



TASMANIAN FARMERS & GRAZIERS ASSOCIATION

The Hon Roger Jaensch MP
Minister for Housing and Planning
Parliament Square Building
HOBART TAS 7000

Via email: haveyoursay@justice.tas.gov.au

TFGA Submission – Draft Residential Housing Supply Bill 2018

The Tasmanian Farmers and Graziers Association (TFGA) is the leading representative body for Tasmanian primary producers. TFGA members are responsible for generating approximately 80% of the value created by the Tasmanian agricultural sector.

Agriculture is one of the key pillars of the economy and, with the current level of support from government, are well positioned to further capitalise on the stature of Tasmania agriculture.

The TFGA applauds the Minister in looking at steps to alleviate the current housing shortage, particularly across the Greater Hobart region.

The TFGA is a member of the Planning Reform Taskforce, and we support the submission they have made with respect to this draft Bill.

There are concerns we have with the draft Bill that we believe need to be addressed.

Firstly, we are concerned this draft Bill will create a dangerous precedent whereby the Government can fast track other zoning changes for identified purposes. The TFGA supports the intent of the Bill, *to meet the acute demand for housing*, including affordable housing, however we ask whether an alternative approach would be to utilise the existing planning scheme amendment process under the *Land Use Planning and Approvals Act 1993 (the Act)*.

Additionally, we have just gone through the process of having a single planning scheme for Tasmania, known as the Tasmanian Planning Scheme (TPS). The TPS has been introduced (as stated by government) to deliver greater consistency in the planning rules across the State, providing greater certainty to investors and the community. Instead of making changes to the planning scheme through a new piece of legislation, that will create a precedent, look at options within the current Act to make the necessary changes.

Secondly, without viewing the land parcels that may be suitable for residential development under the proposed rezoning, we have concerns with neighbouring issues with either Rural or Agriculture zoned land.

Lastly, under Section 22(1)(b) of the draft Bill there is some confusion on the land that the Minister may grant a temporary emergency residential planning permit. As under this section it relates to Crown land and the owner of the land, land other than Crown land. But, the draft Bill is an Act to enable the rapid, appropriate, rezoning and subdivision of certain areas of Crown land, no mention of other land.

Please contact the TFGA if you require any further information.

Yours sincerely,

Peter Skillern

Chief Executive Officer

14th May 2018