

HOPE VALLEY-WATTLEUP REDEVELOPMENT BILL 2000

Returned

Bill returned from the Council with an amendment.

Council's Amendment - Consideration in Detail

The amendment made by the Council was as follows -

New clause 39, page 29, after line 12 - To insert the following new clause -

39. Town Planning and Development Act 1928 amended

- (1) This section amends the Town Planning and Development Act 1928*.
- (2) Section 6(4) is amended as follows:
 - (a) after “area” by inserting a hyphen;
 - (b) by inserting the paragraph designation “(a)” before “within”; and
 - (c) by deleting the full stop and inserting instead -
“
or
(b) within the meaning in the Hope Valley-Wattleup Redevelopment Act 2000.
”.
- (3) Section 31(2a) is amended -
 - (a) after “1994” by deleting “or” and inserting a comma; and
 - (b) after 1999 by inserting -
“
or a master plan approved under Part 3 of the Hope Valley-Wattleup Redevelopment Act 2000
”.
- (4) Section 37 is amended in the definition of “appeal”, by inserting after paragraph (bc) the following paragraph -
“
(bd) an appeal under section 29 of the Hope Valley-Wattleup Redevelopment Bill 2000;
”.

[*Reprinted as at 19 March 1999.

For subsequent amendments see 1999 Index to Legislation of Western Australia, Table 1, p. 254, and Act No 24 of 2000.]

Mr KIERATH: I move -

That the amendment made by the Council be agreed to.

Mr MARLBOROUGH: I do not want to hold up the finalisation of this matter, but it is appropriate for the Opposition to mention a couple of issues. As the minister and the Government are aware, the Opposition has been generally supportive of the Government's thrust to deal with the Hope Valley-Wattleup areas, emanating out of what has become commonly known as the FRIARS report - the Fremantle Rockingham Industrial Area Regional Strategy report. As a result of this Bill, that development will see both of those town sites zoned industrial. The Wattleup area will be zoned for general industry and the Hope Valley area will be zoned for heavy industry. The method used by the Government is obviously to offer compensation to all property owners. To that end, we on this side have sought a special arrangement which would see the Government recognise the undue hardship caused to land and property owners in the Hope Valley-Wattleup area during the life of numerous Governments due to government policies that have supported and protected the Kwinana heavy industrial area. To that degree, we believe that special consideration should be given for a rate of remuneration to be paid to owners over and above the normal value of their properties.

We had some discussions with the minister, both in the Chamber and behind the Chair, about how we could draft a form of words that would reflect such an offer. The amendments moved by the Opposition would have seen an East Perth Redevelopment Authority-type body put in place for Hope Valley and Wattleup. They would have seen Hope Valley zoned for general industry, not heavy industry. I still hold the view that there is no need for Hope Valley to be used for heavy industry. Regardless of the points the Opposition put forward, the Government and the minister have stuck firmly by the view that there is a need to get on with the job of rezoning the area. Part of the problem for residents in the area is that Governments have procrastinated for many years and have not made a decision. Although the Opposition has differences with the minister and the Government over the way the issue has been resolved in the form of the Bill, it does not disagree that the Government needed to make a decision to bring a level of certainty to the property owners in the area. To the degree that has happened, the Opposition congratulates the Government and thanks the minister.

Having tried to introduce seven key amendments that were rejected by the minister, I want to raise a matter by way of a question to the minister. The minister indicated a willingness to recognise the undue hardship that has been caused by the planning blight on the two towns by government policy. Earlier in the debate I asked for the management of the process by which owners could sell their assets to the Government over a shorter period than the original offer of 70 units in the first 12 months. The hardship clause being used should be removed so that people who want to sell and move on can approach the Government and tell it that they want to sell at a fair price. As the local member, I raised that issue at the beginning of the debate on this Bill. Will the minister indicate whether the Government is willing to borrow money against the eventual value of what will be the largest general industrial estate in the metropolitan area? The estate will be approximately 800 hectares, nearly double the size of Canning Vale. Is the Government willing to borrow against the estate so that it has a basket of money that will allow people to come forward, without hindrance, and sell to the Government? It is an important element of the certainty that is needed by the residents of Hope Valley-Wattleup.

Mr KIERATH: I place on record my thanks to the members for Peel and Cockburn, who have worked hard behind the scenes to ensure that the people of Hope Valley and Wattleup receive their deserved consideration by the Government. Hon B.M. Scott and Hon Simon O'Brien have also been instrumental. I pay public tribute to those four members of Parliament - interestingly enough, two from each side of politics - who worked hard to get a reasonable deal for the people of Hope Valley and Wattleup from a state initiative. As a former councillor of the Town of Kwinana, it gives me great pleasure to finally see the Bill pass through both Houses. Despite all the personal and political flak that my side of politics has taken, I firmly believe that this is the best option for the people involved. There are no other options. The member for Peel was correct; there were planning blights. The biggest planning blight was the Environmental Protection Authority's air quality buffer zone. That blighted people's properties without compensation. This Bill allows people to be compensated appropriately for their property. Although we have not agreed on all issues, I am proud that local members have played a constructive part and that two upper House members from my side of politics have also played a constructive part. I think the residents have been well represented. Ultimately, this is the only solution, but people will have certainty and proper compensation. Once the residents come to grips with the decision, they will thank all members for being involved and doing the right thing for the long term although there may have been short-term political considerations.

