

Huntingfield Land Release Project

Community Consultation Outcomes Report
September 2020



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I. Executive Summary

The Huntingfield land release project is a key initiative under the Tasmanian Government's Affordable Housing Strategy 2015-2025.

Kingborough has experienced strong growth in recent years and this project will help address potential shortfalls in affordable housing now and into the future. The subdivision will deliver around 470 residential lots as well as high-quality public amenities and open spaces.

The Huntingfield land release project is the first of its kind in Tasmania where innovative planning will deliver a broad mix of housing options and home ownership products for the Tasmanian community. This includes some lower cost, smaller blocks of land which will increase housing affordability for families. At least 15 per cent of the lots will be retained to provide new social and affordable housing. Communities Tasmania will deliver this subdivision in conjunction with private sector partners.

Communities Tasmania plans to submit a Development Application to Kingborough Council later this year. Subject to the approvals process, it is anticipated that preliminary works will commence in early 2021 with the first land becoming available for purchase in 2022.

The draft Huntingfield Master Plan was released on the 13 May 2020 inviting consultation from community members and key stakeholders to review and provide feedback. Due to restrictions associated with COVID-19, planned face-to-face information sessions were unable to be held so the public consultation period was increased to six weeks. This consultation offered briefings and feedback by phone or video and used an interactive web-based tool called Social Pinpoint.

The feedback provided by the community has been collated in following key themes:

- transport infrastructure and traffic
- housing density
- cycling infrastructure
- open space, flora and fauna, cat management, and management of Peter Murrell Reserve
- stormwater and drainage
- retail element, services, and social considerations and
- housing supply order process.

Communities Tasmania would like to thank everyone who participated in the consultation.



2. Background

The Director of Housing acquired land at Huntingfield in the early 1970s for future housing developments. In the late 1980s, the first stage of the initiative commenced with the development of approximately 200 lots. Development was paused in the early 1990s and the balance of the site leased for agricultural purposes until 2015. Further land was then released to the market and 45 new homes were built around Kingsgate Circle in Huntingfield.

The Huntingfield site is ideal for mixed residential use including social and affordable housing as it is located close to a broad range of amenities, public and commercial services, public transport and employment. Huntingfield will facilitate housing development that meets current market demands and will include smaller, more affordable lots of land. This will assist Tasmanian families in achieving their dream of home ownership.

The Huntingfield site (Image 1) is located in Kingborough between Kingston and Margate and is bordered by the Peter Murrell Conservation Area and the Channel Highway. Thirty-four hectares of the 68-hectare site will be developed into residential housing; the remainder will be open space. There are two schools, a church, and an aged care assessment centre located in the general precinct.



Image 1 Huntingfield site

3. Community Consultation

The Tasmanian Government has provided a range of opportunities for feedback on the Huntingfield site including through the Housing Land Supply Order process and the recent exhibition of the draft Master Plan.

The recent consultation on the draft Huntingfield Master Plan occurred between 13 May 2020 – 26 June 2020 and the feedback has provided rich input and ideas that have been captured and considered by Communities Tasmania.

Communities Tasmania used an interactive web-based tool called Social Pinpoint that allowed stakeholders and community members to learn more about the draft Huntingfield Master Plan and provide direct feedback.

Users were able to add to comments other users had made and 'like' or 'dislike' individual comments or elements.

A Register of Interest was also provided for community members who were interested in the development as potential purchasers of land.

Community members were also able to provide feedback via email, written submission and via telephone.

Planned face-to-face consultation sessions were unable to proceed during this time due to Public Health COVID-19 protections.



4. Feedback Summary

A summary of the source of all submissions received is set out in Table 1.

Table 1 Source of feedback submissions

Submission source	Number
Email	64
Phone call	3
Written submissions	16
Social Pinpoint	180
Totals	263
Registrations of Interest received	31

SOCIAL PINPOINT

The majority of community members and stakeholders provided feedback via Social Pinpoint. The Social Pinpoint interactive map site statistics from 13 May – 26 June 2020 are shown in Table 2.

Table 2 Social Pinpoint interactive map statistics

Total site visits	Unique users	Unique stakeholders	Comments	Registrations of interest
6768	2465	106	180	16

Table 3 and Table 4 show the three most and least liked aspects of the draft Huntingfield Master Plan by participants on the Social Pinpoint online interactive map.

Table 3 Draft Huntingfield Master Plan elements most liked (Upvotes)

Element	Upvotes
Open space (Peter Murrell Reserve, pump track, nature trails)	80
Stormwater and drainage	29
Cyclist and pedestrian connectivity (within development)	20

Table 4 Draft Huntingfield Master Plan elements least liked (Downvotes)

Element	Downvotes
Access	151
Retail	114
Medium-density lots	111

The retail element received 114 downvotes which were often accompanied by comments that this element should be centrally located so residents can walk or cycle to the location.

Downvotes were also linked to comments about reducing traffic on the roads within the development. Others expressing a downvote cited this as an opportunity for a 'community hub' that could contain things like a small supermarket, doctor's surgery, childcare centre and other services.



5. Key Themes

The feedback provided by the community has been collated in the following key themes. Table 5 summarises these key themes and provides information on how they will be addressed through the next stage of the Huntingfield Master Plan design.

Table 5 Consultation key themes

Key themes from community input	Moving forward
Transport infrastructure and traffic	
<ul style="list-style-type: none"> • The addition of a new roundabout for access into and out of the new Huntingfield development may contribute to congestion and delays on the Channel Highway. • Current transport infrastructure needs to cater for existing population pressures and proposed transport infrastructure must be sufficient to manage predicted growth in the Kingborough municipality. • Public transport infrastructure and services are needed to alleviate congestion on existing roads in the area. 	<p>A Traffic Impact Assessment will be submitted with the Development Application for the development of the Channel Highway Roundabout.</p> <p>The first stages of the subdivision will demonstrate potential improvements to traffic circulation, in particular the benefits associated with the additional access to the Channel Highway.</p> <p>An associated outcome of the COVID-19 pandemic may be that more people will work flexibly, leading to less traffic congestion generally.</p> <p>Traffic engineering modelling indicates traffic circulation around the local schools will be improved with greater connectivity to the wider road network.</p> <p>The Department of State Growth (DSG) Channel Highway Algona Road to Sandfly Road Corridor Study considers the broader network and is considering possible bus routes within Huntingfield.</p>

Key themes from community input	Moving forward
Housing density	
<ul style="list-style-type: none"> • The draft Huntingfield Master Plan represents an inclusive, well-located, mixed development which integrates affordable and social housing. It is a positive step towards ensuring that people in the Kingborough area can have access to safe, affordable, appropriate and secure housing. • This mixed density development will contribute to meeting the needs of social housing applicants in the Kingborough municipality. • It will be an opportunity to house local people on low to moderate incomes, including older people, in a diverse and vibrant environment that will be an asset to the broader community. • Proposed development of 470 lots considered too dense. 	<p>A key strategic direction articulated in the Southern Tasmanian Regional Land Use Strategy 2010-2035 is that residential growth is managed in a way that balances the needs for greater sustainability, housing choice and affordability.</p> <p>The Huntingfield Master Plan proposes 470 lots over the 68 hectare site including public open space. This is similar to the density of other subdivisions in the area.</p> <p>A feature of the Master Plan is to offer a wide range of lots sizes, housing types and improved affordability by including small lot sizes as an alternative to the typical multiple dwelling strata subdivision that characterises the Tasmanian housing market.</p> <p>The inclusion of townhouse and small lot housing will give more Tasmanians access to housing because it will increase housing choice, diversity and affordability. Diversity of housing has been identified by key stakeholders as being a very positive feature of the Master Plan.</p> <p>As value of land increases small lot creation provides the opportunity to reduce the overall development costs by implementing design and construction efficiencies.</p> <p>Specific Huntingfield design guidelines will accompany the land release and guide the development.</p>
Cycling infrastructure	
<ul style="list-style-type: none"> • Cycling infrastructure should be linked to external bike networks: <ul style="list-style-type: none"> - to allow residents to access the Kingston shopping centre and Blackmans Bay local shops and - to facilitate commuting to Hobart safely and support use by families and recreational cyclists. • Existing cycling infrastructure may be insufficient for the development of a range of new paths external to the site. 	<p>Discussions with DSG and Kingborough Council will continue to be held to ensure a coordinated approach to connected active transport options is achieved in the area. This includes consideration under the Hobart City Deal.</p>



