

Huonville Residential & Commercial Precinct Draft Structure Plan



What is this project about?

The Huon Valley is one of Tasmania’s fastest growing regions, with Huonville at the centre of this growth. As the Valley attracts new residents—particularly young families and retirees—housing demand in Huonville is increasing.

The Huonville Residential Precinct Structure Plan will be a long-term plan that establishes a planning framework for residential development in Huonville. It will focus on the evolving precinct east of Main Street. It will address current opportunities and challenges and serve as a roadmap to guide future residential development.

The Huonville Residential Precinct Structure Plan has three key aims:

1. To set a shared vision and land use strategies for sustainable development, resilience, and preserving the character of Huonville.
2. To implement relevant local and state strategies and policies.
3. To ensure that infrastructure, open space, transport, and the town centre meet the needs of a growing population.

What is the purpose of this engagement?

It is important that the Huonville Residential Precinct Structure Plan reflects the vision and aspirations of our community. We have developed a draft Structure Plan, and now we are seeking input from the community to help shape and refine it. Your feedback will help us understand what matters most, test our ideas, and ensure the plan reflects the needs and aspirations of the people who live, work, and visit here. We want to hear from you—whether it’s a big idea, a local insight, or a concern you would like addressed. Your voice is a vital part of this process. The feedback gathered throughout this process will directly inform the final structure plan and its implementation priorities, ensuring that the plan reflects local values and needs.



“A residential precinct that builds upon Huonville’s proud identity as a rural and productive community, offering a welcoming place for diverse people, uses, and ways of living.”

Objectives



Local identity: Reinforce the country town feel by protecting key views to hills, orchards, and the river, while embedding local identity through native planting, storytelling, and cues from the area’s cultural heritage.



Safe community: Prioritise public spaces that are welcoming and accessible for everyone, that promote passive surveillance, lighting, and pedestrian safety.



Safe Connections: Create a permeable and connected network that prioritises walking and cycling, including pathways, trails, and tree-lined streets that link homes with schools, parks, the river and town centre.



Diverse and adaptable housing choices: Provide a range of lot sizes and housing options for all stages of life that also support rural lifestyle aspirations such as gardening.



Economic and social vibrancy: Strengthen the nearby town centre by increasing its catchment and making it easy for residents to take short trips to local businesses, services, and events.



Environmental systems and climate resilience: Safeguard riparian zones and natural vegetation, integrating these into the public space to support biodiversity, manage stormwater, and cooling.



Open spaces for lifestyle and leisure: Provide a variety of open space types - from local parks and community gardens to areas for informal play, walking dogs, and connecting with neighbours.



Sustainability in everyday living: Encourage climate-responsive development such as rainwater tanks, solar power, passive design, and the use of low-carbon, locally sourced materials.

