

TENNANT CREEK LAND USE PLAN



Consultation Report for Stage 2 Community Consultation

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1. Introduction

The Northern Territory Planning Commission launched Stage 2 of the Tennant Creek Land Use Plan on 10 July 2018.

Stage 2 was an opportunity for the community to provide comment on the draft Land Use Plan, which was informed by background investigations and community feedback from Stage 1.

This report provides a summary of the activities undertaken and the feedback received during Stage 2. For a detailed review of Stage 1, please refer to the Stage 1 Consultation Report.

1.1 The Study Area

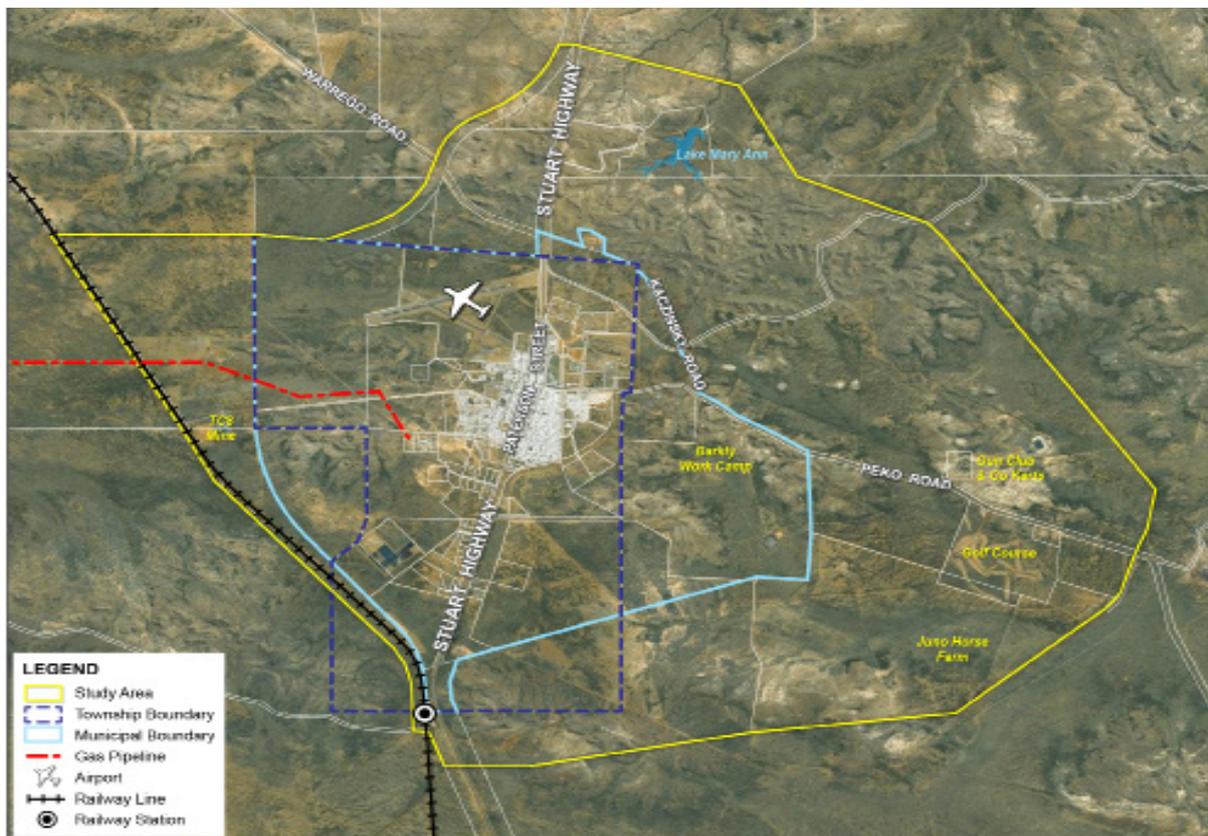
The Barkly Region covers more than 300 000 square kilometres. The estimated Barkly Regional population is 6 655 in 2016. The region is forecast to reach a population of 7 572 by 2026, nearly 70% of which are expected to be of Aboriginal background.

