

# Holtze Area Plan – *have your say*



## Chairman's Message

With the development of the Palmerston Regional Hospital, it is important to undertake further strategic planning of the adjoining land. This planning will provide a land use framework to indicate the nature of future development by clearly identifying where, in the long

term, residential and commercial land will be located in the vicinity of the hospital.

For this reason, the Planning Commission, as an independent body responsible for developing strategic plans, including area plans, is seeking feedback on a draft Area Plan and proposed Planning Principles for Holtze.

During May and June we will be consulting with the local residents, stakeholders and the wider community, and invite feedback on the draft Plan and associated Planning Principles, until **Friday, 26 June 2015**.

I encourage you to make a submission, or provide feedback at one of the drop in sessions, details of which are on the Planning Commission's website.

Gary Nairn,  
Chairman, NT Planning Commission

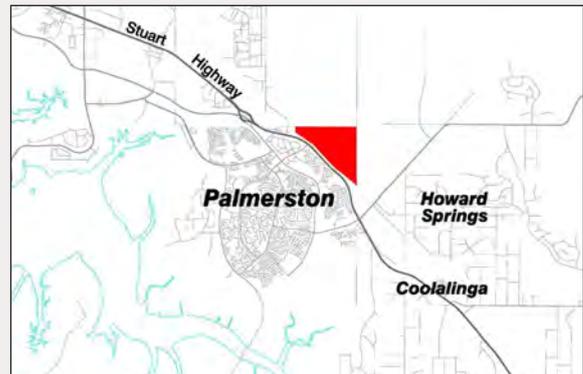
## Why Have an Area Plan?

In February 2014, Crown land was identified on the Stuart Highway, Holtze (opposite Temple Terrace) to develop the Palmerston Regional Hospital and an associated Medical Precinct.

As the hospital is developed and requires more services, specialised medical professions, businesses, trades, and community health services will want to be positioned close to the hospital. It is also appropriate to provide a mixed use/commercial and residential component, to encourage a vibrant community in the vicinity of the hospital.

The NT Government is also currently finalising plans for the realignment of the Glyde Point Arterial Corridor, which is shown on the draft Plan.

Area Plans inform infrastructure and land use planning and provide the local community and other stakeholders including the development industry with confidence about the direction for future growth and investment.



## Have Your Say

This is an opportunity for you to share your views on the draft area plan and proposed planning principles. More information about the draft Plan can be found at the Commission's website [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)

Submissions can be made by email [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au) or by mail to NTPC, GPO Box 1680, DARWIN 0801.

The Planning Commission will also be at the Freds Pass Show on 16 & 17 May, as well as shopping centres in Palmerston, Coolalinga and Howard Springs during the consultation period. The dates for the drop in sessions are available on the Planning Commission's website.

## Next Steps

Feedback is invited until **Friday, 26 June 2015**. The Commission will consider all feedback received during the consultation period and will provide recommendations to the Minister for Lands and Planning for his consideration.

