



# ROYAL HOBART REGATTA ASSOCIATION

ABN 67 818 649 641

**John Ramsay**

8 January 2024

Executive Commissioner  
Tasmanian Planning Commission  
GPO Box 1691  
Hobart TASMANIA 7001

By email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Commissioner,

## **RE: MACQUARIE POINT MULTIPURPOSE STADIUM – PROJECT OF STATE SIGNIFICANCE – DRAFT GUIDELINES**

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### **BACKGROUND**

The Royal Hobart Regatta (the 'Regatta') is the oldest (and continuously operating) regatta in Australia. From humble beginnings in 1838 the annual event has cemented itself into the psyche of Hobartians whilst growing into an unrivalled stalwart on the social and aquatic calendars for both Tasmanians as well as interstate visitors and competitors. It is an event steeped in tradition that, to this day, resonates history having forged memories over two centuries whilst weaving itself into very social fabric of Southern Tasmania.

In 2023 the Regatta commemorated its 185<sup>th</sup> anniversary, and throughout its history has welcomed millions of competitors and spectators alike. Competitors make the Regatta come to life every year, be they those learning a sport, future potential Olympians, or wanting to have a go - young or old.

The Regatta's significance to the Federal Government is easily demonstrated by the support provided from all branches of the Australian Defence Force in harmony with the event consistently attracting a significant level of interest from the public; reinforcing its value as an economic generator and residing comfortably with other public events. Of note, over the 2023 Regatta Long Weekend a further nineteen (19) events were run by other organisations.

Patronage of the Royal Hobart Regatta Association is afforded by Her Excellency, the Honourable Barbara Baker AC, Governor of Tasmania; Lord Mayor of Hobart, Councillor Anna Reynolds serves as Vice Patron.

Since 1921 our Association has occupied the John Colvin Memorial Grandstand (the Grandstand), as a tenant of the Hobart City Council. This tenancy provides, inter alia, access to the entirety of the Regatta Grounds during the period that the Regatta is conducted each year, and at other times as required.

The Grandstand provides our Association with year-round use for an administrative and operational headquarters and is co-located on the site of the Regatta making it perfectly positioned to deliver this event whilst providing ample public parking for patrons in close proximity to the Hobart City centre.

In addition to our Association, the Grandstand and nearby 'commentary box' house further commercial tenants, including a theatrical education business which caters for approximately 200 children, and a group fitness provider. A caretaker residence is made available to an officer of Tasmania Police to live on-site – providing support and vigilance to an area that is sadly often targeted for vandalism, and relied upon more and more by transient, and at times vagrant, members of the community.

Our Association further occupies a number of ancillary outbuildings on the Regatta Grounds, including the 'sailing box' – located directly adjacent to the old railway line and below the Grandstand; the 'bunker' – located on the eastern end of the foreshore near the public boat ramp; and the 'boat shed' and 'Coast Guard building' – located on the western end of the foreshore. These buildings are used year-round for equipment storage and maintenance activities.

We recently met with Property Services staff of the Department of Natural Resources and Environment Tasmania (NRE). We were given three months' notice on the cancellation of a lease we have held (formally) since 1970 on the sailing box and bunker outbuildings. NRE staff note they are acting in response to a Premier's direction to transfer ownership of that Crown Land parcel, which includes significant parts of the Regatta foreshore and includes the public boat ramp, to the Macquarie Point Corporation. We have not received any correspondence from the Macquarie Point Corporation in respect to this and are unaware if we will retain access to these valuable facilities or face eviction.

Our Association owns and operates the electrical reticulation system on the Regatta Grounds utilised for the presentation of large public events including, yet not limited to:

- The Royal Hobart Regatta;
- The Royal Hobart Show;
- Various travelling circuses;
- Dark Mofo; and
- Various concerts and other entertainment.

This system is further rented to other commercial operators, with power supplied to smaller events and not for profit organisations on a donation basis. Limited income is derived from the hire of this infrastructure, originally donated by our Association, which is now aging and requires upgrades to allow the safe and uninterrupted supply of electricity. Despite numerous grant applications and requests to both local and state government for support, we have been unable to secure funding for these much-needed upgrades.

## SUBMISSIONS

The following submissions are made:

### Section 1.3 Proposed Use and Development

*any demolition requirements and plans including details for the removal or relocation of any utility services;*

To safely and effectively conduct the Regatta, our Association utilises a number of assets on the foreshore, in the area that is colloquially known as the *Cattle Jetty*. Our Association understands that some infrastructure will be demolished to facilitate road access in this area and that will then deny, or significantly impede, access to the foreshore.

The guidelines also seem to be silent on the Federal Governments requirement for social housing, to be located in the area of the *Cattle Jetty*, the location of this housing will similarly impact upon the conduct of the Regatta.

Considering Section 5.3.3, our Association's submission in respect of this is that the guidelines must address and identify as the case may be:

- *how the operations of the Royal Hobart Regatta will be impacted;*
- *what those impacts are;*
- *how the proponent proposes to treat these, so that the Regatta continues to safely and effectively operate; and*
- *what are the impacts of the proposed relocation of the Macquarie Point Water Treatment Plant to Selfs Point as it relates to the operational headquarters for the John Colvin Memorial Grandstand and all other assets utilised by the Royal Hobart Regatta Association.*

Our Association's concerns also include the impact of the infrastructure which will be built due to the construction and operation of the stadium.

This includes ongoing access to the foreshore at the Hobart Regatta Grounds, proposed housing within the complex, future use and amenity of the only public boat ramp in the City of Hobart, and the construction of a significant roadway reducing and impeding access to the foreshore area.

These are all important assets to the community, are vitally important to the successful operation of the Regatta and unless treated will jeopardise future conduct of the Royal Hobart Regatta. This may result in the end of one of Australia's, longest running regattas.

## Other Matters

The following submissions are made:

### Section 3.1 Cost-Benefit Analysis

*The CBA should include sensitivity analyses. For guidance, sensitivity analyses could include best and worst cases (i.e. "high" and "low" case scenarios that vary critical assumptions including the discount rate), partial sensitivity analysis (i.e. individually varying one critical assumption at a time), and scenarios that create plausible future alternative "states of the world" by reflecting collective changes in assumptions that are internally consistent with each other.*

Our Association submits that:

- the word *should* is replaced with the word *must*; and
- the word *could* is replaced with the word *must*.

Our Association's submission is that the current wording of this requirement is an invitation to address best- and worst-case scenarios as opposed to a direction, and that the alternative language makes this a requirement.

We intend to review and comment on the draft integrated assessment report once it is publicly released for representations.

Thank you for the opportunity to comment.



Steve Dine  
Senior Vice President  
Royal Hobart Regatta Association  
[hello@royalhobartregatta.com](mailto:hello@royalhobartregatta.com)