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To: [Representation](#)
Subject: Draft Amendment PSA-25-3 – Hobart Visitor Accommodation Specific Area Plan
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Attachments: [TCCI Submission - Hobart City Council July 2026.pdf](#)

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TCCI Submission to Hobart City Council

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Introduction

The Tasmanian Chamber of Commerce and Industry (TCCI) welcomes the opportunity to comment on Draft Amendment PSA-25-3.

TCCI supports policies that increase housing supply, encourage private investment and strengthen Tasmania's economy. Affordable housing is essential to attracting and retaining workers, supporting business growth and improving the state's long-term economic competitiveness.

We recognise the City of Hobart's objective of improving housing affordability and housing availability for residents. However, the evidence does not demonstrate that the proposed amendment will achieve that objective. Rather than addressing the underlying causes of Hobart's housing challenges, the amendment introduces additional planning restrictions on one form of accommodation without demonstrating that it will materially improve housing affordability or increase the supply of long-term rental housing.

Housing Supply

The evidence indicates that Hobart's housing affordability challenges are primarily driven by an insufficient supply of new housing.

Restricting visitor accommodation does not create additional homes or address the planning, infrastructure and investment constraints that limit housing delivery. The most effective way to improve housing affordability is to increase the supply of housing through planning reform, more efficient development assessment processes and policies that encourage private investment in new residential development.

TCCI encourages the Council to focus on measures that increase housing supply rather than restricting existing accommodation options.

Evidence-Based and Proportionate Regulation

TCCI supports regulation that is evidence-based, proportionate and provides certainty for businesses and investors.

Tasmania already has a statewide regulatory framework for visitor accommodation. Introducing additional planning restrictions at a municipal level risks creating inconsistent regulatory settings, increasing compliance costs and adding unnecessary complexity without clear evidence that these measures will achieve the intended policy outcomes.

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Before introducing further regulation, there should be clear evidence that the benefits outweigh the economic and regulatory costs.

Economic Impact

Visitor accommodation is an important part of Hobart's visitor economy.

Hobart is the entry point for the majority of visitors to Tasmania and regularly hosts major events, conferences and festivals that generate significant economic activity for local businesses. Visitor accommodation complements traditional hotel capacity and provides flexibility during periods of peak demand.

Any reduction in visitor accommodation capacity has the potential to affect tourism, hospitality, retail, transport and other sectors that rely on visitor expenditure. These broader economic impacts should be carefully considered alongside the Council's housing objectives.

Conclusion

TCCI supports practical, evidence-based policies that improve housing affordability.

The evidence indicates that increasing housing supply, rather than restricting visitor accommodation, is the most effective way to improve affordability over the long term. We encourage the Council to prioritise planning reforms that support new housing, improve planning efficiency and provide a stable and consistent regulatory environment that encourages investment.

Accordingly, TCCI does not support Draft Amendment PSA-25-3 in its current form.