

Dear Litchfield resident

In October and November 2015, the Planning Commission met with the community to discuss future land use planning in Litchfield and how to accommodate population growth. Now a Draft Litchfield Subregional Land Use Plan has been prepared for comment as part of our Stage Two consultations.

In Stage One, the community response was encouraging with Litchfield people passionate about their homes and lifestyle and taking the time to stop and talk with us. We spoke with around 700 people at industry and group meetings, shopping centres and markets. We held a community workshop with 88 participants and received 90 written submissions in addition to the face-to-face feedback.

This feedback has contributed to the draft plan, along with the direction set by the Darwin Regional Land Use Plan 2015 and recent technical investigations. The draft plan provides planning principles specific to the Litchfield Subregion and Land Use Concept Plans to guide development of more detailed area plans for Rural Activity Centres. The draft plan provides updated guidance to strategic planning challenges and will supersede the Litchfield Planning Concepts and Land Use Objectives 2002.

One of our biggest challenges is providing for a growing population while protecting the amenity of the rural area. The draft plan balances this by providing opportunities for growth within the rural activity centres and urban areas, while retaining existing rural amenity.

The draft plan discusses in more detail the variety of lot sizes in rural activity centres, and how urban areas including Holtze, Weddell and surrounds will carry the bulk of the growth. It establishes policies to ensure sustainable use and protection of our natural assets, including ground water.

The draft plan provides you with your next opportunity to provide feedback before 14 March 2016. We will be at local markets and shopping centres. I look forward to hearing from you.