The Government has allocated \$5m a year for 10 years. LandCorp has agreed, through side agreements, that it can forward borrow on the considerations. The Government has agreed that it will be binding on this and future Governments. An offer will be made to all residents of the Hope Valley and Wattleup town sites. I refer to town sites because people outside the town sites, if they are involved in this, will have substantial capital appreciation. The people in the town sites are the most adversely affected group. The Government has agreed that, within three years of the proclamation of the Bill, all residents of the Hope Valley and Wattleup town sites will be made fair price for their properties. Whether the offer is accepted then and there, whether they sell out and lease back or whether they sell up and move on, is entirely up to them. The Government has agreed to make a reasonable and substantial offer to all residents within three years. In the end, it will allow people who have had the blight hanging over their heads to make the appropriate decision and look to the future. They will benefit from this. More importantly - I know the member for Peel agrees with me on this - the State's premier industrial area will be a big winner, as will the State. It will bring to an end a chapter of people's lives in which there was great uncertainty. It will give them certainty to plan for their future. If they want to stay there, they can, but if the time has come in their lives to move on and make changes, this Bill will be the vehicle for them to do so. It gives me great pleasure to say that I believe the Bill has done the right thing by the residents of Hope Valley and Wattleup in the long term, if not the short term. The Government believes that the area will become the premier industrial area and it will do everything it can to support it. I do not know whether the member for Peel wants me to say this, but I have appreciated his support behind the scenes and the support I have received from all sides of politics.

Mr MARLBOROUGH: Having had our differences about the way in which the Fremantle Rockingham Industrial Area Regional Strategy report was interpreted into a Bill, the differences now need to be set aside as the Bill will become law. In that light, the Opposition places on record that, if there is a change of Government following the coming election, it is committed to ensuring that the residents of the town sites of Hope Valley and Wattleup are offered the opportunity to sell their properties at a fair price within the next three financial years. I say that in all good faith and as a local member - although it does not carry the imprimatur of a future Cabinet of a Labor Government. As a local member, I make it clear to constituents that, having moved this far with a Bill that will affect their future lifestyles and create the largest general industrial estate in the metropolitan area and create exciting opportunities for employment, it will ensure certainty and fairness to the residents. Having reached this stage, that is best ensured by removing any encumbrances for residents of Hope Valley and Wattleup townsites over the next three years. As the minister has indicated, any future sales in the town sites will be purely voluntary. Although the Government and Opposition are committed to offering to buy out residents who want to sell over the next three years, we are dealing with an industrial estate that will be developed over the next 30 years. It is not a three-year development, but a plan for the next 30 years of industrial growth in the metropolitan area and the south west corridor. It is a significant commitment by the Government and it will benefit the whole State. The decision has been made to create an industrial estate, surrounded by the town sites of Kwinana, Rockingham and Spearwood. Suburbs in the Yangebup area will now have a mixture of industrial job opportunities on their doorstep that will hopefully ensure not only the security of their present investment in bricks and mortar but also the continued growth of that part of the metropolitan area over the next 30 years. We know that people like to live near their places of work, and once this estate is fully occupied, it will be home to thousands of jobs. It is important that we assist people to make a decision about their future lifestyle early in that process. We are assisting by buying them out in the next three years, all things being equal. We on this side of the House fully support that and look forward to the enactment of this legislation, now that it has reached this stage. We look forward to the removal of the uncertainty that has been hovering over the Hope Valley and Wattleup town sites for a number of years.

Tomorrow's *The West Australian* and radio and television news items ought to convey that the Fremantle Rockingham Industrial Area Regional Strategy report has been accepted, the new industrial estate of Hope Valley and Wattleup has been created and the mechanisms to give people the opportunity to sell the assets in those town sites will be in place immediately. By borrowing against the estate, the Government will set up a process whereby all those people - over 400 properties are involved - will have the opportunity to sell for a fair price. As the minister has indicated, it is their prerogative if they do not want to sell. They may stay. It is a 30-year plan; nobody is asking them to move tomorrow. The minister and I, as the local member, both know that more people want to sell than the Government has money to purchase. The indications are that people want to change their lifestyle and get on with their lives in a new area. The minister has indicated that the Government is willing to accommodate that, and we fully support it.

Mr KIERATH: This is a rare first for me in Parliament. This is the first time I have agreed with everything the member for Peel has said. I place that on the record. I am delighted that the uncertainty and the planning blight faced by the people of Hope Valley and Wattleup has finally been lifted.

Question put and passed; the Council's amendment agreed to.

The Council acquainted accordingly.