

TOWARDS AN AREA PLAN FOR HOWARD SPRINGS

CHAIRMAN'S MESSAGE

You may be aware the Litchfield Subregional Land Use Plan was recently included in the NT Planning Scheme. This was a major step in establishing a strategic land use framework for the Litchfield area, and included extensive consultation with you, the rural community, about the importance of protecting the lifestyle you value, while planning for future population growth in the area.

The Plan identified four Rural Activity Centres, Howard Springs, Coolalinga/Freds Pass, Humpty Doo and Berry Springs, to focus on providing future housing options and to plan for transport and infrastructure services.

Our focus on planning in the Activity Centres will help maintain the amenity and lifestyle of the rural area, ensuring there are reticulated services available to the growing population, and help protect the rural area from ribbon development.

I am pleased to announce the Planning Commission is now commencing work on an Area Plan for Howard Springs Rural Activity Centre. The Area Plan will build on previous work and studies done and will look at current and future land uses, transport and infrastructure planning, as well as environmental and heritage values. Area plans for Coolalinga/Freds Pass, Humpty Doo and Berry Springs will follow in the near future.

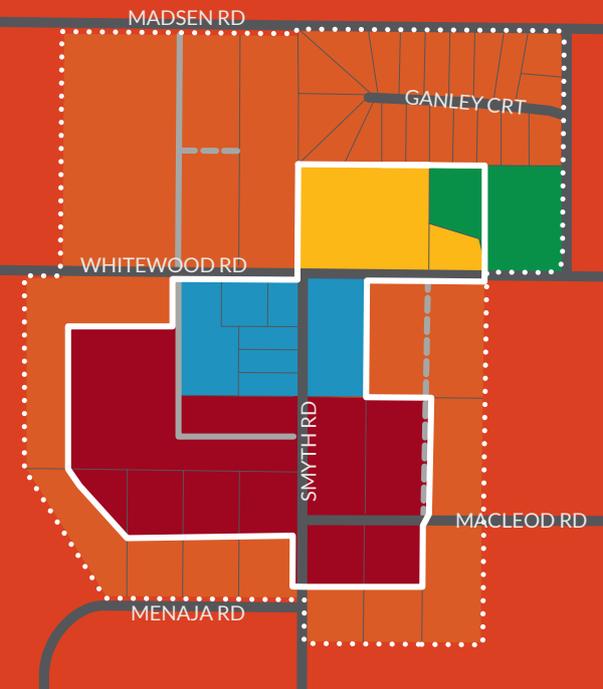
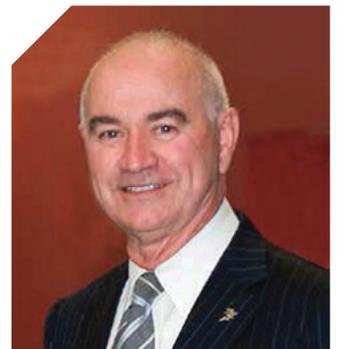
To assist us to prepare options for the Howard Springs Area Plan, a consultant has been appointed to develop an infrastructure and servicing strategy. At the same time, we want to talk to land owners and residents in Howard Springs to provide information and discuss ways you can be involved, either by attending an information session, providing a written submission, or talking to us at an information stall in the Howard Springs Shopping Centre. Details are available on our website.

This leaflet provides you with information about the Area Planning process. You can read more at www.planningcommission.nt.gov.au.

All feedback from this consultation will help us develop options for a draft Area Plan for further consultation with you. I encourage you to participate in this important project, and look forward to hearing from you during the coming weeks.



The Hon. Gary Nairn AO
Chairman, Northern Territory
Planning Commission



- • • Boundary of Rural Residential Transition to existing rural living areas
- Boundary of Rural Activity Centre core area
- Rural residential
- Residential
- Commercial including service commercial, mixed use and tourism
- Community purposes and utilities
- Open space and organised recreation
- Proposed connector roads
- Proposed local roads

CONSULTATION FOR A DRAFT HOWARD SPRINGS AREA PLAN

The Litchfield Subregional Land Use Plan was introduced into the NT Planning Scheme in July 2016. The Subregional Plan introduced land use concept plans for Litchfield's Rural Activity Centres, including Howard Springs.

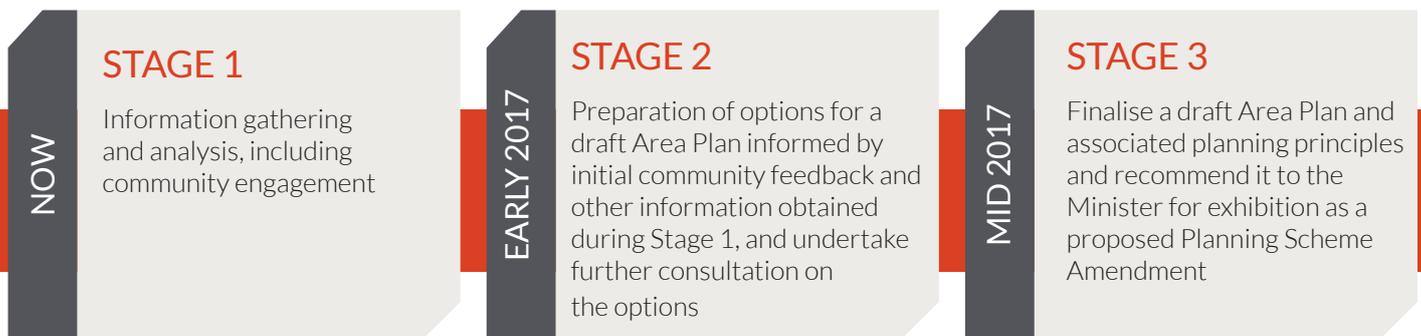
The Northern Territory Planning Commission is now reviewing the concept for Howard Springs and preparing detailed information on local constraints and opportunities that will contribute to ensure that Howard Springs is provided with infrastructure and services to support future growth.

WHAT IS AN AREA PLAN?

While the land use concept plan for Howard Springs provides a high level vision for the locality, the Area Plan will provide a **decision making framework** to inform future rezoning and development decisions. The additional guidance from the Area Plan will give certainty and confidence to all stakeholders, including current and future residents, landowners and investors, service providers and government agencies, to help us plan for the future. Area Plans **DO NOT** automatically rezone land. Any applications for rezoning must be made through the Minister responsible for administering the *Planning Act*.

HOW IT WILL BE PREPARED?

The Howard Springs Area Plan will be prepared following the below process:



Stage 1 is an opportunity for you to participate in the planning process by contributing to the development of a vision to meet the future needs for Howard Springs. It is intended that once all three stages have been completed the Area Plan will form part of the NT Planning Scheme.

HOW TO GET INVOLVED

Your thoughts, comments, questions and feedback in Stage 1 will help us to develop options for a draft Area Plan for Howard Springs for further consideration in subsequent stages.

You can find a consultation paper and further information on our website or you can come and say hello to us at:

- ▲ our pop up stalls at Howard Springs Shopping Centre or
- ▲ our community information sessions on Tuesday 29 November 2016 (6pm – 8pm) and Wednesday 30 November 2016 (6pm – 8pm) at Howard Hall.

