
Have Your Say

Pre-Budget Consultation 2026-27

Submission Form

Introduction

As the Tasmanian Government begins preparations for the 2026-27 State Budget, we invite all Tasmanians to share their ideas and perspectives to help shape the decisions ahead.

The Government is committed to making thoughtful and responsible choices that secure Tasmania's future. Whether your focus is on improving public services, strengthening the economy, or ensuring fairness in how public funds are allocated, your input is valued.

Budgeting to protect future generations and provide flexibility in the event of another COVID-type occurrence remains a key and necessary priority. Rising costs in service delivery – particularly in health and education – combined with broader economic pressures mean that difficult decisions will be required. The Government is focused on long-term fiscal sustainability, and this consultation provides an opportunity for the community to help identify practical savings, opportunities to reprioritise and smarter ways to invest public resources.

This consultation reflects the Government's commitment to transparency, collaboration, and commonsense decision-making. Please note that grant programs and other funding opportunities offered by the Tasmanian Government are managed separately. The purpose of this engagement is to inform how the Government prioritises the services, projects and initiatives it undertakes on behalf of the Tasmanian community.

About this Document

This document is the official **submission form** for the *Have Your Say – Pre-Budget Consultation 2026-27*. Please use the sections provided to share your feedback and suggestions. Your input will help inform Government's decision-making and ensure the State Budget reflects the needs and aspirations of Tasmanians.

The form includes five key questions designed to guide your feedback on Budget priorities and savings opportunities. These questions aim to keep submissions focused and consistent across contributors.

All fields in this form are optional. You are welcome to respond to as many or as few questions as you wish, or to focus on the most relevant to you or your organisation. All feedback is valued.

If you have additional material you would like to include, you are welcome to attach it. Supporting documents are entirely optional and not expected.

Submissions are due to Treasury by 7 December 2025.

Contact Details

Contact details are collected by Treasury and provided to Ministers and agencies. The provision of this information is voluntary.

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Consultation Questions

1. Which programs/projects could be refocused to deliver core outcomes with more streamlined resources or refined focus?

Tasmania has a unique opportunity to accelerate delivery of social and affordable housing by refocusing existing planning and housing programs to better harness the mission-driven capacity of faith-based Community Housing Providers (CHPs) and landholders.

Faith-based organisations own well-located, urban and regional sites—often zoned Community Purpose—that align strongly with the Tasmanian Housing Strategy’s priorities to **deliver more quality homes, faster**, encourage **medium-density infill**, and strengthen **partnerships**. However, current pathways require individual rezoning processes that absorb significant resources for both proponents and government.

Three existing programs could be streamlined to lift delivery:

1.1 Planning System Reform – Integrating Affordable Housing Pathways into Existing Zones

Current Community Purpose zoning permits housing only when ancillary or supported. Introducing a **Community Housing Overlay** or **Specific Use Qualification** applicable to faith-owned land would streamline approvals and reduce repetitive rezoning requests. This directly supports the Strategy’s Priority 1 (scaling up supply, improved planning approvals) and Priority 4 (local prosperity through well-located housing).

1.2 Housing Land Supply Orders (HLSOs)

HLSOs have proven effective for Government-led land activation. Extending their use to include **faith-owned and not-for-profit land** would enable a consistent, lower-friction pathway for activating infill housing while reducing assessment duplication across councils and agencies.

1.3 Early-Stage Feasibility and Rezoning Support

Homes Tasmania’s current support programs could be refined to include **feasibility, pre-development, and rezoning grants**. This would enable community providers to progress viable projects without incurring prohibitive upfront costs—an issue

highlighted nationally through Faith Housing Australia's *Unlocking Mission-Driven Housing* report.

Refocusing these programs would not create new structures, but rather streamline existing mechanisms to deliver more housing with fewer resources, while supporting Homes Tasmania's ambition to scale up non-market supply.

2. Are there initiatives or investments that could be reconsidered helping balance the budget now, without losing sight of long-term goals?

Reconsideration does not require withdrawing essential programs; instead, strategic reprioritisation can improve fiscal outcomes while accelerating delivery.

2.1 Reallocate Under-Utilised Funding Streams to Higher-Impact Infill Housing

Some planning and land activation initiatives generate limited supply uplift because they operate in isolation from delivery partners. Reallocating a portion of these funds toward **mission-aligned partners with ready land** can produce faster, more cost-effective outcomes. Faith-based CHPs have demonstrated nationally (delivering **>10% of HAFF Round 1 projects**) that they can convert investment into dwellings more efficiently than many market-led models.

2.2 Target Incentives Where Delivery Partners Already Hold Land

Programs that subsidise land acquisition or large greenfield development may deliver fewer homes per dollar compared with supporting proponents who already control sites, particularly in infill locations aligned with infrastructure. Redirecting a small share of incentives to **land-rich, capital-constrained providers** increases value for money and reduces demand on broader planning system resources.

2.3 Optimise Planning Reform Investments by Embedding Affordable Housing Capability

Investments in state-wide planning reform could achieve greater impact if paired with targeted initiatives enabling not-for-profits to utilise the reformed system. Supporting organisations with land ready for adaptive reuse or redevelopment reduces long-term pressure on homelessness services—aligned to the Strategy's mission to make homelessness "rare, brief and non-recurring".

In short, strategic reprioritisation can create **fiscal efficiencies** while improving long-term housing system outcomes.

