

Skylands UGB Consultation Outcomes

26 April 2022

Consultation Details

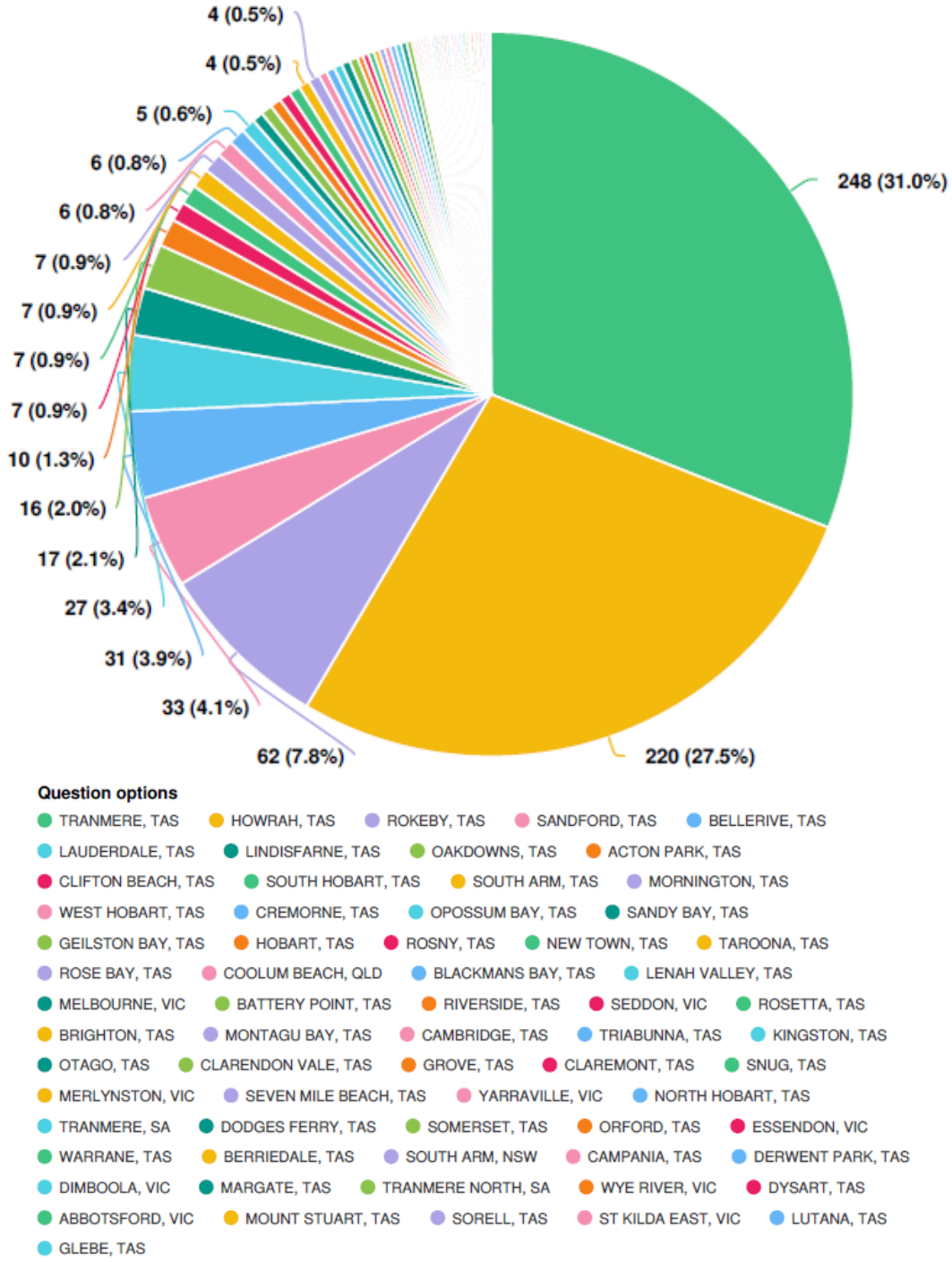
- Timeframe: 18 February 2022 - 28 March 2022
- Responses: 801 survey responses as well as multiple emails which have been included in the consultation summary and analysis
- Communication
  - Mail out to the area about the consultation
  - Facebook posts on council page and community pages
  - Advertising in the Eastern Shore Sun
  - VMS board at Shoreline roundabout