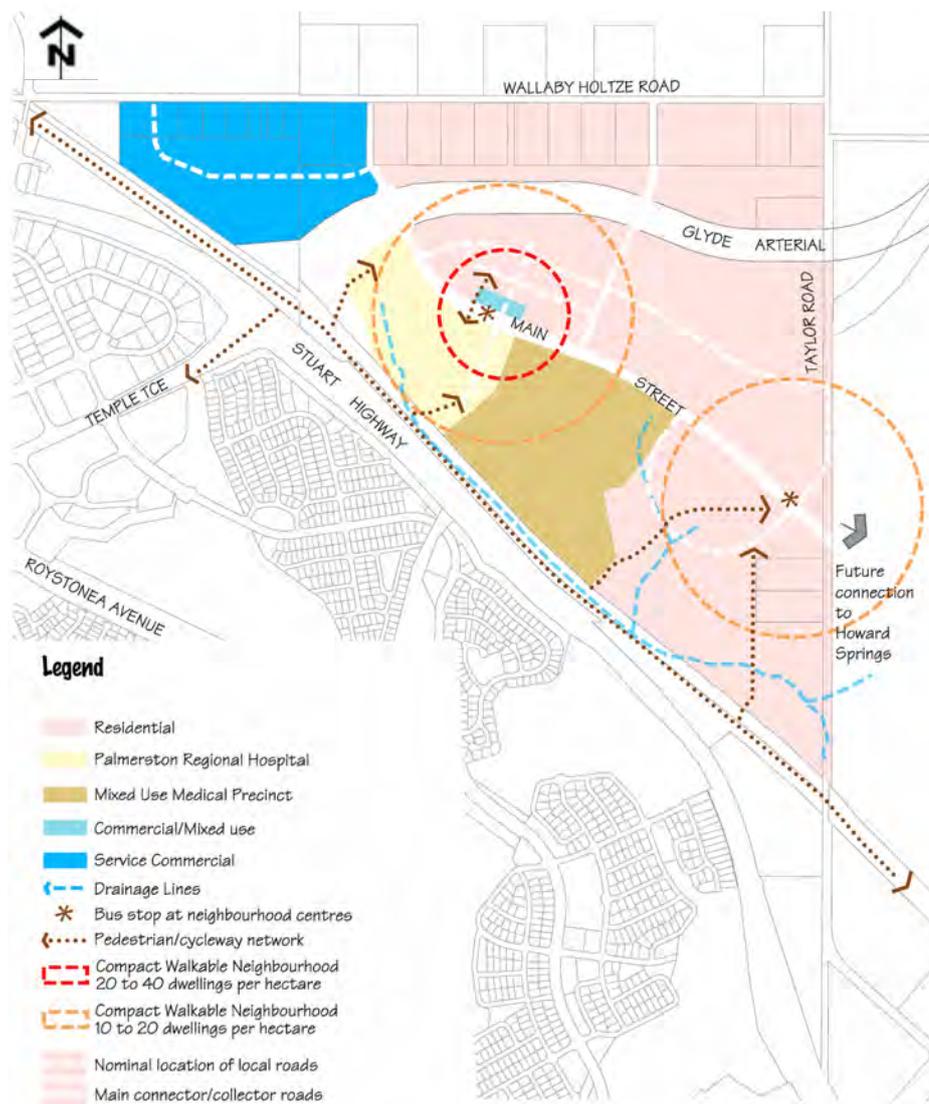
The Minister will then consider formal exhibition, under the *Planning Act*, for a proposed planning scheme amendment

to include the Holtze Area Plan and Planning Principles under the NT Planning Scheme. This period of public exhibition will provide another opportunity to share your views by writing a submission for consideration by the Minister.

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## Summary of the draft Holtze Planning Principles

1. Development of the Holtze urban area will **respond to the natural topography, environmental constraints and drainage features**, having particular regard for the Mitchell Creek catchment.
2. Development of the Holtze urban area will **incorporate planned strategic infrastructure and provide for the infrastructure needs of future land uses**, having regard for the future infrastructure needs of adjacent land.
3. The Holtze urban area will **include a 16ha site for the Palmerston Regional Hospital and a 28ha site for a mixed use health precinct** at the respective locations indicated in the Area Plan.
4. The Holtze urban area will **include compact and walkable neighbourhoods** with higher density dwellings close to shops and public transport. Interconnected local roads will distribute rather than concentrate traffic, and support convenient access for pedestrians and cyclists.
5. The Holtze urban area will **include a precinct for service commercial uses** developed to minimise impact on adjacent residential land.



## Draft Holtze Area Plan

The draft Holtze Area Plan and Planning Principles provide strategic direction by establishing a long-term vision and land use context for future development.

This is predominantly to support the establishment of the regional hospital and to guide associated land uses. These include compact neighbourhood centres and residential areas to facilitate a range of housing options.

A copy of the Area Plan and Planning Principles and an Explanatory Document are available on the Commission's website [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au)



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