



## Unlocking Faith-Owned Land for Social and Affordable Housing in Tasmania

2026–27 Budget Consideration

7 December 2025

### Executive Summary

Faith Housing Australia (FHA) submits this supplementary paper to support the Tasmanian Government's ongoing efforts to accelerate delivery of social and affordable housing under the Tasmanian Housing Strategy 2023–2043.

Faith organisations across Tasmania steward strategically located land—often zoned Community Purpose and close to transport, services and employment—that is ideally suited for infill housing delivery. However, two barriers currently constrain activation:

1. **Planning constraints** within Community Purpose Zones, which limit residential uses and require complex, costly rezoning; and
2. **A data access gap**, which prevents systematic identification and prioritisation of faith-owned sites suitable for housing development.

This submission sets out a targeted set of **planning reforms, rezoning support, and data-sharing initiatives** that would enable Tasmania to unlock this land for housing at scale. A modest investment of **\$1.5 million over two years** would support precinct-level mapping, remove early-stage planning barriers, and create consistent pathways for faith–government partnerships.

The case studies included demonstrate how faith-sector land is already delivering high-quality, well-located housing in Hobart, Launceston, Cressy, Cygnet and the Midlands through partnerships with community housing providers—and how these outcomes can be significantly expanded with the right system settings.

### About Faith Housing Australia

Faith Housing Australia is the national peak body representing faith-based community housing providers, faith-aligned landowners, and organisations committed to delivering mission-driven housing. Our members collectively manage tens of thousands of homes nationwide and steward thousands of land parcels with significant potential for future development.

FHA works closely with governments to:

- unlock underutilised faith-owned land for social and affordable housing;
- strengthen partnerships between faith organisations, CHPs, developers and councils;
- deliver mapping insights and research to identify priority sites; and
- advocate for system settings that reduce barriers and accelerate delivery.

Across Australia, FHA has mapped more than 7,000 faith-owned land parcels and identified hundreds with near-term housing potential—including multiple sites in Tasmania.

FHA welcomes the opportunity to work in partnership with the Tasmanian Government to systematically activate faith-owned land and deliver well-located homes at scale.

## 1. Purpose of Submission

Faith Housing Australia seeks Tasmanian Government support to unlock underutilised faith-owned land for social and affordable housing. This initiative aligns with the Tasmanian Housing Strategy 2023–2043 and Action Plan 2023–2027, which prioritise:

- Delivering more quality homes, faster.
- Increasing housing density and infill development.
- Strengthening partnerships with community and not-for-profit sectors.
- Achieving a net increase of 10,000 social and affordable homes by 2032, including 2,000 social homes by 2027.

Faith-based organisations hold strategically located land assets, often zoned Community Purpose, close to jobs, transport, and services. These sites represent a major opportunity to deliver housing where it is most needed.

However, two critical barriers prevent activation:

- **Planning constraints** – Community Purpose zoning limits housing to ancillary or supported uses, requiring costly and time-consuming rezoning for broader housing outcomes.
- **Data gap** – Ownership information for faith-owned land is not publicly accessible in Tasmania, making it difficult to identify and prioritise sites for housing.

## 2. Strategic Alignment

This proposal directly supports:

- **Priority 1:** Deliver more quality homes, faster – by activating underutilised urban land for infill housing.
- **Priority 4:** Enable local prosperity – by providing housing close to jobs and services, reducing pressure on regional housing markets.
- **Enablers** – partnerships, funding and finance innovation, and planning system reform.

It also aligns with Future Opportunities in the Action Plan, including:

- Pre-approved designs for medium-density developments.
- Development assessment panels for social and affordable housing.
- Incentives for innovative housing models.

### 3. Proposed Budget Initiatives

#### A. Planning Reform and Streamlined Pathways

- Introduce a **Community Housing Overlay (CHO)** or **Specific Use Qualification (SUQ)** permitting social and affordable housing as a discretionary use in Community Purpose Zones.
- Expand **Housing Land Supply Orders (HLSOs)** under LUPAA to include faith-owned land.
- Review State Planning Provisions to incorporate medium-density and infill design standards.

#### B. State-Funded Rezoning Support Program

Administered by Homes Tasmania, providing:

- Funding for planning reports, technical assessments and application fees.
- Support specifically targeted to faith organisations and not-for-profit landholders.
- Prioritisation of sites in well-serviced urban or regional centres.

#### C. Data Access and Mapping Initiative

- Establish a **controlled data-sharing agreement** between FHA, Homes Tasmania and LIST.
- Map and assess faith-owned land for development potential.
- Integrate findings into Homes Tasmania's land pipeline and strategic planning.
- Fund a pilot to identify priority sites suitable for HLSO inclusion.

