

LAND USE PLAN FOR TENNANT CREEK

A MESSAGE FROM THE PLANNING COMMISSION

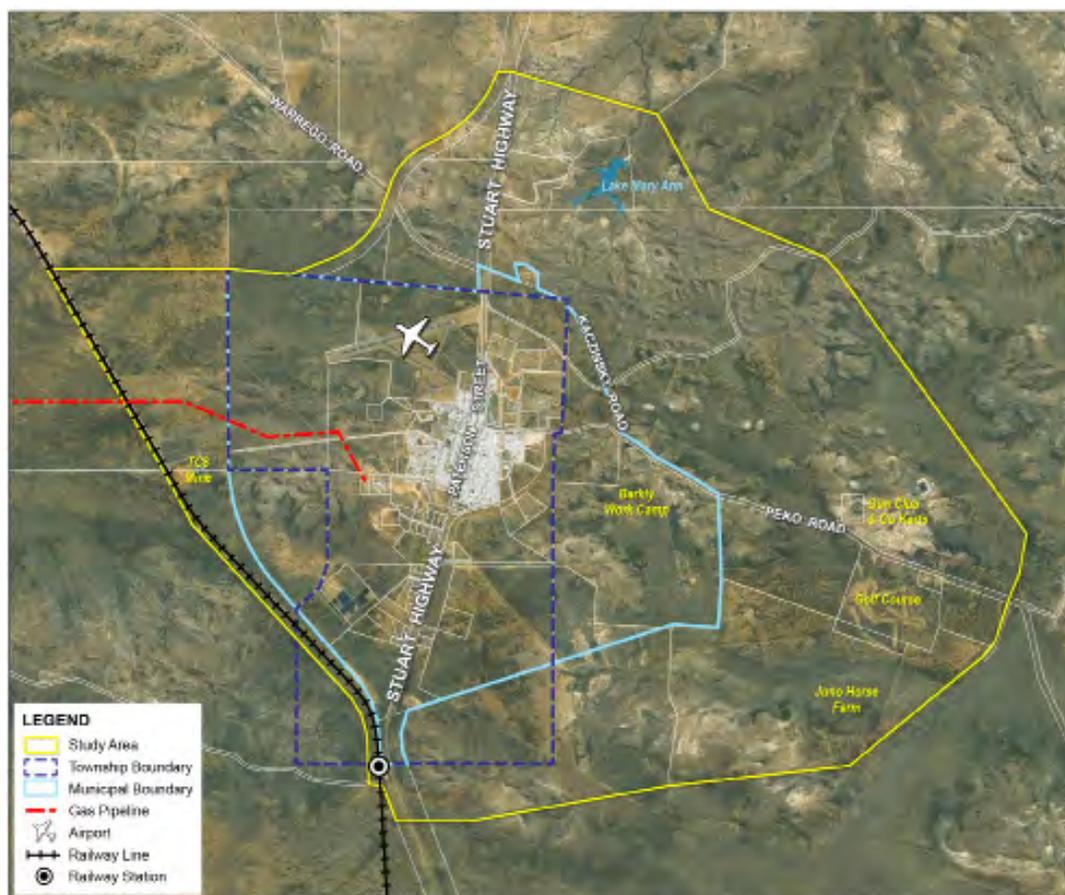
The Northern Territory Planning Commission is now commencing Stage 2 of the Land Use Planning Process for Tennant Creek with the release of a draft Land Use Plan for public comment. The Plan is the outcome of previous community consultation in late 2017 and supporting infrastructure studies.

The draft Land Use Plan is a long term vision for Tennant Creek that identifies land necessary to support future growth. It provides land for urban residential and industrial purposes and reinforces the primacy of Paterson Street as the main retail and commercial centre for the town. The Plan further seeks to protect areas of open space by ensuring development is contained within defined future development areas.

A brief overview of the draft Land Use Plan is provided on the following pages, the full report can be viewed on the website.

We welcome your comments and you are encouraged to make a submission on the draft Land Use Plan.

