

From: [REDACTED]
To: [Representation](#)
Subject: HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan
Date: Sunday, 28 June 2026 1:59:53 PM

Thankyou for the opportunity to make a comment on this matter. I fully support the introduction of the HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan into the Local Provisions Schedule in the planning scheme for Greater Hobart.

I understand that the purpose of the draft amendment is to limit the impact of Visitor Accommodation use on the availability and affordability of housing for long-term residents in the City and to maintain the character of local residential communities. I fully agree with Professor Peter Phibbs' concluding statement in his paper that:

“The introduction of the proposed SAP would reduce upward pressure on rents, increase the availability of long term rental properties, support the re-use of existing dwellings to cater for future urban growth and potentially increase the amenity of properties located in the residential zones”.

The data gathered and reported in Professor Phibbs' paper confirms that the popularity of AirBnB and other short term rental accommodation services has had a significantly greater impact in Hobart than in other parts of Tasmania and in other Australian capital cities. Also it is clear that even seemingly minor transfers of long term rental properties into Short Term Rental Accommodation has negative impacts on both rental availability and rental costs, no matter whether the properties are at the higher or lower ends of the market.

Also, as a strata resident within the area of the SAP, I appreciate that this proposed amendment would likely prevent the probable adverse impacts on my strata's shared facilities by a series short term visitors using a unit when the owner is absent. This SAP would clearly benefit the continued safe enjoyment of strata facilities by long-term strata residents.

Adding this SAP to our planning scheme will assist to arrest the growth of Short Term Rental Accommodation in the targeted areas, and hopefully over time to reduce them in number, which will be a good thing for the residents of Hobart.

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