

DRAFT SECOND READING SPEECH

Hon Roger Jaensch MP

Housing Land Supply Amendment Bill 2021

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

This Amendment Bill makes a number of amendments to the *Housing Land Supply Act 2018*. The purpose of the Act is to provide a more direct and efficient process for rezoning Housing Tasmania land and surplus Crown land to help accelerate the supply of land that can be developed for affordable housing.

The Bill has been refined in response to consultation.

The amendments further the purpose of the HLS Act in 3 ways.

First, the amendments expand the definition of available Government land to include land owned by Tasmania Development and Resources and managed by State Growth.

This land was unintentionally excluded from the original HLS Act, as it specifies the land must be Crown Land owned by the Government prior to the Act coming into effect. While land owned by Tasmania Development and Resources technically is not Crown Land, it is land owned by the Government prior to the Act taking effect.

Including this land in the definition of available Government land increases opportunities to provide land for affordable housing and allows previously identified land within the Launceston Techno Park in Kings Meadows to be considered.

Secondly, the amendments allow for the consideration of housing land supply orders within the municipality of Flinders.

The HLS Act requires that land to be declared as housing supply land is suitable for residential use evidenced by proximity to:

- public and commercial services;
- public transport;
- places that may provide opportunities for employment.

A housing land supply order also cannot be used for a zone with lot sizes or building areas larger than that in the SPPs General Residential Zone.

Due to lack of public transport and reticulated services that allow for greater dwelling densities, these requirements limit the ability to provide social housing through an Order within the Flinders municipality.

The amendments allow for the specific consideration of land in the Flinders municipality by:

- removing the need for such land to be proximate to public transport; and
- creating flexibility in the zone requirements, provided the land can be adequately serviced.

These changes further ensure we can provide for the specific housing and support needs of the Flinders community given the unique circumstances acknowledged in the Northern Tasmania Regional Land Use Strategy.

Lastly, the amendments make the rezoning assessment criteria consistent across the Land Use Planning and Approvals Act 1993 and the Housing Land Supply Act.

Currently, the Housing Land Supply Act requires that rezoning of land for a housing land supply order is 'consistent' with the regional land use strategy. By contrast, the Land Use Planning and Approvals Act requires the rezoning of land to be 'as far as practicable' consistent with the regional land use strategy. The current test for consistency with a regional land use strategy in the Land Use Planning and Approvals Act was suggested by the independent Tasmanian Planning Commission as a more workable requirement for assessing planning scheme amendments, including rezonings.

It is unnecessary for this rezoning criterion to differ between the two Acts.

An additional criterion is added to ensure an Order aligns with the requirements of the future Tasmanian Planning Policies. The Housing Land Supply Act predates the amendment of the Land Use Planning and Approvals Act which established the framework for the TPPs. It is important that the Housing Land Supply Act is now updated.

These amendments do not alter consultation and parliamentary scrutiny processes provided for in the Housing Land Supply Act.

Madam Speaker, this Bill furthers the purposes of the Housing Land Supply Act.

The amendments are relatively minor but will assist in increasing the supply of land for affordable and social housing at this critical time. The amendments also ensure consistency by aligning the assessment criteria with that in the Land Use Planning and Approvals Act.

Madam Speaker, I commend this Bill to the House.