You can provide your comments or make a submission by:

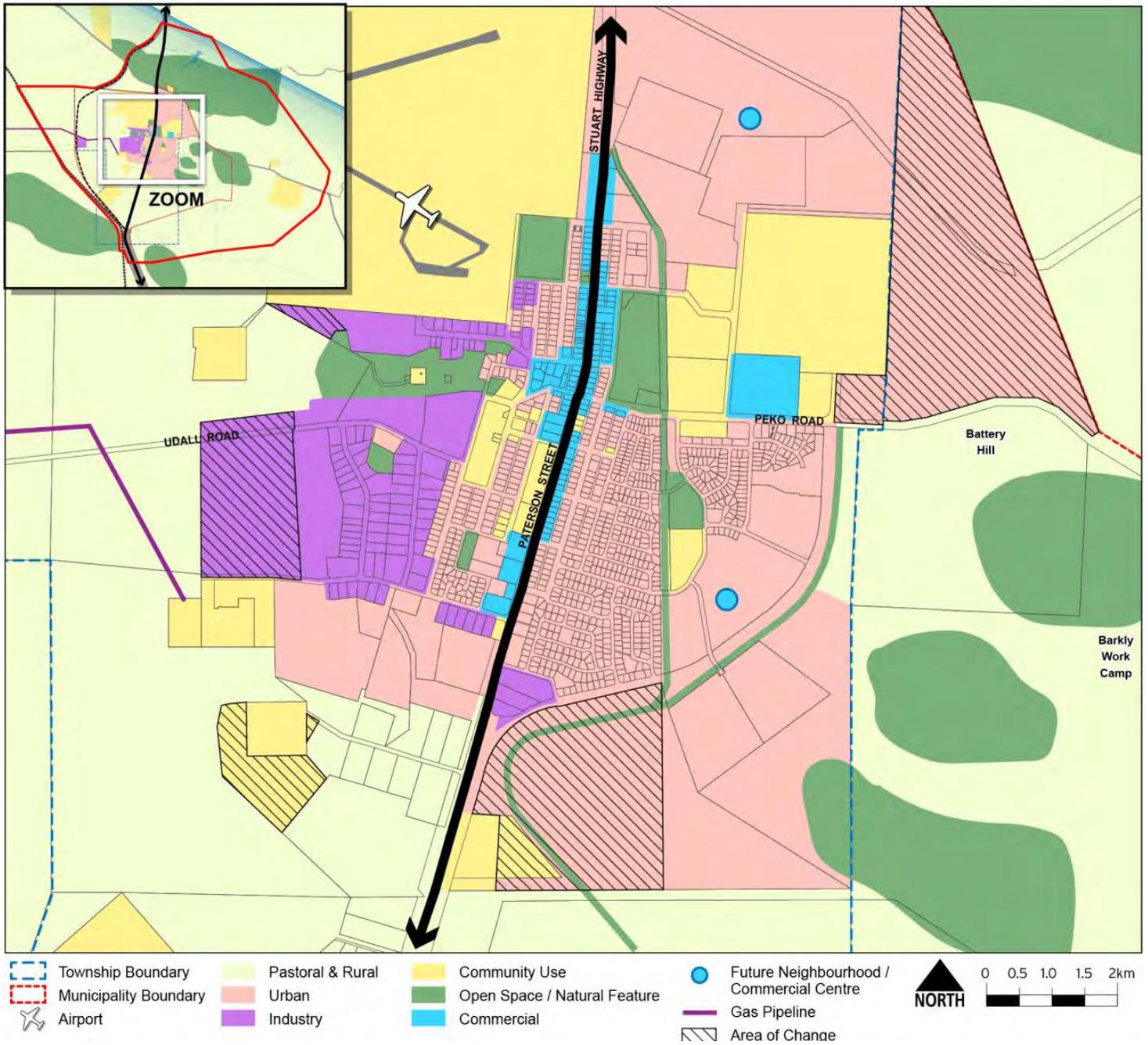


Tennant Creek Study Area

- Calling us on 8924 7540
- Talk to us at the Tennant Creek Show on Friday, 13 July 2018
- Drop in to a community information session on Wednesday, 1 August 2018 at Civic Hall from 3.00pm to 7.00pm
- Email to ntpc@nt.gov.au
- Writing to us at GPO Box 1680 Darwin NT 0801

More details are available on our website, www.planningcommission.nt.gov.au

THE LAND USE PLAN



ABOUT THE LAND USE PLAN

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

Future low density residential development is expected to occur predominantly to the east of town utilising existing vacant crown land currently within Zone FD (Future Development). Intermingled both within new release areas and established residential areas will be opportunities for smaller households to meet the changing needs of the population where this can be undertaken to better utilise existing service infrastructure capacity, but also ensuring the existing amenity of low density areas is not adversely affected.