The township of Tennant Creek is characterised by a transient population with relatively high levels of migration into and out of the township. Population growth levels tend to fluctuate between Census periods, with the Estimated Resident Population estimated at 3 662 as at 30 June 2016.

The Tennant Creek Region, for the purpose of the Land Use Plan, is shown by Figure 1.1 and is defined as the whole of the Tennant Creek Municipality, together with adjacent land, generally extending to:

- the Adelaide to Darwin railway line to the west;
- the Lake Mary Ann area to the north;
- the Gun Club/Go Karts and Gold Course precinct to the east; and
- Tennant Creek Railway Station to the south.

FIGURE 1.1



The Tennant Creek Township is situated on the Stuart Highway in the centre of the Northern Territory, approximately 500 kilometres north of Alice Springs. Its traditional land owners are the Patta Warumungu people. It is the major centre for the cattle producing Barkly Region, known as the Barkly Tableland. Based on ABS Census information, approximately 53% of the population of the Barkly Region resides in Tennant Creek.

1.2 The Draft Land Use Plan

The draft Tennant Creek Land Use Plan 2018 will shape the future development of Tennant Creek. It draws on the aspirations of the community to establish a strategic direction for long term growth.

The objective of the Plan is to develop an overarching framework for future population thresholds of 5,000 and 8,000 persons, noting the current Estimated Resident Population is 3,662 persons (as at 2016).

It presents and summarises the findings that result from a broad range of investigations, including:

- Previous land use planning documents for Tennant Creek and the studies that informed them.
- Current supply and likely future demand for residential land (both urban and rural) to accommodate anticipated population growth.
- Commercial and industrial land needs, with options to accommodate these needs.
- Community facilities and services including health and, where necessary, identified site options for additional facilities.
- Existing major transport routes, local traffic issues and options to address current issues and accommodate future growth.
- Infrastructure including major infrastructure and headworks required to service existing and future growth.



Image: Tennant Creek Telegraph Station

1.3 The Consultation Process for Preparing this Plan

The Northern Territory Planning Commission has adopted a three-stage engagement approach to the consultation process.

Stage 1 of the consultation process is an opportunity for information gathering and analysis, including community engagement.

Stage 2 sees the preparation of a draft Land Use Plan informed by initial community feedback and other information obtained during Stage 1.

Stage 3 sees the finalisation of the draft Land Use Plan which will be recommended to the Minister for Infrastructure, Planning and Logistics as a proposed Planning Scheme Amendment.

This report summarises the second stage of the consultation process .



2. Consultation with Stakeholders

Stage 2 community consultation on the draft Land Use Plan was carried out by the Northern Territory Planning Commission from 10 July through to 17 August 2018. Stakeholders included:

- Tennant Creek residents
- Traditional Owners
- Local Businesses
- Barkly Regional Council
- Member for Barkly
- Special interest and community groups
- Government agencies and departments
- Industry associations and representative bodies

2.1 Land Owners / Residents

A four-page flyer was sent to over 650 land owners in the Tennant Creek Municipality to inform them of the draft Land Use Plan and to encourage them to comment via submission or by visiting one of our events. Flyers were also hand delivered to businesses located along Paterson Street. The flyer is copied at **Attachment A**.

Distribution of information and involvement of the community were also encouraged through the following community engagement activities:

- Print advertising in the Tennant Creek and District Times;
- A dedicated page on the NT Planning Commission website including times and dates of public displays, contact details to receive submissions and answer enquires, and an online feedback form;
- A community information session; and
- A pop up stall at the Tennant Creek Regional Show.