Yours sincerely



The Hon Gary Nairn AO

Chairman, Northern Territory Planning Commission

Rural Activity Centres

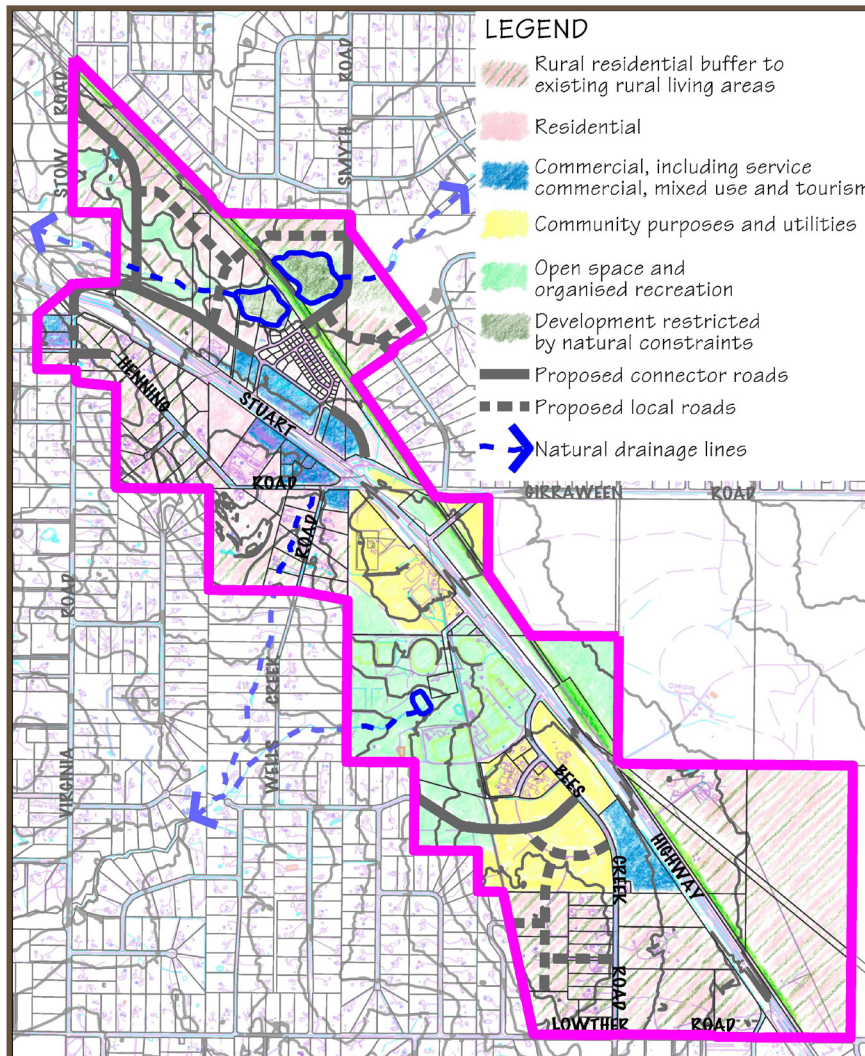
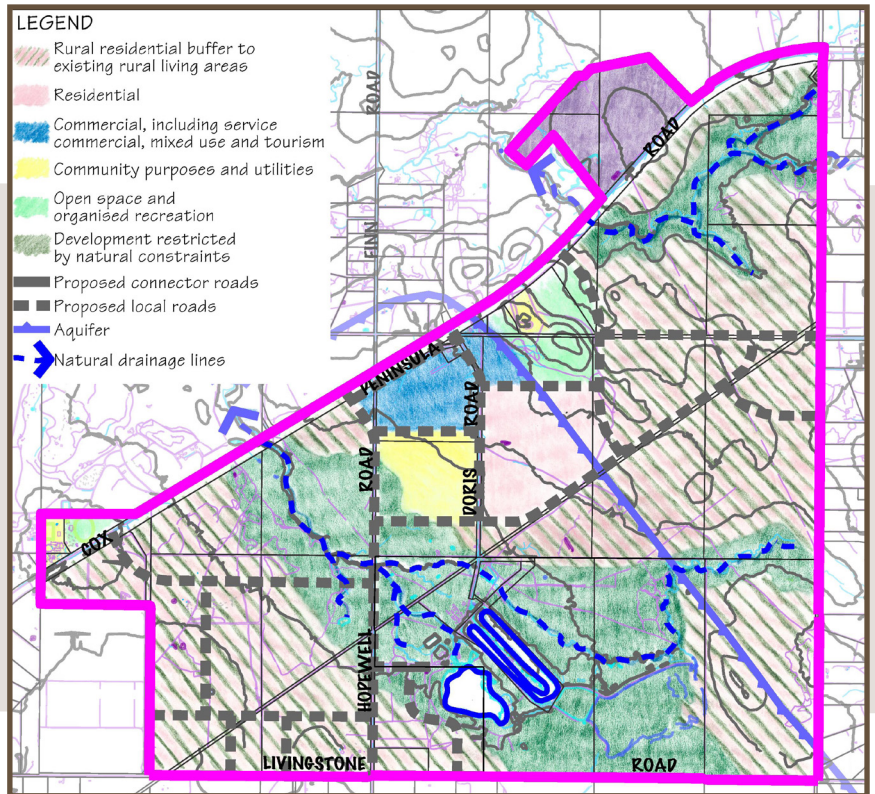
The draft plan looks to grow Litchfield's established rural activity centres based on these principles:

- accommodating population growth while protecting the amenity of the rural area
- provide housing diversity, such as to cater for first home buyers, and older people who want to remain in their community
- foster improved community services, facilities and shops, with more people living nearby
- protect ground water, through provision of reticulated water and sewerage

Berry Springs

The Berry Springs Rural Activity Centre is located along the southern side of Cox Peninsula Road. Ground water usage of the Berry Springs Aquifer is approaching unsustainable levels with more intense development reliant on provision of reticulated services.

The concept plan provides for a diversity of uses including community and commercial uses at the centre with surrounding residential development transitioning to rural residential. A local road network promotes connectivity and the distribution of traffic within the centre.



Coolalinga

The Coolalinga / Fred's Pass Rural Activity Centre is characterised by district level commercial services in the north, and regional facilities for organised recreation and community land uses; primarily for education at Fred's Pass in the south.

The concept plan provides for mixed use development and residential growth within Coolalinga, transitioning to rural residential densities at the boundary.