Key themes from community input	Moving forward
Open space	
<ul style="list-style-type: none"> • Open space could include more facilities that might accommodate differing needs including families with children moving into the development. • An increase in the buffer zone by 5 metres, fencing constructed to restrict unlawful vehicular access (including trail bikes) in the reserve while directing foot and bicycle traffic onto established trails would be beneficial. Additional vegetation plantings of local native species would strengthen the buffer zone further. • A dog walking area within the development site. 	<p>The size of the open space was achieved by considering the following factors:</p> <ul style="list-style-type: none"> • environmental values • bushfire protection • buffers to Peter Murrell Reserve and • an efficient way of moving pedestrians and cyclists around the area. <p>A 50 metre buffer to the Peter Murrell Conservation Area (shown on the Master Plan) was established to minimise the impact to the Peter Murrell Reserve, and ensure an appropriate space is provided to protect from future bushfire. Communities Tasmania will liaise and coordinate with Parks and Wildlife to appropriately manage the connection between the development and Peter Murrell Reserve.</p> <p>A dog walking area is potentially able to be located in the community use area on the southern boundary with the Tarremah Steiner School.</p>
Stormwater and drainage	
<ul style="list-style-type: none"> • Stormwater detention. • Stormwater infrastructure to be carefully designed and constructed, with any plantings carefully chosen to match existing native vegetation. 	<p>Water sensitive urban design principles have guided preparation of the Master Plan and the independent civil design specialists have sought advice from Kingborough Council’s civil engineers on specific stormwater design issues.</p> <p>The Development Application will be supported by a civil design report addressing the Kingborough Interim Planning Scheme 2015 stormwater standards.</p> <p>Water sensitive urban design principles underpin the subdivision layout and local native vegetation species will be included as appropriate.</p>

Key themes from community input	Moving forward
Retail element	
<ul style="list-style-type: none"> • Co-location of retail, recreational and community facilities would create a focal gathering space more centrally located than currently proposed. 	<p>The location of the local business zone is considered to be appropriate, with much of the proposed housing within 400 metres walking distance to future shops, including from existing houses developed as part of Huntingfield Stage I.</p> <p>Proximity to the two schools is also useful for students and parents wanting to utilise café services or access to convenience shopping.</p> <p>The local business zone was created to provide for convenience shopping or local services only. There is capacity to absorb the two or three adjacent lots to the West which would double the area from its current 2 000 square metres.</p> <p>The draft Master Plan has been amended to show the potential to increase the area available to be developed for convenience shopping, either by expanding the local business zone at some future time or pursuing a Development Application provided for under the adjacent general residential zone.</p>
Flora and fauna	
<ul style="list-style-type: none"> • Remnant bushland area is a critical habitat and wildlife corridor between Peter Murrell Reserve and the eucalypt forests to the west of the Channel Highway. • Potential impacts on the endangered Forty-Spotted Pardalote and its habitat. • Ongoing and regular weed management in the buffer zone between the housing development and the Peter Murrell Reserve. 	<p>A broad habitat survey of the development area has been undertaken as part of the concept stage for the Huntingfield Master Plan.</p> <p>The Forty-Spotted Pardalote is recognised as a threatened species, and Communities Tasmania is seeking further advice on the necessary targeted surveys and potential impacts on their habitat.</p> <p>The Master Plan notes that weed management will be required within the remnant bushland area and will be included as a permit condition.</p>



Key themes from community input	Moving forward
Cat management	
<ul style="list-style-type: none"> Possible long-term impacts to the Peter Murrell Reserve resulting from the development of the site impacts explicitly on rare and threatened species from cats (disease and predation). 	<p>A cat management program will be explored further with Kingborough Council as a component of a future Development Application.</p>
Housing Supply Order process	
<ul style="list-style-type: none"> Fast-tracking of developments precludes planning that adequately sequences infrastructure, environmental impacts, social and open space needs of residents and democratic process. 	<p>The Tasmanian Parliament approved the <i>Housing Land Supply Act 2018</i> which allows for the rezoning of the land to be fast-tracked only. The re-zoning proceeded in accordance with the requirements of the Act.</p> <p>The remainder of the development will follow the usual processes.</p> <p>All relevant documentation will be publicly available when the Development Application is submitted for assessment.</p>
Social considerations	
<ul style="list-style-type: none"> Capacity of education, health and social services to meet new community needs into the future. 	<p>The provision of services must be demand driven.</p> <p>Kingborough can anticipate that as the municipality grows, retail, health and community services will expand to meet growing need.</p>
Management of Peter Murrell Reserve	
<ul style="list-style-type: none"> Ongoing management of the Peter Murrell Reserve should be funded by the State Government out of funds made available to Tasmania Parks and Wildlife Service and published advice as to how the integrity and conservation values of the Peter Murrell Reserve will be protected. 	<p>The development will not impact on the current management of the Reserve which is currently managed by the Tasmanian Parks and Wildlife Service.</p>



6. Next Steps

The Huntingfield development will be completed in stages and the next steps of the project will be to:

- submit a Development Application for the new roundabout on the Channel Highway
- submit a Development Application for Stage I of the Huntingfield subdivision
- develop the detailed design for the roundabout
- tender for the construction of the roundabout
- complete the construction of the roundabout
- develop the detailed design for Stage I of the Huntingfield subdivision
- commence the construction of Stage I of the Huntingfield subdivision.



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