

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Maley to the Minister for Infrastructure, Planning and Logistics:

Holtze and Kowandi

- 1. What is the Government's formal position on the development of Holtze and Kowandi?**

The Government is working to establish the creation of two new suburbs near Palmerston – Holtze and Kowandi.

- 2. How long has the NT Government planned this development?**

The Planning Commission's *Darwin Regional Land Use Plan* published in 2015 indicated previously undeveloped land between the Palmerston CBD and Howard Springs Road would be used for future urban expansion.

- 3. How far has the development progressed in relation to planning?**

The *Darwin Regional Land Use Plan 2015*, *Holtze Urban Area Plan 2016* and the 2018 *Planning for a Vibrant Future* documents indicated this locality would be used for future urban expansion. Further work will begin this year on land use planning, land investigations, concept planning and the design of enabling infrastructure.

- 4. Does the NT Government own the Holtze and Kowandi land and if not, what consultations have been undertaken regarding the land and with whom?**

There are notable Crown land holdings within the Holtze area. This includes Sections 4229 and 4231, Hundred of Bagot. Section 5623, Hundred of Bagot is owned by the Commonwealth Government and

discussions are underway, with a view to acquiring this land in Kowandi for future urban development. There are a number of private holdings within the study area. Owners will be encouraged to participate as part of the Planning Commission's work around the *Palmerston Environs Subregional Land Use Plan* and a draft Area Plan, as they were in the development of the *Darwin Regional Land Use Plan 2015*, *Holtze Urban Area Plan 2016* and the *2018 Planning for a Vibrant Future* documents.

5. Has there been any consultation with the Litchfield Council and Palmerston Council?

Both Councils were involved in the development of *The Planning for a Vibrant Future* document from 2018, the Holtze Area Plan from 2016 and the *Darwin Regional Land Use Plan 2015*.

Prior to the Budget announcement, the Chief Minister and Minister Lawler met separately with the Mayor of Palmerston and Deputy Mayor of Litchfield to advise them of future development plans at Holtze and Kowandi.

6. Have the existing land holders in the areas been consulted regarding the proposed developments?

With the imminent development of both the *Palmerston Environs Subregional Land Use Plan* and a draft Area Plan for the future development in Holtze and Kowandi, surrounding property owners will be encouraged to participate in the development of both documents. This will build on the community consultation dating back to the development of the *Planning for a Vibrant Future* document from 2018, the 2016 *Holtze Area Plan* and the *Darwin Regional Land Use Plan 2015*, which indicated this locality would be used for future urban expansion.

7. Have there been any discussions with residents, who are not land holders, surrounding the proposed area?

All Territorians can participate in the development of major policy documents undertaken by the Planning Commission. They are encouraged to participate in the development of the *Palmerston Environs Subregional Land Use Plan* and a draft Area Plan for the future development in Holtze and Kowandi.

8. Have any discussion papers been developed and if not will and when will papers be prepared?

The *Darwin Regional Land Use Plan 2015*, *Holtze Urban Area Plan 2016* and *Planning for a Vibrant Future* document from 2018 indicate these areas are planned for future urban expansion and have been published. The Planning Commission has released the draft *Palmerston Environs Subregional Land Use Plan* which was out for public comment until 25 June 2021.

9. What is the role of the planning commission in any proposed takeover of land by the Palmerston Council?

The Planning Commission will oversee development of the *Palmerston Environs Subregional Land Use Plan* and a draft Area Plan for the future development in Holtze and Kowandi. The Commission is not responsible for work determining which council has care and control over land.

10. Have either the Litchfield Council or Palmerston Council made any submissions in relation to this development?

Councils will have had input into the development of the *Darwin Regional Land Use Plan 2015*, *Holtze Urban Area Plan 2016* and *Planning for a Vibrant Future 2018*. They will be encouraged to contribute to the *Palmerston Environs Subregional Land Use Plan* and a draft Area Plan for the future development in Holtze and Kowandi.

11. Have there been any previous attempts by the Palmerston Council to take over Holtze or Kowandi?

The Minister for Local Government has advised that to date the City of Palmerston has not applied under the *Local Government Act 2008* to take care and control over these areas.

12. Will the development stay within the Litchfield Council area?

No decision has been made on which local government area will have care and control of the subdivisions. This matter will be considered following completion of an Area Plan and in the lead up to land entering the market in 2026.