HOLTZE
LAND COMPANY

1 October 2026

The Committee
Local Government Representation Review Committee
PO Box 2075, Parap, NT 0804
Via email: submissions@lgrr2026.com.au

Dear Committee

Re: Litchfield Council Municipal Boundary

I am writing on behalf of the Holtze Land Company (HLC), the Developer of the Holtze Land Release, known as The Parks development within the suburb of Asche in Litchfield Municipality.

The development of The Parks Estate commenced with its development application in mid-2024 for almost 550 residential lots, and broke ground in early 2025. In late 2026, we have:

- Sold 280 lots;
- Titled four stages of subdivision (131 lots);
- Construction underway for a further 4 stages in 2026 (118 lots); and
- Detailed designs underway on six stages (194 lots) for construction in 2027.

At the current rate of sales, the development is forecast to be complete in late 2028 / early 2029.

HLC's project team has been working closely with Litchfield Council since late 2024, designing all roads, stormwater, lighting and public space to meet the requirements of Litchfield Council. In a relatively short time, we have developed systems and processes to support the design, approval, construction management and handover with Litchfield Council.

As evidenced by the large number of stages in design and under construction, Litchfield Council has been responsive to the demand for land and housing in the Greater Darwin region and continues to work proactively with HLC to meet demand in a timely manner.

Given the progress to date, and the investment in time, resources and infrastructure, HLC would not support any potential change in municipal boundaries that would necessitate a renegotiation of all designs and construction practices already in train.

HLC commenced marketing The Parks project in February 2025, and from the beginning has promoted the estate as being within the Litchfield Municipality. The titled lots all pay rates to Litchfield Council and waste collection and other Council services have commenced.

There are currently five homes occupied, with a further 19 homes forecast to be occupied by the end of 2026. HLC forecast that 82 homes will be occupied by the end of 2027.

While HLC has not consulted broadly with homeowners in the estate as to their preferred Council area, a brief canvass of residents suggests that they would prefer to remain in Litchfield Council. This has been identified as a significant reason to purchase land in The Parks estate.

HLC strongly recommend that broader consultation is undertaken with the residents and buyers in The Parks project, as we would not like to be seen to have mis-represented the municipality within which the estate is located.

We understand that that this submission is part of the first consultation period, and HLC is happy to continue to engage with the Local Government Representation Review Committee as necessary throughout its review period.

Should you wish to discuss this submission, please do not hesitate to contact me on [redacted] or [redacted].

Yours sincerely,

[redacted]

Andrew Bartington
Development Director