. As a result, notwithstanding there being adequate industrial zoned land within Huonville and Ranelagh, there remains a current shortfall of industrial land directly available to the market.

Figure 6: Huonville Industrial Land (still applicable and relevant) (Source: SGS Economics and Planning 2016)



4.4.3 Commercial and Retail Floor Space

There are approximately 7,921m² of commercial floor space being used in Huonville. Existing commercial floor space is largely comprised of local government/public administration, offices, banks and service industries along Wilmot Road, Sale Street, and Main Street. The commercial sectors and associated floor space are as shown in Table 14.

As of 2016, there were 347 people employed in industries that occupy commercial floor space (refer table 17). The commercial floor space is used by the following sectors:

- Information Media and Telecommunications
- Financial and Insurance Services
- Rental, Hiring and Real Estate Services
- Professional, Scientific and Technical Services
- Administrative and Support Services
- Public Administration and Safety

Table 14: Existing Commercial Floor Space in Huonville 2015 (Source: Huon Valley Council)

Sectors	Floorspace (Sqm)
Service Industries/Motor Vehicles	2,815
Office/Government Admin/Bank	5,106
Total	7,921

Huonville currently has 11,826m² of retail floor space, and this includes a Woolworths, IGA, cafes and a Mitre 10. The retail sectors and associated floor space are as shown in Table 15.

Table 15: Existing Retail Floor Space in Huonville 2015 (Huon Valley Council)

Sectors	Floor Space (Sqm)
Retail	5,325
Cafe	1,901
Bulky Goods	3,400
Supermarket	4,600
Total	11,826

In recent years there has been a steady uptake of vacant retail and commercial floor space in Huonville and Ranelagh. Existing vacant retail sites have largely been vacant for shorter terms and are generally taken up within 3 months. In a smooth functioning market, to accommodate growth, change and change-over, there is always a need for some existing vacant spaces.

There are some vacant commercial/office sites; all of them small. This suggests that growth in demand for floor space needs to be met by newly (re)developed premises.

4.4.4 Commercial Floor Space Projections

4.4.4.1 Employment Projections

Table 16: Jobs by Industry Projections, Place of Work (Source: ABS Census)²⁹

Industry Categories	Huonville ³⁰			
	2021 (No.)	2026 (No.)	2031 (No.)	2036 (No.)
Agriculture, Forestry and Fishing	11	12	13	15
Mining	0	0	0	0
Manufacturing	31	34	38	42
Electricity, Gas, Water and Waste Services	22	24	27	30
Construction	41	45	50	55
Wholesale Trade	46	51	57	62
Retail Trade	259	287	318	351
Accommodation and Food Services	94	105	116	128
Transport, Postal and Warehousing	22	24	27	30
Information Media and Telecommunications	11	12	13	15
Financial and Insurance Services	15	17	19	21
Rental, Hiring and Real Estate Services	55	61	67	74
Professional, Scientific and Technical Services	57	63	70	77
Administrative and Support Services	8	9	9	10
Public Administration and Safety	164	183	202	223
Education and Training	149	166	183	202
Health Care and Social Assistance	109	121	133	147
Arts and Recreation Services	23	26	28	31
Other Services	80	89	98	109
Total	1,218	1,329	1,094	1,622

Note: 'Not stated' and 'Not Applicable' have been excluded from the table.

4.4.4.2 Floor Space Projections

It is generally accepted that each job in the commercial sector requires between 20m² and 30m² of floor space. SGS has assumed the number of commercial jobs available in Huonville are adequate to service residents in Huonville and Ranelagh. Given there is 7,921m² of commercial floor space and

³⁰ Huonville refers to Destination Zone 610721062

283 people employed in the commercial sector (refer to Table 17), the commercial floor space ratio to accommodate each job is approximately 28m².

Based on this ratio it is projected that an additional commercial floor space of 920m² would be required by 2021 to accommodate for an additional 33 commercial jobs. By 2031, the additional required is approximately 3,000m².

