

DRAFT SECOND READING SPEECH

HON MICHAEL FERGUSON MP

Housing Land Supply Amendment Bill 2023

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Mister Speaker, I move that the Bill be read a second time.

This Amendment Bill proposes to amend the *Housing Land Supply Act 2018* (the Act) to enable Housing Land Supply Orders to continue to be made until the end of 2032.

The Housing Land Supply Act was developed following the then Premier's Housing Summit in 2018. The introduction of the Act was unanimously supported by both Houses of Parliament as a more direct process for rezoning and modifying planning scheme requirements for eligible government land to facilitate housing, particularly for social and affordable housing developments.

The Housing Land Supply Act targets land that is suitable for residential purposes through the making of Housing Land Supply Orders. It replaces the normal planning scheme amendment processes under the *Land Use Planning and Approvals Act 1993*.

While providing shorter timeframes for the assessment and approval of specific land for residential development, it maintains the same rigorous assessment criteria from the normal amendment process along with specific criteria for determining the suitability of the land for housing.

Mister Speaker, while the Housing Land Supply Act provides a more efficient process for rezoning it also sets a higher test than the normal planning scheme amendment process to ensure it is suitable for social and affordable housing. It also provides a more comprehensive consultation process, with more stakeholders directly notified and more locations available to view the draft Order and supporting documents during the consultation period.

The main benefit of the Housing Land Supply Act is its focus on social and affordable housing. The making of a Housing Land Supply Order vests the land with Homes Tasmania for delivery through the *Homes Tasmania Act 2022*. In

effect it provides a form of 'inclusionary zoning' through the planning scheme ensuring that a share of new housing construction is allocated to those most in need.

The Housing Land Supply Act has been very successful in rezoning a number of areas of suitable government land. To date, twelve Housing Land Supply Orders have been made under the Act for land across all the three regions in the State in the municipalities of Glenorchy, Clarence, Hobart, Kingborough, Launceston, Devonport and Burnie.

A total of around 61 hectares has now been rezoned for housing purposes and transferred to Homes Tasmania for delivery, which could deliver around 1000 new homes.

More draft Orders are currently being progressed for areas around the State to further assist with Homes Tasmania's work program in providing more housing options for Tasmanians. Some of these draft Orders are currently part way through the assessment process under the Act, and I understand many Homes Tasmania is preparing several others.

Mister Speaker, the Housing Land Supply Act was primarily intended as a short-term response providing 5 years for the initial stock of suitable government land to be rezoned for housing.

In 2021, we extended the scope of land to which Orders could apply to include newly acquired land. The success of the Act, and this ability for Homes Tasmania to now bring forward newly acquired land, underpins the need to extend its operation.

At the time of introducing the Housing Land Supply Act, there was strong demand for housing in Tasmania. This has been further amplified with significant house and rental price rises and increased demand for housing in general across Tasmania.

Mister Speaker, with the continued demand for housing, more is being done across a number of sectors with interventions ranging well beyond the planning system.

This includes the Tasmanian Government's ambitious 10-year plan to provide ten thousand new social and affordable homes by 2032.

This Bill aligns our capacity to make Housing Land Supply Orders with that plan.

It will not only allow the current draft Orders to be finalised, but it will enable Homes Tasmania to continue to identify new areas of land suitable for residential development, rapidly rezone it and more social and affordable housing for Tasmanians.

Mister Speaker, I commend the Bill to the House.