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Consultation results

Respondent's Suburb

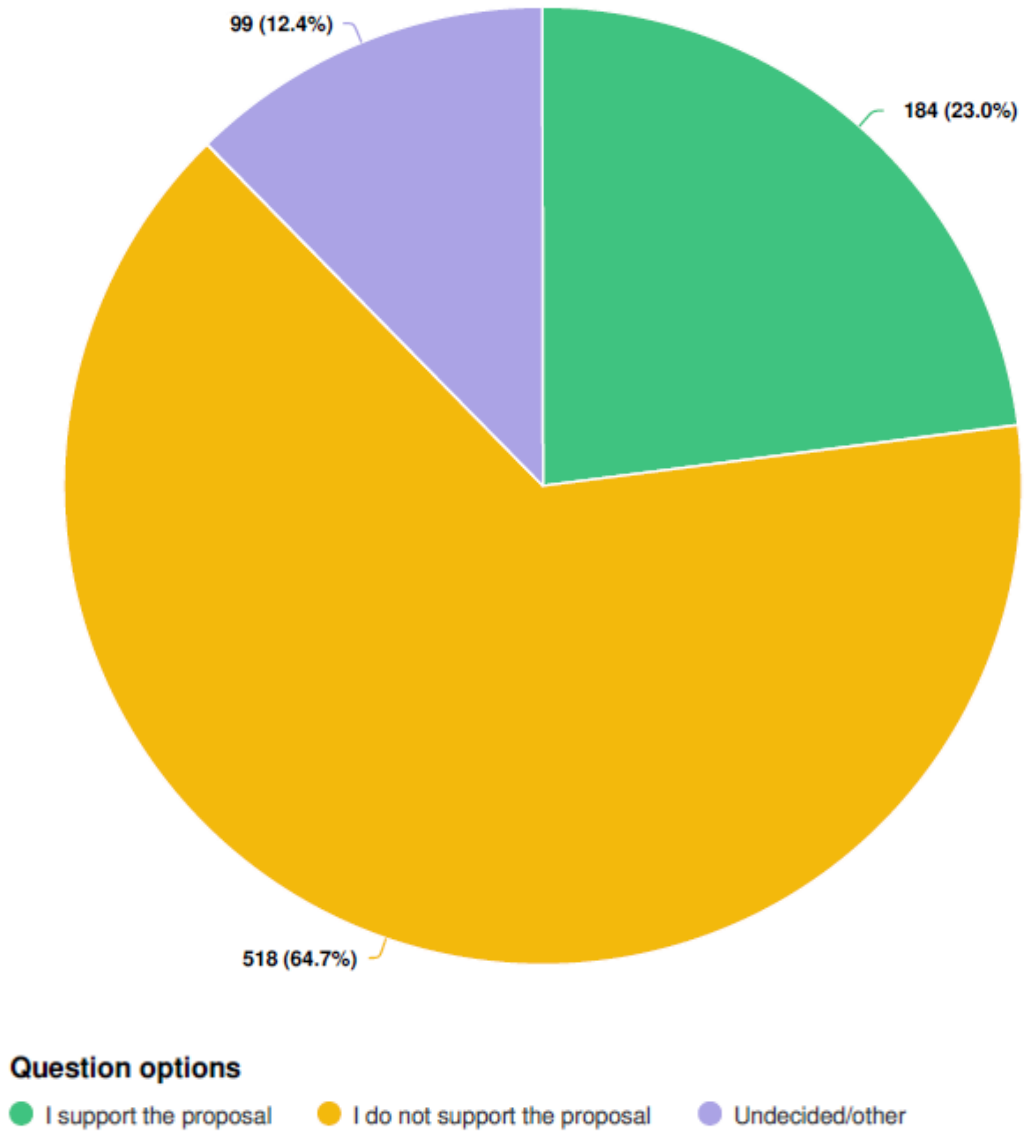
- Tranmere, Howrah and Rokeby residents represented 66.3% of respondents



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Consultation results

What is your view on the proposed expansion of the Urban Growth Boundary for the Skylands Master Plan at Droughty Point?



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Summary of Support verbatim responses

There were 181 total verbatim responses in support with general reasoning further categorised as:

- Housing crisis/need for more housing – 66
- Well planned development – 49
- Good use of land/land not useful for farming – 21
- Economic benefit – 14
- Good environmental factors – 9
- Support development – 7
- Support as long as other green spaces maintained– 7
- Improve amenities of local area – 5
- Support dependent on roads being improved – 3

Most of the respondents in the 'Support' category cite the need for more housing availability in the greater Hobart area and think that this parcel of land is an appropriate site for development. Many respondents like the development and think that this type of community living will benefit the region and that it is a well thought out proposal.

Summary of Don’t Support verbatim responses

There were 509 total verbatim responses of don’t support with general reasoning further categorised as:

- Loss of lifestyle/housing density too high/ too ‘American’ – 131
- Traffic issues – 112
- Lack of infrastructure to support proposal – 94
- Environmental concerns especially protecting the skyline and the wedge tailed eagles– 87
- Respect the UGB/boundaries – 59
- Issues with proposal ie. Conflicts of interest, lack of consultation, too many assumptions re. desire to walk – 14
- Do not support development – 10
- Misc/error – 2

Most respondents in the 'Don't Support' category cite either a loss of local/Tasmanian/Australian lifestyle caused mostly by the proposed high density of housing, or infrastructure issues - particularly traffic concerns. There is also a large number of respondents concerned about losing the current skyline and loss of habitat for local wildlife. Quite a few comments mentioned the style of development being "too American" and the overseas designers not understanding the Australia/Tasmanian way of life.

Summary of Undecided Verbatim responses

There were 97 total verbatim responses for undecided with general reasoning further categorised as:

- Traffic – 25
- Needs better infrastructure plan first – 18
- Needing more information/Consultation – 18
- Housing density too high – 14
- Environment – 7
- Skyline – 6
- Do not trust – 3
- Scale too big – 2
- Housing affordability – 2
- Aboriginal heritage – 1
- Misc - 1

A large number of undecided respondents support development with certain caveats e.g. current UGB respected, current skyline protected, traffic and other infrastructure in place prior to development, housing density changed etc.)

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Summary of verbatim ‘other comments’ responses

There were 628 total ‘other comments’ verbatim responses with general reasoning further categorised as:

- General/mixed statement against the proposal – 164
- General/mixed statement in support of the proposal – 72
- Traffic concerns - 65
- Additional development idea from public – 65
- Misc/error/already said – 65
- Environmental/skyline issues (both for and against) – 51
- More consultation/info needed – 48
- Inappropriate scale/housing density– 35
- Infrastructure developments needed for proposal to go ahead – 32
- Support conditional on keeping current UGB – 29
- Aboriginal heritage issues – 2

A large number of the 'other feedback comments' are misc/errors (e.g. "already said" or "."). Following this are a large number of general statements either for or against the proposal along with a large number of conditional statements (e.g. support if UGB is kept, support if infrastructure better developed, support if X idea is considered). A number of people would like more consultation or information on all or parts of the proposal.

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