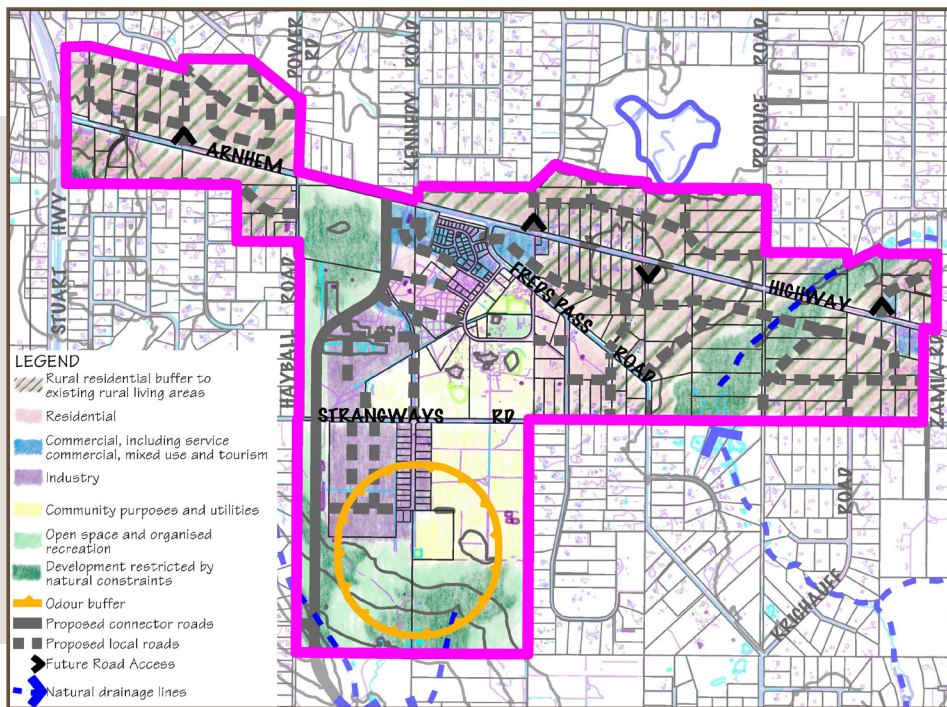
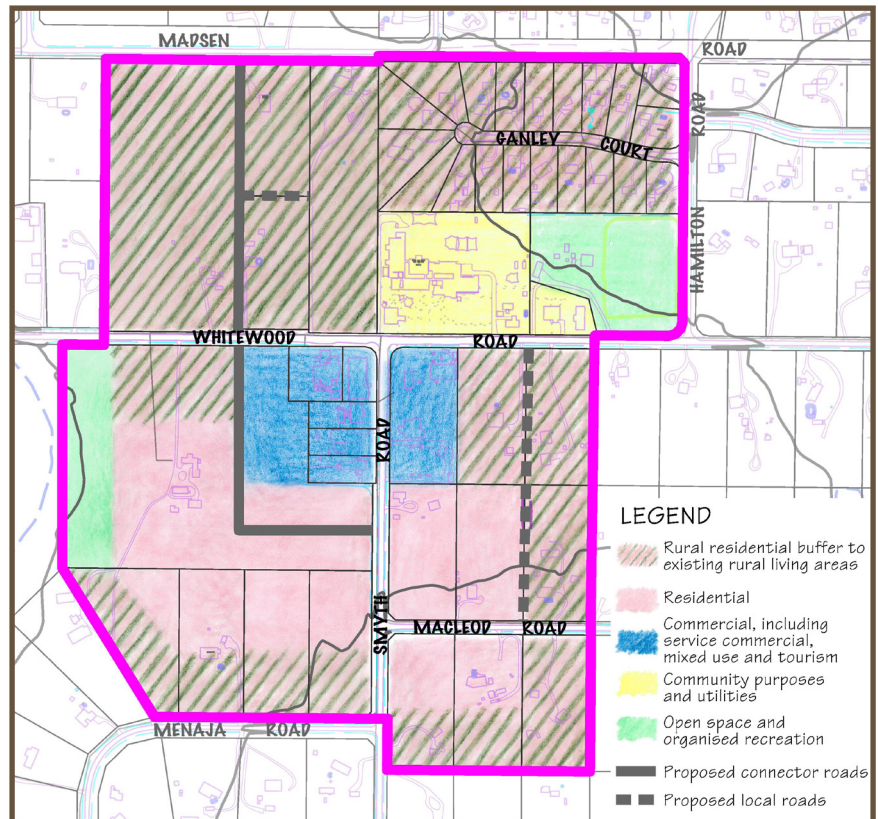
This will allow for better access to facilities, services and transport. Drainage and biting insect constraints will need to be addressed for future development.

Howard Springs

The Howard Spring Rural Activity Centre is located 9km from the Palmerston CBD. It is characterised by the small commercial centre and local community facilities that serve the surrounding rural area.

The concept plan identifies opportunities to increase the diversity of housing, including a small area of urban residential to support the services and facilities, and is underpinned by plans for reticulated sewerage provision and upgrades to water services.

Concept plans outline additional road links.



Humpty Doo

The Humpty Doo Rural Activity Centre provides opportunity for new commercial, community, industrial and residential development supported by reticulated water and sewer.

Opportunities for development include portions of private and Crown land.

Rural residential land is proposed to be serviced by a local road network connecting to selected access points on the Arnhem Highway to ensure it remains a free flowing arterial road.

Pine Forest

Community consultation highlighted the values people place on the Pine Forest, particularly for recreation and therefore the Pine Forest is no longer planned as a rural activity centre. This area has environmental sensitivities and further research will determine the locations where the land is capable of development.



For more information

Visit: www.planningcommission.nt.gov.au
 Email: ntpc@nt.gov.au
 Phone: 08 8924 7540
 Say Hello: visit our website for dates and locations

Next steps

The next step is to develop area plans based on the vision of the rural activity centre concept plans. Developing area plans will test road, sewer and water designs, to produce a strategy that overcomes the challenges. Area plans will be developed and discussed in the community later in 2016, after the subregional land use plan is finalised.

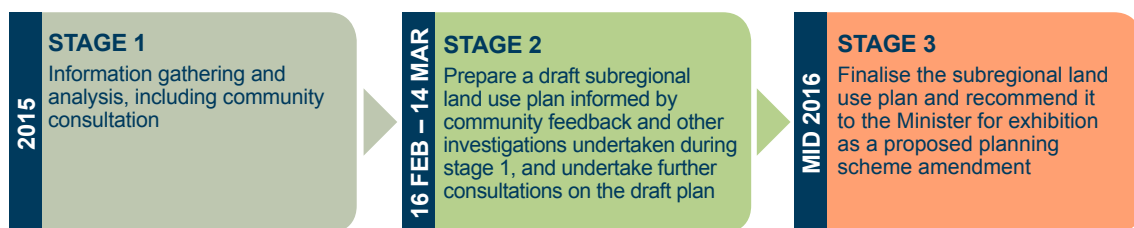
How the plan will be used

This plan will provide guidance on where different land uses should be located, and how to address land constraints and development issues. It will establish policy that must be considered in development proposals, and give a level of confidence to undertake further technical investigation

The plan does not automatically rezone land and no existing rights will be lost. Any applications for rezoning must still be made through the Minister responsible for administering the Planning Act.

How to get involved

The Planning Commission has a three stage process for preparing plans:



Stage One provided an opportunity for residents, property and business owners to share thoughts and ideas on how the draft plan could accommodate future growth. Stage Two allows further comment and input on the draft plan, and based on the community feedback and background investigations obtained during Stage One. Stage Three will include recommending the final plan to the Minister for Lands and Planning for formal exhibition as a Planning Scheme Amendment.

We'll be discussing the draft plan at shopping centres and other locations – see our website for details.

Submissions close Monday 14 March 2016.