

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

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

Holtze & Kowandi Residential Developments

Minister, you recently said in the media (Mix104.9 Radio with Katie Wolf on 7/6/22) that you will have 700 new residential lots in Holtze released by the end of this year.

Questions:

- 1. How can this be achieved before the Holtze Area Plan has been signed off on yet?**
- 2. With 6 months to go how will you get these 700 lots including all services designed and out to tender and civil works completed in time?**
- 3. How much will it cost to have these 700 lots in Holtze delivered?**
- 4. Who will design this 700 lot subdivision?**
- 5. What civil construction firms can deliver 700 lots in 6 months?**
- 6. How long has it taken to deliver 700 lots in Zuccoli?**
- 7. Under your plan there will be another 4,500 lots in neighbouring Kowandi. How long before they will be delivered?**
- 8. How many lots per year can be rolled out in Kowandi?**
- 9. Will these be 330m2 tiny high density lots or traditional size housing lots?**
- 10. How much will it cost per square metre for a new lot?**
- 11. With a suggested 15,000 population increase, what kind of additional services are you planning?**
- 12. How many new schools and community facilities will be required?**
- 13. What is the long term overall cost to deliver 4,500 lots in Kowandi?**

14. Does this area adjoin any waterways or mangrove areas that might have biting insects that have to be dealt with?

15. Are there any native species of bird or animals that need to be relocated when development commences?

Response to Question 1 – 15:

The NT Government has committed \$44 million for the design and construction of enabling district level infrastructure that will facilitate development of Greater Darwin's new expansion front at Holtze.

The Department of Infrastructure, Planning and Logistics is preparing to release Crown land in Holtze through a public competitive process late this year, with the first residential land titles intended to be delivered in late 2024. The process documentation will include objectives for the land release to achieve a mix of lot sizes and prices to suit different needs and provide choice for home buyers. It is this lot mix that will determine the final dwelling yield in Holtze and is a process that must be worked through in order to provide suitable land for development in an orderly manner.

The Holtze Land Release will provide a competitive, commercial residential subdivision opportunity for developers. It is intended that the successful proponent from the process will design, fund and construct the residential subdivision, creating jobs and homes for Territorians now and into the future.

The Holtze Urban Area Plan was approved and included into the NT Planning Scheme in 2016. The Northern Territory Planning Commission has now commenced work on developing an Area Plan for Greater Holtze which includes Holtze, Kowandi, Holtze North and Howard Springs North. Stage 1 consultation occurred between 4 June and 1 July 2022. Stage 2 consultation on a draft Area Plan is anticipated to begin before the end of 2022. Further information can be found at <https://planningcommission.nt.gov.au/projects/greater-holtze-area-plan>.

Subject to finalisation of the Area Plan, the delivery and design of lots as a result of planning will be dependent on a number of factors including population growth and market demand. The Area Plan will also provide opportunities for the planning of social infrastructure such as schools and community facilities.

16. How will this area, when developed, impact on the nearby hunting reserve?

The Howard Springs hunting reserve is separated from the Greater Holtze Area Plan study area. Fact Sheets are available with accompanying maps to show the hunting reserve.

17. What kind of interface is planned for the pine forest?

18. Will public walking trails or any other public amenity be created through the pine forest?

Response to Question 17 and 18:

The NT Planning Commission's discussion paper released as part of the Stage 1 consultation identifies that the Greater Holtze Area Plan will "inform future detailed planning of the Howard Springs North locality at a future time, closer to when development is anticipated, and reinforce that future planning and development within Howard Springs North is intended to recognise the opportunity for a recreation hub".

19. How will planning for Holtze and Kowandi deal with 2 x large rural residential lots at the end of Taylor Road, which is shown as urban residential development on the new area plan?

20. Will these freehold lots be subject to forced land acquisition?

21. If not, how will the urban subdivision be developed with 2 x 5 acre lots in the middle of the new urban residential subdivision?

Response to Question 19 – 21:

The Holtze Urban Area Plan 2016 identifies sites for urban residential development. Area Plans indicate that the land use on a specific site may change in the future, but it does not automatically rezone land nor prevent the use of land consistent with its existing zoning.

The lots in question are bounded to the west and south by open space forming a transition to what is anticipated to be higher density residential development.

The Territory has no plan to compulsorily acquire these lots.

22. The new area plan shows the Madsen Road extension going directly through the middle of the existing Howard Springs Workers Camp. How does the NT Government intend to make this happen?

The workers camp site is Crown land. The Madsen Road extension is identified within the current strategic planning framework including the Litchfield Subregional land Use Plan 2016 and the Holtze to Elizabeth River Subregional land Use Plan 2022.

23. Residents of Howard Springs are concerned this development will intrude on rural lifestyle. How do you plan to manage this?

The NT Planning Commission's discussion paper released with Stage 1 consultation identifies that "Greater Holtze was one of four "focus areas" in the Holtze to Elizabeth River Subregional Land Use Plan. The Greater Holtze Area Plan will follow the broader planning principles established as a result of community consultation in that Sub Regional Plan. These include:

- Retention of open space for community, economic and environmental values.
- Sensitive transition of land uses between existing private landholdings and areas proposed for new development.
- Retention of valued community assets (e.g. remnant pine plantation)."

24. Will the subdivision of Holtze and Kowandi come under Palmerston Litchfield Council?

The development of an Area Plan does not change Local Government Boundaries.