

From: [REDACTED]
To: [Representation](#)
Subject: Representation – HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan
Date: Thursday, 16 July 2026 11:41:38 PM
Attachments: [petition_signatures_jobs_491390272_20260716131317.csv](#)
[Submission Opposing Hobart Visitor Accommodation SAP.pdf](#)

Dear Chief Executive Officer,

Please find attached my representation regarding the proposed HOB-S11.0 Hobart Visitor Accommodation Specific Area Plan.

I respectfully request that this submission, together with the attached petition and supporting material, be considered as part of the public exhibition process.

Thank you for your consideration.



Submission Opposing the Proposed Ban on New Whole-Home Short-Stay Accommodation in Residential Zones

Submitted by: Zac Kaye
Owner – Kaye Cleaning Solutions
Owner – Kaye's Property Group
Hobart, Tasmania

Introduction

I am writing to formally oppose the proposed Hobart Visitor Accommodation Specific Area Plan that would prohibit new whole-home short-stay accommodation within residential zones throughout Hobart.

I make this submission not only as a business owner operating within the tourism and accommodation sector, but also as a prospective first-time property investor who intends to purchase residential property and utilise short-stay accommodation as a means of building a sustainable investment portfolio and growing local businesses.

I believe this proposal represents an unfair restriction on property rights, creates significant barriers for future investors, harms small businesses, and places the burden of solving Tasmania's housing crisis on private citizens rather than government.

While I acknowledge housing affordability is a serious issue, I do not believe restricting the lawful use of privately owned property is an appropriate or effective solution.

My Position as a Local Small Business Owner

I operate Kaye's Property Group and Kaye Cleaning Solutions in Hobart, providing cleaning services to residential, commercial and short-stay accommodation properties.

The short-stay accommodation sector directly supports my business and provides employment opportunities for cleaners, laundry operators, gardeners, handymen, tradespeople and suppliers throughout the region.

The proposed restrictions would affect not only property owners, but also cleaning businesses, laundry businesses, linen suppliers, garden maintenance contractors, tradespeople, property managers, tourism operators, cafes, restaurants, retail businesses and local attractions.

My Future Investment Plans

I am currently working towards purchasing my first investment property. My goal is to build a vertically integrated business model where one property supports multiple local businesses by generating accommodation income, creating work for my cleaning and laundry businesses, creating property management work, and supporting local contractors and suppliers.

Under the proposed changes, existing operators may continue while new entrants such as myself could be excluded, creating a two-tier market.

Property Rights and Investment Confidence

Property ownership is one of the largest financial commitments most Australians will ever make. Restricting lawful property use undermines investment confidence and creates uncertainty for future investors.

Housing Affordability

Housing affordability is influenced by housing supply, planning restrictions, construction costs, development approvals, infrastructure, migration and government policy. Increasing housing supply is likely to be a more direct solution than restricting lawful property use.

Impact on Tourism and Local Businesses

Hobart's economy relies heavily on tourism. Restricting visitor accommodation capacity may contribute to higher accommodation prices, fewer visitors, lower tourism expenditure and reduced demand for local businesses.

Conclusion

I respectfully submit that the proposed ban on new whole-home short-stay accommodation in residential areas should not proceed.

I believe a better solution is to increase housing supply through planning reform, faster approvals, infrastructure investment and housing construction rather than restricting the lawful use of privately owned property.

I make this submission on behalf of myself and the supporters who have signed the accompanying petition.

Yours faithfully,

Zac Kaye
Kaye Cleaning Solutions
Kaye's Property Group
Hobart, Tasmania

and other supporters who have signed this petition.

Name	City	State	Postal Code	Country	Signed On
Zac Kaye				Australia	9/07/2026
Tenille Forster	Hobart		7120	Australia	9/07/2026
Zachary kaye	Hobart		7000	Australia	9/07/2026
Helena Currie	Hobart		3068	Australia	9/07/2026
Grace Burns	Launceston		7250	Australia	9/07/2026
Alexia Westley	Hobart		7030	Australia	9/07/2026
Gary Kramer	Tamworth		2340	Australia	9/07/2026
Grace Burns	Launceston		7250	Australia	10/07/2026
Jarrah Burns	Launceston		7250	Australia	10/07/2026
fiona kaye			7014	Australia	10/07/2026
Ian Tolond	Sorell		7172	Australia	11/07/2026
Malcolm Purton	Melbourne		3000	Australia	11/07/2026
jami Bladle	Hobart		7005	Australia	11/07/2026
Jenna Miles	Dartmouth	B2V		Canada	12/07/2026
Annalyse Martelli	Launceston		7250	Australia	13/07/2026
Ben Crouch	Hobart		7018	Australia	14/07/2026