2.2 Barkly Regional Council

The NT Planning Commission Chairman and key Department staff briefed a number of Councillors and senior staff on the draft Land Use Plan on Wednesday 1 August 2018.

2.3 Traditional Owners

The Patta Warumungu people were recognised as the Traditional Owners of Tennant Creek by the Federal Court Native Title Determination in 2007.

The Chairman and key Department staff met with and briefed members of the Patta Aboriginal Corporation on the draft Land Use Plan on Wednesday 1 August 2018.

2.4 Others

NT Government Departments, industry and community groups identified as stakeholders in the Communications Engagement Strategy were provided with the consultation materials, and invited to attend the information session.

The Member for Barkly, Mr Gerry McCarthy, was also formally briefed on the project by the Chairman of the Planning Commission on 17 August 2018.

3. Submissions and Feedback

3.1 Land Owners / Residents

Tennant Creek land owners and residents had various opportunities to provide verbal and written feedback to the Northern Territory Planning Commission. Thirty-four land owners and affected stakeholders attended the pop-up stall at the Tennant Creek Show and provided verbal feedback on the draft Land Use Plan with another 10 people engaging with the project at the open day on 1 August 2018.

Overall, feedback on the draft Land Use Plan has been positive. Comments have been collated, with the following broad themes emerging:

Social Infrastructure

A number of members of the community expressed concerns over the availability of appropriate space for passive and active recreational pursuits. In particular there was an identified need by the community for more formal recreational spaces for the youth.

Some members of the community also expressed a desire to preserve conservation zoned land by retaining natural vegetation and natural features. There was a suggestion that green linkages should be provided between conservation zoned land and public open space land.

Concerns were expressed over the ability of the existing hospital to cater for ancillary uses such as aged care and supporting accommodation if the population were to increase. There was a suggestion that a portion of Lot 1238 (33 Leichhardt Street, Tennant Creek) which is located to the west of the existing hospital and currently zoned GI (General Industry) could be rezoned to support the expansion of these uses into the future.

Availability of Land

A number of business owners in the existing industrial area to the west of Paterson Street expressed a desire to expand their businesses. Concerns were expressed over the current availability and cost of purchasing general industry land near their existing businesses.

3.2 Feedback outside the Scope of the Project

Stage 2 Consultation on the Draft Tennant Creek Land Use Plan inspired some feedback from stakeholders that was found to be outside the scope of this land use planning project for various reasons. Comments and feedback that fall into this category include those where:

- The geographical area discussed is outside of the study area; and
- The issues discussed are not those which could be included in the Land Use plan e.g. street scaping and regulation of the speed of traffic.

3.3 Traditional Owners

Traditional owners indicated concerns that the proposed land use plan removed native title rights and that a number of cultural sites may be affected in certain areas. In the meeting with the Warumungu people on Wednesday 1 August, the Chair of the Planning Commission advised that the draft plan did not take away the need for the Northern Territory Government to enter into discussion with native title holders and that formal negotiations between the relevant parties would need to be undertaken before any further development or release of crown land could be undertaken.

3.4 Government Agencies

The following NT Government agencies and service authorities provided comments with respect to the project:

- Aboriginal Areas Protection Authority
- Barkly Regional Council
- Department of Chief Minister
- Department of Education
- Department of Environment and Natural Resources
- Department of Health

3.4.1 Aboriginal Areas Protection Authority

The Aboriginal Areas Protection Authority (AAPA) advised that the Draft Land Use Plan contains a large number of registered and/or recorded sacred sites. The AAPA also notes that there are approximately 76 issued Authority Certificates that fall within or that intersect with the subject area. As such, the AAPA requests that the Land Use Plan make specific reference to the density of sacred sites within the subject land and where appropriate the Land Use Plan should also describe the Authority and its role in providing advice for sacred sites.

3.4.2 Barkly Regional Council

The Barkly Regional Council thanked the Commission for the opportunity to provide comment on the Draft Land Use Plan which they advised appears to be well thought out and provides sufficient planning to allow for the future growth of the town and region.