Table 17: Commercial Floor Space Projections for Huonville Ranelagh (Source: SGS Economics and Planning)

	Commercial Employment	Current Supply (m ²)	Floor Space Projected Demand (m ²)	Projected Additional Need (m ²)
2016	283	7,921	7,921	0
2021	316		8,841	920
2026	351		9,819	1,898
2031	388		10,862	2,941

4.4.5 Retail Floor Space Projections

Huonville's Activity Centre is the foremost centre of retail trade in Huon Valley LGA. Over the next 15 to 20 years, population growth will drive the incremental growth of retail and cafes, supermarkets, and bulky goods.

4.4.5.1 Retail and Cafes

Currently, there are 7,226m² of retail and café floor space with few retail vacancies, while overall vacancies have been taken up in recent years. It has been assumed the existing retail and café floor space is sufficient to service the existing population. Using a floor space ratio of between 0.78m² and 0.96m² of retail and café floor space per resident, an additional need of up to 1,337m² by 2021 is projected.

Table 18: Retail and Café Floor Space Projections (Source: SGS Economics and Planning)

	Number of Residents	Floor Space Ratio (m ² per resident)	Current Supply (m ²)	Floor space Projected Demand (m ²)	Projected Additional Need (m ²)
2016	8,310 ³¹	0.78 - 0.96	7,226	0	0
2021	8,948	0.78 - 0.96		7,006 to 8,563	-220 to +1,337
2026	9,611	0.78 - 0.96		7,525 to 9,198	+ 299 to +1,972
2031	10,303	0.78 - 0.96		8,067 to 9,860	+841 to +2,634

4.4.5.2 Supermarket

Typically, a 3,200m² supermarket services approximately 10,000 residents, with Huonville Ranelagh having a total of 4,600m² of supermarket floor area. Using the floor space ratio, there is an existing

³¹ Approximate number of residents of the Huon Valley LGA that would make use of the café and retail services

need for an additional 584m² of supermarket floor space and a projected need of an additional 983m² of supermarket floor space in 2021.

Having said that, it is SGS's opinion that it would be unlikely that a full line supermarket, such as an additional Woolworths or Coles, would be likely to locate in the area. In the case that an additional full line supermarket does locate in Huonville or Ranelagh, it is anticipated this supermarket would absorb the market share of smaller supermarkets such as the IGAs, particularly in the short term.

Table 19: Supermarket Floor Space Projections (Source: SGS Economics and Planning)

	Number of Residents	Floor Space Ratio (m ² per resident)	Current Supply (m ²)	Floor space Projected Demand (m ²)	Projected Additional Need (m ²)
2016	16,199 ³²	0.32	4,600	5,184	+584
2021	17,446	0.32		5,583	+983
2026	18,720	0.32		5,990	+1,390
2031	20,008	0.32		6,403	+1,803

4.4.5.3 Bulky Goods

Bulky goods in the area include a Mitre 10 on 61 Main Street and a furniture store on 24 Wilmot Road. Using a floor space ratio of between 0.36m² and 0.44m² of bulky goods floor space per resident, SGS projects an additional need of up to 537m² by 2021.

Table 20: Bulky Goods Floor Space Projections (Source: SGS Economics and Planning)

	Number of Residents	Floor Space Ratio (m ² per resident)	Current Supply (m)	Floor space Projected Demand (m)	Projected Additional Need (m ²)
2016	8,310 ³³	0.36 – 0.44	3,400	2,992 to 3,656	-408 to +256
2021	8,948	0.36 – 0.44		3,221 to 3,937	-179 to +537
2026	9,611	0.36 – 0.44		3,460 to 4,229	+60 to +829
2031	10,303	0.36 – 0.44		3,709 to 4,533	+309 to +1,133

³² This is the number of residents of the Huon Valley Local Government Area (2016 census) – the estimated catchment for a supermarket.

