

Clarence land rezonings

This fact sheet answers frequently asked questions about the Howrah Housing Land Supply Orders.

Where are the rezonings?

Surplus Government land at Merindah Street and Clarence Street, Howrah. The rezoning area plans are included at the end of this fact sheet.

What is happening with the land?

These rezonings have been approved through the Housing Land Supply Order (HLSO) process. The HLSO for Clarence Street was made effective on 14 June 2023 and the HLSO for Merindah Street was made effective on 21 December 2022.

Each parcel of land now requires a process of subdivision to separate it from the parent title. A new title will be created and development plans can then be considered. Any development must comply with the Tasmanian Planning Scheme and be approved by Clarence City Council.

Why does Homes Tasmania rezone and subdivide land?

Homes Tasmania is committed to increasing social and affordable housing. More Tasmanians will be able to make their dream of home ownership a reality with about 85 per cent of new lots to be available for home purchase.

Delivering residential subdivisions on surplus Government land is one way we can put downward pressure on rising land prices for homeowners and ensure land supply is available for new housing for Tasmanians.

What is social and affordable housing?

Social housing is provided by the government (public housing) and non-government (community housing) with rent generally set around 25 per cent of income (excluding Commonwealth Rent Assistance where applicable).

Affordable housing is rental homes or land and/or home purchases that are affordable to low-income households, ie housing costs do not put the household in housing stress.

Who owns the land?

The lots are currently held by the Department of State Growth, which supports their use for residential development. New titles are being created and the land will be transferred to Homes Tasmania.

How can the land be developed?

Rezoning: Homes Tasmania requested a rezoning of the land under the *Housing Land Supply Act 2018* (the Act). In 2018, the Tasmanian Government introduced the Housing Land Supply Order (HLSO) process to enable appropriate Government land to be rezoned to deliver land for residential development for all Tasmanians.

Subdivision planning permit: Homes Tasmania may progress a subdivision design and submit a development application with Clarence City Council for assessment and approval for a planning permit.

Development application: Any application for housing development on the land would require a permit from Clarence City Council under the Tasmanian Planning Scheme.

How can I have my say?

The Tasmanian Government is committed to providing opportunities for feedback on residential developments. There are opportunities for community consultation throughout the HLSO rezoning processes.

Amendments to the Act have broadened the community consultation and assessment process for HSLOs.

View the HLSO process and fact sheet *How to have a say on Housing Land Supply Orders*, available on our website.

What help is available for buying my own home?

Homes Tasmania is committed to helping people buy their own home through the MyHome shared equity program and the First Home Owner Grant.

These programs are available to eligible applicants who purchase or build a new home in Tasmania. Find more information about the FHOG on the State Revenue Office website: www.sro.tas.gov.au/first-home-owner/eligibility

What is MyHome?

MyHome is Homes Tasmania's shared equity program that helps people get into their own home sooner.

With MyHome you share the cost of buying your home with Homes Tasmania and you only need a deposit of 2 per cent of the purchase price.

Assistance also includes up to a maximum of \$200 000 or 40 per cent (whichever is the lesser amount) of the purchase price for purchases of new homes or house and land packages.

MyHome is delivered by Bank of us. Apply at any Bank of us branch or find out more at www.bankofus.com.au/my-home

Will land be available to buy?

Homes Tasmania is proposing to develop this land under the Act. The proposals will be reviewed by Council for approval.

More information will be made available as the proposal progresses.

How will the subdivisions help the community?

The subdivisions will increase housing in areas with high demand for social and affordable housing and provide opportunities for home ownership.

Construction will be completed by a local contractor who employs local staff and directly contributes to the local economy.

More economic benefits including job creation will result from the construction of the new homes on the subdivided lots.

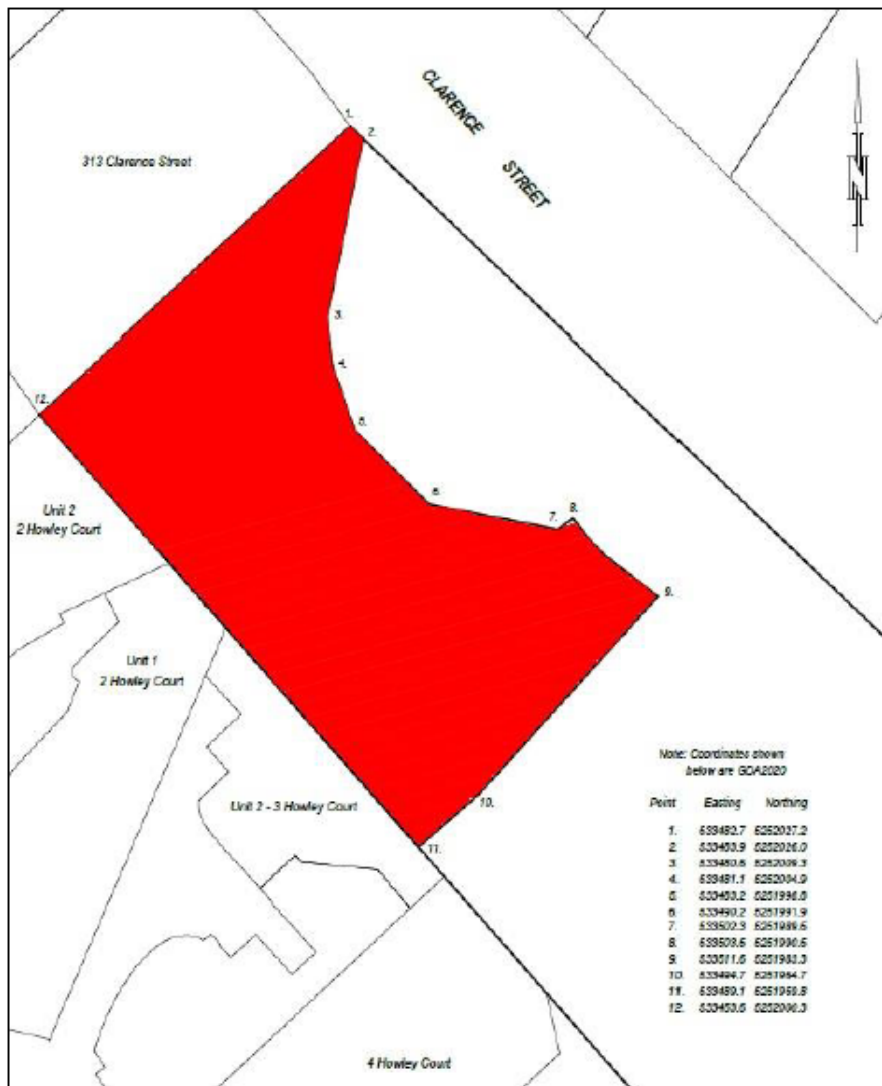
How will nice houses and good tenancy management be assured?

New residential development is based on mixed-tenure arrangements.

Modern social housing uses contemporary design and allocation processes. There are numerous examples of inner-city, medium-high density social housing developments that are successfully incorporated into the fabric of the surrounding community.

Rezoning area plan – Clarence St

Rezone part of the land at CT 6109/1 from utilities to general residential as follows:



Rezoning area plan – Merindah St

Rezone part of the land at CT 62918/35 and CT 629918/36 from utilities to general residential as follows:

