

From: [REDACTED]
To: [Representation](#)
Subject: Tasmanian Planning Scheme - Hobart - PSA-25-3 - new HOB-S11.0 SAP
Date: Tuesday, 14 July 2026 5:15:06 PM

Dear City Planners

I am strongly in favour of the proposed amendment which, if approved, will address the issue of the negative consequences of converting whole homes in residential zones to visitor accommodation.

This is a much needed initiative. As I see it, the point of having zones is to provide some predictability for residents and businesses. The largely unregulated conversion of numerous whole homes to what are essentially private motels is inappropriate in residential zones because, by stealth, it transforms these zones into commercial zones, which is not the intention of the planning scheme.

In addition, whole-home conversion to visitor accommodation has significant negative social effects, some of which I have listed below:

- It results in homes being unavailable for families to rent or buy.
- It puts upwards pressure on rents.
- It increases homelessness.
- It isolates remaining residents from neighbours, thereby reducing social cohesion and the sense of community.
- It reduces the pupil intakes to local schools.

Please take the above points into account when discussing the amendment.

Thank you.

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