

Minister for Human Services
Minister for Housing
Minister for Planning

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04 MAR 2019

The Right Honourable Lord Mayor of Hobart
Alderman Anna Reynolds
lord.mayor@hobartcity.com.au

Dear Lord Mayor

Further to our recent discussions, I write to you and the Hobart City Council to offer a pathway forward to assist in providing a strategic planning response to address the current community discussions around building heights in Hobart.

The Hodgman Government shares the view of many Tasmanians that Hobart should not become a city of skyscrapers. However, we need to ensure there is a balanced and sensible outcome that takes into account the social, environmental and economic needs of the city. We believe this is best managed through good urban design and careful planning for growing demand for housing, education, business and tourism across Greater Hobart.

Any decisions taken in response to these pressures in the CBD will have direct implications for surrounding areas and their planning for future land use, infrastructure and service needs. A more holistic approach is desirable if we are to avoid solving problems in one area, only to create more in another.

I note that the recently-signed Hobart City Deal takes a strategic, 'Greater Hobart' approach to future growth and refers specifically to precinct planning for priority areas. I propose that, together, we explore how these processes can be activated through a strategic planning response in relation to Hobart CBD growth pressures and suggest an initial meeting of relevant State Government and Council representatives as soon as practicable to scope this opportunity in more detail.

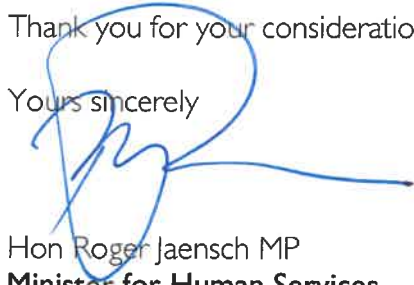
I am aware that 'structure plan' initiatives of this type have been undertaken in rapid-growth areas in other Australian cities and am keen to work with the Council to examine how their benefits and success factors could apply to Hobart.

Importantly, whilst any existing or proposed background study into the effects of building height restrictions might usefully feed in to this strategic process, any decision now to adopt a height limit for the CBD may pre-empt an outcome and create greater uncertainty if then subject to further change.

On this basis, I recommend the Council to defer consideration of any CBD building height limits until we have explored the potential for a collaborative, strategic planning response in the context of the Hobart City Deal. The Tasmanian Government would be able to facilitate this as required.

Thank you for your consideration and I look forward to your reply.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'R. Jaensch', written over the 'Yours sincerely' text.

Hon Roger Jaensch MP
Minister for Human Services
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