

#1 Land Buyback Program for Environmental Purposes



Policy: 2150-XXX

Land Buyback Program for Environmental Purposes

Head of Power

Local Government Act 2009

Objective

The objective of Council's Land Buyback Program is to acquire, restore and rehabilitate land to conserve the Region's ecological communities and environmental values for the benefit of the community in the present and future.

Definitions

Charge means a separate charge levied by Council named the regional infrastructure and environment charge.

Land Buyback Program means the land buyback program described in this policy.

Application

This policy applies to councillors and officers when considering which land to acquire as part of the Land Buyback Program.

Policy Statement

Land to be acquired under the Buyback Program

Council wishes to acquire land under the Land Buyback Program if it contributes to a conservation network that is representative, comprehensive and adequate to conserve the Region's environmental values and ecological communities for the benefit of the community in the present and future.

Identifying the Land

Land to be potentially acquired under the Land Buyback Program may be identified by councillors or officers. The land may be identified in several ways, including desktop evaluations, but each identified site should have the potential to advance the Region's conservation network considering the criteria listed in **Appendix 1**.

Identified sites should be referred to the Directorate responsible for administering this policy (e.g. the Planning Directorate) for initial assessment.

Assessing the Identified Sites

The responsible officers should periodically review identified sites and consider whether the acquisition of those sites could fulfil the objectives of the Land Buyback Program. If they could, then officers should also consider the order of priority in which those sites should be acquired. This process should be informed by:

- the criteria listed in Appendix 1; and
- other relevant factors, including the attitude of the landowner towards Council acquiring the land, the benefits of securing public ownership of the land, the viability of other methods for protecting environmental values of the land (e.g. covenants, likely future dedications), the likely purchase price, the cost of rehabilitating the land, the ongoing costs of managing the land etc.



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As part of this process, officers may need to take various steps such as organising independent valuations, approaching landowners and undertaking detailed on-ground assessments (if permitted).

Once the responsible officers have completed their assessment of the identified sites, their recommendations should be presented to Council.

Acquiring the Identified Sites

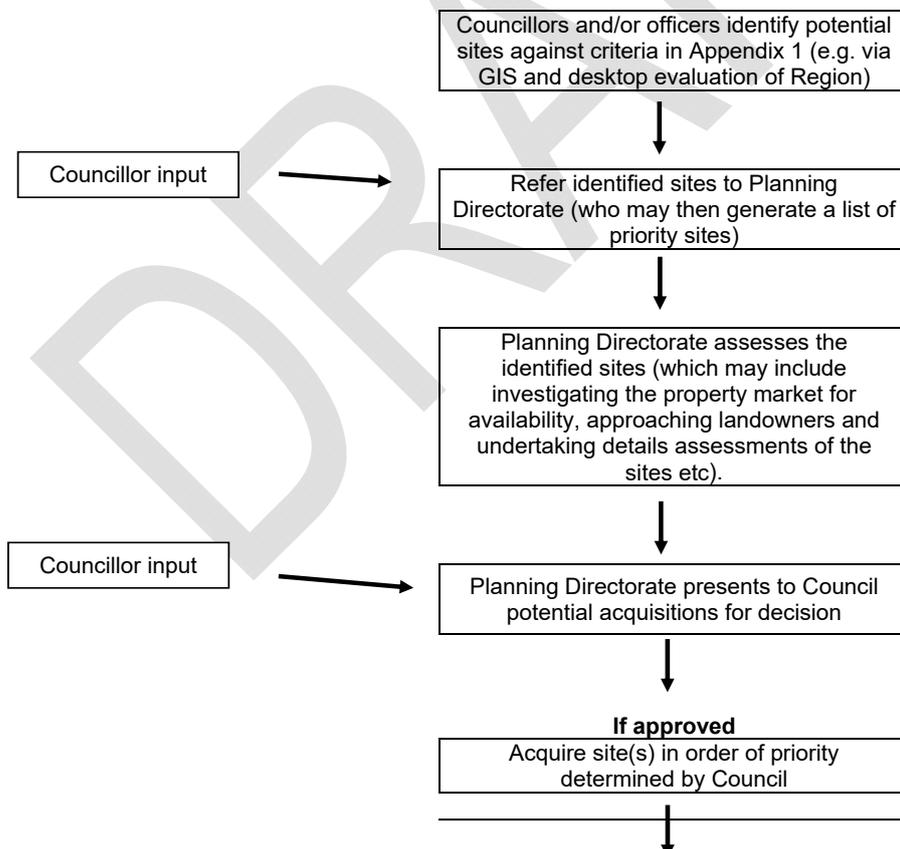
Council will ultimately approve the acquisition of any identified sites for the purposes of the Land Buyback Program (and the order of priority in which that occurs) considering the responsible officers' recommendations.

Council may resolve to authorise the acquisition of the identified sites by various means. This includes commercial or compulsory purchases (amongst others). Council's preference is to acquire land voluntarily rather than compulsorily.

Funding the Acquisition of the Identified Sites

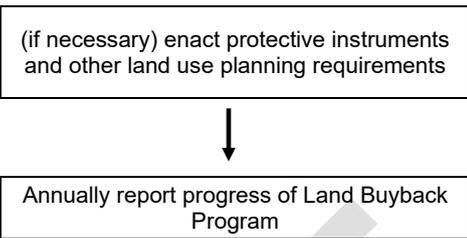
Land acquired (and restored or rehabilitated) under the Land Buyback Program will primarily be funded by revenue derived from the Charge. However, Council retains discretion to allocate additional revenue to the Land Buyback Program.

Overview of Policy Process - Flowchart





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Review and evaluation

This Policy is to be reviewed internally for applicability, continuing effect and consistency with related documents and other legislative provisions when any of the following occurs:

- (1) Amendments are made to the head of power which affect the scope and effect of this Policy.
- (2) Other circumstances as determined from time to time by a resolution of Council.

This Policy may also be reviewed every two years to ensure that its effectiveness is maintained. To assist with the review process, outcomes from the Land Buyback Program should be reported to Council annually. The outcomes of the Land Buyback Program should also be reported to the community through the Annual Report.

Responsibility

This Policy is to be:

- (1) Implemented by all councillors and officers.
- (2) Reviewed and amended in accordance with the "Review Triggers" by the Director Planning (however that position is known from time to time).

Moreton Bay Regional Council

GENERAL MEETING - 513
5 August 2020

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Supporting Information

ITEM 1.3 - DRAFT POLICY - LAND BUYBACK PROGRAM FOR ENVIRONMENTAL PURPOSES (Cont.)



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Policy: 2150-XXX		Official Version: A?	
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference

DRAFT



Appendix 1 - Land attributes that may enhance the Region's conservation network

- presence or likelihood of conservation significant species
- type, quality and extent of vegetation communities present
- relative size (overall size and shape)
- ecological connectivity
- aquatic values
- koala priority area designation
- MBRC zoning (planning designation)
- presence of lawful clearing pathways
- current land management
- ecological integrity
- diversity of species and habitat types
- proximity to residents
- potential to assist with management of bushfire risk
- nature based recreation opportunities
- protection of high-quality scenic landscapes
- cultural heritage values