

Kings Meadows land rezoning

This fact sheet answers frequently asked questions about the Kings Meadows Housing Land Supply Order.

Where is the proposed rezoning site?

Lot 3 Techno Park Drive, Kings Meadows. The rezoning area plan is included at the end of this fact sheet.

How many lots will be available to buy?

This 10.7 ha site will create an estimated 100 new lots. About 85 per cent of lots will be available for private sale, including under the MyHome shared equity program.

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 lot is currently held by Tasmania Resources and Development, which supports its use for residential development. The land will be transferred to Homes Tasmania if Parliament approves the Housing Land Supply Order.

How can the land be subdivided?

Rezoning: Homes Tasmania has requested the Minister for Planning consider 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: If the HLSO is approved, Homes Tasmania will progress the subdivision design and submit a development application with Launceston City Council for assessment and approval for a planning permit.

How can I have my say?

The Tasmanian Government is committed to providing opportunities for feedback on significant residential developments. There are several opportunities for community consultation throughout the HLSO rezoning and subdivision planning permit processes.

Amendments to the Act have broadened the community consultation and assessment process for HLSOs. You can read about the HLSO process and the How to have a say on Housing Land Supply Orders fact sheet 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 FHOOG 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

When will land be available to buy?

Homes Tasmania is proposing to rezone this land under the Act. If the Housing Land Supply Order is granted, an application for subdivision will be required to be lodged with Council for approval. If the subdivision permit is approved, then the land will be available to buy after construction.

More information will be made available as the proposal progresses.

How will the subdivision help the community?

The subdivision will increase housing in an area with high demand for social and affordable housing and provide opportunities for home ownership.

Construction will be completed by a local contractor employing local staff and directly contributing to the local economy. More economic benefits, including job creation, will result from the construction of the new homes.

How will nice houses and good tenancy management be assured?

New residential developments are 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.

In this proposed subdivision, most of the land will go to home ownership.

Rezoning area plan

The area proposed to be rezoned is most of 164559/3 at Techno Park Drive, Kings Meadows, from Particular Purpose Zone – Techno Park to General Residential as shown below:

