

From: [REDACTED]
To: [Representation](#)
Subject: Representation: Visitor Accommodation Specific Area Plan (SAP)
Date: Thursday, 9 July 2026 3:37:17 PM

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I run a room-in-our-home listing in the streets of little houses near the shops in Sandy Bay.

There is a lot made of the rental crisis in Hobart as a need for government regulation. However areas such as ours are also being negatively impacted by the expansion of whole-house short-stay accommodation.

Our neighborhood is a great area to live, not just for its proximity to everything (shops, schools, restaurants, Salamanca, transport...) but *mainly* because of the neighbours and the community we enjoy. Not only do we know our immediate neighbours, but as walking is the main form of transport, we get to know residents up and down the street.

In the last few years a majority of houses in my area that have gone on the market have been snapped up by invisible, short-stay investors. Characterful homes that once had an elderly resident, a family, a share house... suddenly become an impersonal shell. I now pass several empty shells on the way to the shops. The next street along has four short-stay houses in a row.

The lack of regulation means that short-stay can continue unfettered and degrade residential areas such as ours. A lot is made by short-stay investors about their rights, however it is important to consider the rights of residents to be able to protect the quality of life that only neighbours bring. After all, residential zoning suggests that the zone is primarily for residents. And you can't have neighbourhoods without neighbours.

There needs to be a balance between the rights of residents and those of short-stay investors. One way of achieving this is to limit the expansion of (somewhat anomalous) short-stay investment.

Thank you.

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H o u s e s: <https://www.instagram.com/mypurplehouses/>

W a l k s: <https://www.instagram.com/hobartwalking/>

T o u r s: [Hobart Historic Tours](#)

S t a y: [At our place](#)