3. Are there programs or services that could be transitioned out as the needs of Tasmanians evolve and priorities shift?

Faith Housing Australia suggests transitions only where programs can be consolidated—not removed—to improve service effectiveness:

3.1 Consolidate Fragmented Social Housing Upgrade Mechanisms

Several small, segmented upgrading and renewal programs exist across agencies. Transitioning these into a **single, coordinated asset renewal framework** led by Homes Tasmania would reduce duplication, streamline reporting, and maximise long-term value by aligning upgrades with neighbourhood planning, energy efficiency priorities, and accessibility needs.

3.2 Transition Standalone Planning Amendments to a Strategic, Overlay-Based Model

Instead of requiring not-for-profits to submit individual rezoning requests, transitioning to **statewide planning tools** (e.g., a Community Housing Overlay applicable to Community Purpose land) would reduce repeated work for planners, the Tasmanian Planning Commission, and proponents. This shift addresses a structural bottleneck and supports the Strategy's call for improved planning approvals.

3.3 Transition Temporary Crisis-Era Measures Toward Long-Term Supply Responses

Some emergency or COVID-era housing responses may no longer reflect Tasmania's current needs. Transitioning selected temporary programs into **permanent pathways to long-term housing**, supported by faith and CHP partners, would create system stability and reduce recurring costs.

4. Where could government activities be re-calibrated to operate more effectively, while still meeting essential needs?

4.1 Establish a Formal Engagement Pathway with Faith-Based Housing Partners

Tasmania is uniquely positioned nationally: it is **the only state where Catholic providers (including Loreto Community Housing) are partnering with the Anglican Diocese of Tasmania** to collaboratively deliver housing. This cross-denominational ecosystem is a strategic asset that can be leveraged through structured engagement with Homes Tasmania, improving early identification of feasible projects and aligning them with regional housing needs and the Strategy's locality-based approach.

4.2 Enable Data Integration to Support Homes Tasmania's Pipeline Planning

The lack of publicly accessible ownership data for faith land makes site identification difficult. Establishing a **controlled data-sharing agreement** between Homes Tasmania, Treasury, LIST, and FHA would allow the state to strategically target infill delivery and support HLSO prioritisation.

4.3 Recalibrate Planning Processes to Reduce Repetition and Improve Clarity

Introducing consistent, statewide planning pathways for affordable housing on community-zoned or faith-owned land would significantly reduce time spent on

repetitive amendment processes. This reform aligns with Priority 1.3 (planning approvals) and the Strategy's Enabler: Policy Coordination.

4.4 Support Regional Scaling Through Stronger Partnerships

Examples such as **St Vincent de Paul Society Housing Australia's redevelopment in Hobart** and **Launceston City Mission's upcoming projects supported by the State Government** showcase the effectiveness of collaborative project stewardship. Systematising this partnership approach would support Priority 4 (Enable local prosperity) and improve outcomes across regions.

Recalibrating these activities would enable Tasmania to activate new supply faster—while maintaining essential governance and planning integrity.

5. *For any new funding ideas (specifying whether operational or capital), what savings or offsets could be identified elsewhere to ensure the overall budget remains balanced?*

Faith Housing Australia proposes three modest, high-impact initiatives that complement existing government priorities:

5.1 Community Housing Overlay Reform (Operational)

Purpose: Provide a consistent statewide planning pathway for affordable housing on faith-owned and community-zoned land.

Offset: Reduces repeat LUPAA amendment processes, Tasmanian Planning Commission workload, and proponent costs.

Outcome: Faster infill delivery aligned with Strategy Priority 1.

5.2 Rezoning and Feasibility Support Fund (Operational)

Purpose: Provide grants for site investigations, concept designs, and rezoning preparation for not-for-profit housing providers.

Offset: Consolidation of fragmented feasibility programs; reduced reliance on emergency accommodation expenditure.

Outcome: More shovel-ready projects and higher-quality bids for HAFF Round 3.

5.3 Multi-Site Activation Pilot for Faith-Owned Land (Capital + Operational)

Purpose: Support Homes Tasmania, participating CHPs, and FHA to advance a coordinated multi-site pipeline using faith-owned land across Hobart, Launceston, and regional centres.

Offset: Redirect underutilised planning reform or land release program allocations toward infill housing that does not require government land purchase.

Outcome: Lower capital costs per dwelling; faster scaling consistent with Treasury's long-term fiscal sustainability.

Taken together, these measures would unlock housing delivery using **existing assets, existing organisations, and existing community infrastructure**, enabling Tasmania to rapidly expand its non-market housing pipeline while maintaining budget discipline.

Submission Context

Please indicate the primary portfolio area your submission relates to – this should be the area that best matches the focus of your feedback.

Housing and Planning

If you are including any supporting documents, please list the file name(s) below. While additional material is optional, we encourage submissions to remain focused and concise.

Unlocking Mission Driven Housing Report
Submission on Planning Pathways for faith-owned land

Next Steps

- 1. Complete your Submission:**
Fill out this submission form and save it as a Word document (.docx). Name the file using your organisation's name.
- 2. Email Your Submission:**
Send an email to communityconsultation@treasury.tas.gov.au, attaching your completed submission form and any supplementary documents.
- 3. Submission Deadline:**
All submissions must be received by **7 December 2025**.
- 4. Acknowledgement:**
Treasury will acknowledge receipt of each submission.
- 5. Consideration of Submissions:**
All submissions will be made available to Ministers and relevant departments for consideration as part of the formal 2026-27 Budget development process.

It is the responsibility of the relevant agency to review the *Have Your Say – Pre-Budget Consultation 2026-27* submissions and to provide a response through the relevant Minister where appropriate.

Budget Management, Department of Treasury and Finance

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www.treasury.tas.gov.au