Paterson Street will retain the primary commercial and retail focus for the town, although as the town expands the need for a small scale convenience stores in other areas will need to be considered.

Major industrial growth will be to the west of Brown Street, noting potential smaller opportunities near the airport and the railway station/freight handling area.

A significant area of land is potentially available for rural living/lifestyle lots, however given expected low demand and potentially high servicing costs the release of land is not likely to be a priority until the population exceed 5,000.

Tennant Creek is characterised by a semi- arid environment with a number of natural spaces including rocky ranges and grassland, a number of sites of Conservation Significance and fauna as well as flora in need of protection. The Plan recognises the need to protect and maintain this significant biodiversity.

The Plan identifies and seeks to preserve areas of open space both in and around the town. These areas contain sites of significance to Aboriginal people as well as provide a natural scenic backdrop to the town.

Tennant Creek provides facilities and services for both town residents and the wider region, particularly in the health sector. The primary source of health care support is the Tennant Creek Hospital. It is anticipated that the existing facility will be able to expand within existing site boundaries.

With further population additional education facilities will be required particularly a new primary school. Further site investigations will be required to determine an appropriate location although it is likely to be in conjunction with planned residential areas to ensure convenient access for students. Additional retirement living/residential aged care and passive and active open spaces will also need to be incorporated into detailed future area plans and land release.

To service planned growth areas existing infrastructure networks will need to be expanded. This includes additional power generation, sewer treatment and water storage capacities. The town's current water supply is drawn from the Kelly Well and Cabbage Gum aquifers and this is expected to continue, however as the population approaches 8,000 people, and subject to demand management, additional sources will need to be investigated.

The Tennant Creek Land Use Plan 2018, when finalised, will be incorporated in the Northern Territory Planning Scheme.

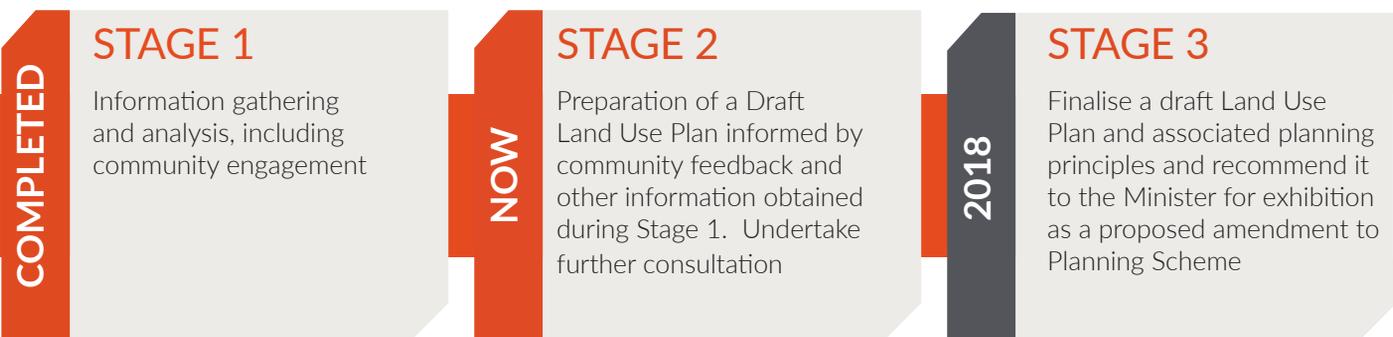
The planned distribution of land uses is shown on the accompanying map. The land uses do not necessarily reflect existing land use zones as contained in the NT Planning Scheme.

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 gives a level of confidence to undertake further technical investigations.

The Plan does NOT automatically rezone land and no existing use rights will be lost. Any application for rezoning must still be made through the Minister for Infrastructure, Planning and Logistics.

HOW THE LAND USE PLAN WILL BE PREPARED?



Stage 1 provided an opportunity for residents, property owners and businesses to participate in the land use planning process by sharing their thoughts and ideas on how the draft plan could accommodate future growth.

Stage 2 allows further comment and input into the draft Land Use Plan, which was prepared by taking into account community feedback and background investigation from Stage 1. **Stage 3** once the NT Planning Commission has completed consultation on the draft plan it will recommend a final Land Use Plan to the Minister for Infrastructure, Planning and Logistics for formal exhibition and a Planning Scheme Amendment.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback in Stage 2 will help us refine the draft Land Use Plan for Tennant Creek.

More information on the website www.planningcommission.nt.gov.au

Talk to us @ Tennant Creek Show

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