Council also took the opportunity to advise that they are considering submitting a application for a number of large parcels of land which they own.

3.4.3 Department of the Chief Minister

The department advised that the documentation in support of Stage 2 Consultation and the Stage 1 Consultation Report made no reference to:

- Consultation with the Central Land Council; or
- Consultation with the Prescribed Body Corporate that holds the determined native title rights and interest of the native title holders on trust; or
- The Tennant Creek Indigenous Land Use Agreement and Tennant Creek Native Title Determination, which sets out where exclusive native title exists, where it has been surrendered and does not exist, and where it exists but is an non-exclusive interest.

Combined, the agreement and the determination represented agreement between the native title holders and the Territory as to where future development in the town should occur. Accordingly, it would be helpful if the agreement and the determination could be taken onto account and referred to as background to the development of the new land use plan.

3.4.4 Department of Education

The Department of Education advised that:

- the existing site for the primary school could accommodate expansion;
- safety concerns regarding the interaction between Paterson/Stuart Highway and the primary school could be potentially improved if a by-pass was to be constructed; and
- whilst the current facilities at the Tennant Creek High School could not cater for a population of 8 000 persons the site of the High School site could accommodate expansion.

3.4.5 Department of Environment and Natural Resources

The Department advised that it supports the Land Use Plan and, the future urban uses which are contained within the Land Use Plan. The Department further advises that they support the Plan's stated aim to protect the long term sustainability of groundwater resources by ensuring that development is contained within defined future development areas.

To further protect water resources for environmental, cultural and consumptive uses, DENR recommend the inclusion of conditions of development in relation to all land uses that ensures land activities are carried out in a manner that avoids the risk of contamination of surface or groundwater including the requirement for erosion and sediment control, stock rating capability, retention of vegetation and buffers to drainage feature, water-sensitive design principles.

The Department also advised that the conservation values of the Conservation Zone in the Tennant Creek Municipality is unclear. Based on the Department's flora and fauna database, there are no record of threatened plant species within a 10km radius of the Tennant Creek Town Centre. Furthermore, although there are two data deficient species which occur in the study area, neither species is located on sites that are designated 'areas for change'.

3.4.6 Department of Health

The Department of Health advised that:

- they agree that the location and size of the Tennant Creek Hospital is adequate to meet existing demand and is not envisaged to be expanded in the near future;
- ancillary uses such as residential aged care would ideally occur adjacent to the hospital site and not on the hospital site; and
- the anticipated increase in town development will increase stormwater flows. The capacity, maintenance and destination of the existing stormwater channels should be considered to prevent pooling of stormwater and the harbourage of pests, particularly mosquitoes. The Department recommends that all existing commercial and residential lots within the township boundary, not currently connected to the PWC reticulation wastewater system, be included in any future wastewater infrastructure planning.

3.4.7 Department of Housing and Community Development

The Department has advised that it has an interest in ensuring a diverse range of housing options which:

- supports the changing levels of demand within the broader public housing portfolio; and
- secures opportunities for the inclusion of social and affordable housing within any new development.



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Image: Tennant Creek Show

4. Next Steps

This report covers Stage 2 community consultation on the Draft Tennant Creek Land Use Plan. Stage 3 consultation is anticipated for late 2018 and involves finalisation of the Draft Tennant Creek Land Use Plan and recommendation to the Minister for Infrastructure, Planning and Logistics to consider exhibition of the Land Use Plan as a proposed amendment to the Planning Scheme.



Image: Tennant Creek Show



For more information

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The Northern Territory Planning Commission is an independent and advisory statutory authority that prepares strategic land use plans to manage growth in anticipation rather than response.

The Planning Commission proactively sets the strategic framework for better integrated land use, transport and infrastructure planning, delivering more sustainable and cost-effective outcomes for the community, with sensitivity to environmental and heritage values.