### 4. Funding Request

Faith Housing Australia seeks **\$1.5 million over two years** to support:

- Rezoning assistance and technical pathways;
- Data-sharing infrastructure and mapping pilots; and
- Planning reform consultation and drafting.

This investment will help to unlock significant community and philanthropic capital—enabling early-stage work to determine a pipeline of faith-based social and affordable housing projects.

### 5. Expected Outcomes

- Identification and feasibility screening of **15–20 faith-owned sites** with potential for social and affordable housing, supported by consistent mapping, zoning review and due-diligence inputs.
- A **short-list of 6–8 priority sites** progressed to early-stage planning or rezoning preparation through the support program, creating a pipeline of development-ready opportunities for CHPs and government.
- Delivery pathways for **150–300 homes statewide**, supported by early feasibility work, land activation, and alignment with Homes Tasmania's investment and land strategy and Housing Australia Future Fund participation.
- Reduced reliance on greenfield development, with **infill opportunities identified in well-serviced urban, regional and rural centres**—supporting Tasmania's consolidation and sustainability goals.

- Enhanced **coordination between Homes Tasmania, the State Planning Office and the faith sector**, resulting in repeatable processes, shared data, and faster activation timelines.
- A **scalable model** for identifying and activating other underutilised community-purpose land assets, enabling broader sector participation in future housing supply initiatives.

## 6. Legislative and Policy References

- *Land Use Planning and Approvals Act 1993 (LUPAA)* – Sections 33 and 60L.
- *Tasmanian Planning Scheme* – Community Purpose Zone provisions.
- *Tasmanian Housing Strategy 2023–2043, Action Plan 2023–2027*.

## 7. Recommendations

FHA recommends the Tasmanian Government:

1. Allocate funding in the 2026–27 Budget for rezoning support and data mapping.
2. Endorse the development of a CHO or SUQ framework.
3. Expand HLSOs to include faith-owned land.
4. Convene a working group between Homes Tasmania, the State Planning Office and faith-sector representatives to oversee implementation.

## Conclusion

Tasmania faces a critical need for well-located, high-quality social and affordable housing. Faith-owned land represents a significant yet underutilised opportunity to deliver this supply quickly and strategically. With modest investment and targeted planning reform, Tasmania can help unlock dozens of sites, attract new forms of partnership capital, and accelerate delivery—supporting the State’s long-term housing ambitions.

Faith Housing Australia stands ready to work with the Tasmanian Government to implement this pathway and ensure that more Tasmanians have access to safe, affordable and secure homes.

## Contact

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## Appendix - Case Studies

### Case Study 1: Hobart Homes With Heart — St Vincent de Paul Society Housing Australia

St Vincent de Paul Society Housing Australia is delivering **38 new homes for women aged over 55** on Argyle Street, Hobart. The \$16.7 million project—supported by the Social Housing Accelerator and a Housing Australia loan—demonstrates how faith-sector land can be used to create high-quality, secure housing for vulnerable older women. With a central vertical garden and rooftop green space, the project shows how **well-located Community Purpose sites** can support medium-density housing aligned with state strategic priorities.

### Case Study 2: Launceston City Mission Community Precinct — Integrated Housing and Support Hub

Launceston City Mission plans to transform its Frederick Street site into a **six-storey, mixed-use precinct with 48 social and affordable apartments**, Mission Health services, community spaces, retail, and emergency relief services. Supported by **\$19.28 million in government funding** plus Mission contributions, the project will create over **140 local jobs** and provide long-term housing integrated with health, financial and social supports. It exemplifies how **trusted faith-owned land** can become multi-service housing precincts that strengthen community outcomes.

### Case Study 3: Anglican Diocese of Tasmania & Loreto Community Housing — Rural and Regional Activation of Faith-Owned Land

Across **Cressy, Cygnet and the Midlands**, the Anglican Diocese of Tasmania and Loreto Community Housing have transformed underutilised parish land into high-quality, affordable housing—demonstrating the statewide potential of faith-owned sites.

- In **Cressy**, the partnership delivered **six two-bedroom units** for mixed tenure and **eight social housing units** for older residents.
- In **Cygnet**, **31 accessible, energy-efficient homes** behind St Mark's Anglican Church.
- In the **Midlands**, long-vacant parish land has been repurposed to create **20 new affordable homes**.

These projects show how faith organisations can activate land across rural and regional Tasmania, creating homes for older people, families and key workers. They illustrate a **replicable model** for land activation, enabled when planning pathways are clear and community housing partners are engaged early.