

## Frequently Asked Questions

### **What land does the Area Plan cover?**

The Holtze Area Plan is bounded by the Stuart Highway, Taylor Road and Wallaby Holtze Road.

### **What is an Area Plan used for?**

An Area Plan and the associated Planning Principles identify future development and provide the community with a broad identification about the nature of development in the area.

Following a period of public consultation, a draft Area Plan is included in the NT Planning Scheme to provide a benchmark for measuring future development. Once finalised and included in the NT Planning Scheme, Area Plans provide a framework for the assessment of development proposals to ensure that they comply with the vision for a locality. This assessment is usually done by the Development Consent Authority.

Area Plans also inform infrastructure planning and provide the development industry with confidence about the direction for future growth and investment.

### **Why is an area plan being developed for Holtze?**

With the development of the Palmerston Regional Hospital, it is important to undertake further strategic planning for the area. The timing of the consultation and community input for this locality complements the planned development of the hospital.

Combining the regional hospital, medical precinct and residential areas is an efficient use of land, servicing and resources. A neighbourhood centre relating to the hospital will be an important initial step in the development of Holtze, and the relationship between the two will assist in the commercial viability of the centre. The Area Plan indicates a range of urban densities, to ensure housing options with the higher densities within the compact walkable neighbourhoods, reflecting the principles of the draft Compact Urban Growth Strategy.

It is important to consider the land capability, future servicing needs, and how the locality relates to the established surrounding areas, in particular the Palmerston CBD using Temple Terrace as a key connection.

Now is the right time to talk about how Holtze is to develop into the future.

### **What is a 'Compact Walkable Neighbourhood'?**

The concept of 'Compact Walkable Neighbourhood' focuses on urban sustainability. This includes locating more dwellings close to shops, public transport and schools to allow for improved access to jobs, services and facilities.

Residential land within the Holtze area will include housing at low to medium density and a transition to lower densities. An important component of such a neighbourhood is that it adds to the variety of housing products and makes community services more viable.

## **Will the existing roads be modified or upgraded?**

A number of new connections have been identified on the Area Plan, including a connection to Temple Terrace via the future Glyde Arterial and a future connection to Howard Springs. A transition area will exist between the Glyde Arterial and existing properties on the south side of Wallaby Holtze Road.

Upgrades to the intersection of Temple Terrace and Stuart Highway are already underway to increase traffic flow into the hospital and surrounds. This will improve traffic safety, relieve congestion at the intersection and create better connected cycle networks.

## **When is development going to happen?**

It is intended that the Area Plan and associated Planning Principles will be used to inform the development of the area. The timing for developing the area is dependent on a number of factors, including market demand and the development of the hospital over time.

## **The draft Area Plan identifies a different future land use for my property. What are the implications?**

Some private land close to the hospital site is identified for future residential or commercial development. However, the current use of this land will not change unless land owners apply to rezone for future development.

## **Are there any aspects of the draft Area Plan that are fixed?**

The Government has committed to setting aside around 44 hectares for a Palmerston Regional Hospital and an associated health precinct.

The NT Government has committed to locating the transport corridor for the Glyde arterial road, subject to minor realignment, as shown on the draft Area Plan. There will be a transition area between properties on the south of Wallaby Holtze Road and the corridor.

## **Is there any recognition for the environment and land for community purposes (including open spaces)?**

The draft Planning Principles recognise that the development of the Holtze urban area will respond to the natural topography, environmental constraints and drainage features, having particular regard to the Mitchell Creek catchment.

Community purpose land for education, recreation, sports and the like is not indicated in the draft Area Plan. However, an allowance will be made for the provision of community purpose land.

## **What happens next?**

This consultation period will end on 26 June 2014. Following this consultation, the Planning Commission will review the feedback and provide recommendations to the Minister for Lands and Planning for his consideration. The Minister will then consider formal amendment to the NT Planning Scheme which would include a period of public exhibition.

A Summary Report documenting feedback from this current consultation will be made available on the Planning Commission's website.

# Holtze Area Plan

## Where can I access information and provide comment?

The following options are available to access information and provide feedback to the Commission

**Website:** The NT Planning Commission website provides information about this project - [www.planningcommission.nt.gov.au](http://www.planningcommission.nt.gov.au).

**Email:** Feedback or further enquiries can be emailed to the Commission at [ntpc@nt.gov.au](mailto:ntpc@nt.gov.au)

**Information / Drop In Sessions** – Displays will be available at the Fred Pass Rural Show 16-17 May 2015, as well as Palmerston, Coolalinga and Howard Springs shopping centres. A feedback form will be available at these sessions, and comments can be provided on the spot.



Figure 1 Strategic Location of Holtze locality, including Regional Hospital