³³ Approximate projected number of residents of the Huon Valley Local Government area that would make use of the bulky goods retails services

5 Government Agencies

5.1 Aboriginal Heritage Tasmania

Advice from Aboriginal Heritage Tasmania (AHT) was sought in relation to the study area. The following response was received:

AHT can advise that there are two registered Aboriginal heritage sites recorded within the identified master plan area. The two sites are rockshelters. There are also several sites outside the master plan area. These sites include isolated artefacts, artefact scatters and rockshelters. Aboriginal heritage sites within the Huonville-Ranelagh area are recorded throughout the landscape; however, the Huon River and other associated water courses are particularly conducive to Aboriginal heritage.

As such, any development, including walking trails, within proximity to the Huon River or Mountain River will require an Aboriginal heritage survey.

5.2 State Growth

The Council recently provided the Department of State Growth with an update on the drafting of the master plan and the next steps in finalising that plan. An overview of the recommendations in the current draft plan for a traffic management study for Huonville was also provided. The Council will be consulting further with the Department on these matters as part of the finalisation of the master plan and its implementation.

5.3 TasWater

TasWater is currently undertaking a growth and capacity plan (GCP) for Huonville which was not available at the time of finalising this plan.

The sewerage GCP for Ranelagh is not currently in development, but is amongst the priority systems to be completed in 2018.

TasWater provided the following outline of the Sewage Treatment Plant Performance Assessment it conducted in March 2017:

- *A well performing plant against tight discharge limits. Performance has improved dramatically in 2016 with the exception of one catastrophic failure in June 16 due to floods. High rainfall and snow melt in Winter 2016 (June and July) resulted in the Huon River level increasing to such an extent that the lagoon was inundated.*
- *This plant regularly operates over the volume license limit, which should be updated reflecting the new hydraulic capacity after the 2013 upgrade. The existing and new EPN license flow limit does not reflect an upgrade that was initiated by Council prior to the formation of Southern Water and that was finalised in the early days of TasWater. The upgrade involved modification to the existing treatment process to improve the performance of the STP against tight discharge limits, the upgrade also catered for continued system growth. The completion of the upgrade works has lifted the treatment and hydraulic capacity of the STP from 1200 kL/day to approximately 1300 kL/day. It is further worth noting that although average daily flow is frequently in excess of 1200 kL/day that the license limit is for average dry weather flow (ADWF), the ADWF to the plant is more difficult to determine but a review of the annual environmental reviews for the STP indicate that ADWF appears to be somewhere between 1150-1170 kL/day. This means that the STP*

has a remaining treatment capacity of 130-150 kL/day. This equates to a remaining ET capacity of 290-330 ET.

- TasWater have three Category 3 and Category 4 trade waste customers in the Ranelagh system as well as a number of smaller trade waste customers. The hydraulic and contaminant profile from Tassal is one of the major inputs to the STP and represents more than 10% of total hydraulic load at the plant across the year. The percentage of total inflow varies somewhat, dependent on the time of year. The pollutant load is likely to be proportionally higher than the hydraulic load.*
- Installation of a return pump line from the storage lagoon to the head of the STP (inlet works) will mean that the STP is less prone to poor performance during wet weather events. Major wet weather events can increase the inflows to the plant significantly, Ranelagh STP can see 4-6x typical inflows during major wet weather events. High inflows to an STP can cause process failures due to hydraulic short-circuiting or washout of different process trains. The return line will also allow bypassed flows to be returned to the STP for full treatment rather than primary treatment, disinfection and controlled release.*
- The STP discharges all treated effluent to the Huon River. At this stage there is not a recycled water scheme associated with the STP.*

5.4 TasNetworks

Subject to arrangements that are suitable to TasNetworks in relation to the TasNetworks facility at 4 Tennis Court Road, Huonville (C.T. 135828/2) there may be potential for this facility to be relocated.



Huon Valley Council

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