

# Changes to the Greater Holtze Area Plan to respond to submissions

Proposed Planning Scheme Amendment PA2023/0227 to include the Greater Holtze Area Plan (GHAP) into the scheme concluded public exhibition with five public submissions and six service authority submissions received.

Comments received during this period identified a common theme regarding greater environmental considerations including protection of habitat of threatened species.

The Department of Infrastructure Planning and Logistics has been liaising with the Department of Environment, Parks and Water Security (DEPWS) on how best to address the environmental concerns raised. As a result, the Department has incorporated several changes to the area plan that was placed on public exhibition.

## General Changes

- The changes support the staged approach to the development of different localities and Kowandi is now included as an area as 'subject to future planning', along with Holtze North and Howard Springs North (as exhibited).
- The near term development area of Holtze has obtained relevant environmental approvals under the *Environment Protection Act 2019* and no changes are proposed that would affect this locality.
- Other updates have been included to refine the discussion, context and policy statements of the included themes, but do not change the intent of the previously exhibited information.

## Summary

### Part 1 (Introduction)

- Greater detail explaining the context and requirements for future updates, and anticipated sequencing of areas identified for future planning.

### Part 2 (Natural Environment)

- More detailed context to conservation of existing natural habitat, the role of a wildlife corridor and differences between natural areas and public open space.
- Updated Natural Environment 1 policy statement, objectives and acceptable responses to respond to DEPWS's comments.

### Part 3 (People and Places)

- Greater detail in context to environmentally responsive subdivision design, updated context and policy statements to reflect transport and movement connectivity aspirations.

### Part 4 (Kowandi, Holtze North and Howard Springs North)

- Updated plans and information on the identification of Kowandi as an area 'subject to future planning' and
- All plans now include a statement that all future development in areas 'subject to future planning' will be subject to environmental approval from the NT EPA under relevant environmental law.

Changes to the Glossary

- Updates further explain terms used within the area plan to support flexible application.

Updated DEPWS submission

- DEPWS is satisfied with the revisions, which require future updates to the area plan to respond to identified environmental concerns.