

# Tiwi Islands Economic Development Opportunities

The Tiwi Land Council and the Land Development Corporation are currently working towards establishing new economic development and employment opportunities on the Tiwi Islands.

The aim is to create jobs for Tiwi people and achieve independence from welfare.

This may be done through leasing some areas of the Tiwi Islands for private development. Specifically, it is possible that up to:

- 10,000 hectares of land may be leased for pastoral, agriculture and aquaculture purposes;
- 10 hectares of land may be leased for rural residential and residential purposes;
- 20 hectares of land may be leased for tourism and industrial purposes; and
- 10 hectares of land may be leased for township land.

The attached maps identify possible land areas that the Land Development Corporation may be interested in leasing.

We would like to know if you support leasing the areas of land shaded on the maps.

We are also interested in knowing if you think there are other areas of land that could be leased for one of the above listed purposes.

If you would like to know more about this project, please contact either:

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# Frequently Asked Questions

## **1. Why lease the land?**

For businesses to operate and invest, they need to be sure they have the right to use land. A lease outlines how the business can use the land and for how long.

## **2. Has the land been leased yet?**

No – a decision on leasing land has not been made, and no leasing agreement has been signed.

## **3. Has the land to be leased been chosen yet?**

No – the purpose of this document is to seek your feedback on which land should be chosen. The Land Development Corporation has expressed interest in investigating specific land parcels.

## **4. Where is the land that the Land Development Corporation would like to investigate?**

The land areas that the Land Development Corporation would like to investigate further are shown on Maps 1 to 4, which are attached to this document.

## **5. What will the Land Development Corporation investigate?**

Before any leasing arrangements are made, a range of studies may be conducted on an identified land parcel, including:

- land capability assessment and any relevant environmental clearance;
- Aboriginal Areas Protection Authority clearance;
- a preliminary investor feasibility check; and
- a site survey plan.

The above studies will determine if the land parcel should be leased or not.

## Frequently Asked Questions

### **6. What happens when these investigations are finished?**

The Land Development Corporation may seek 99 year leases over land that can be used for the purposes outlined on page 1.

### **7. Will all the areas highlighted on the maps be leased?**

No – it is likely that only a small portion of the shaded areas shown on the maps may be leased.

### **8. What needs to happen before a lease can be issued?**

The Tiwi Land Council must satisfy itself that:

1. the traditional Aboriginal owners understand the nature and purpose of the relevant lease;
2. the traditional Aboriginal owners as a group consent to it;
3. Aboriginal communities and groups affected have been consulted;
4. Aboriginal communities and groups affected have had adequate opportunity to express their views; and
5. the terms and conditions of the lease or licence are reasonable.

Once these steps have been taken, the Commonwealth Government Minister will need to consent to any lease proposed.

### **9. Are there going to be royalty payments?**

Royalties have never been made or paid on Tiwi land. Land owners have a history of entering into agreements for the use of land and leveraging themselves into jobs and benefits associated with that use. Tiwi corporations and landowners will have these opportunities as land is developed for these purposes. It is what they have always done.

## How to use the Attached Maps

The attached maps show which areas of land the Land Development Corporation would like to investigate. On the front page you will find a map that shows the location of each investigation area. On the back page you will find an explanation of the map.

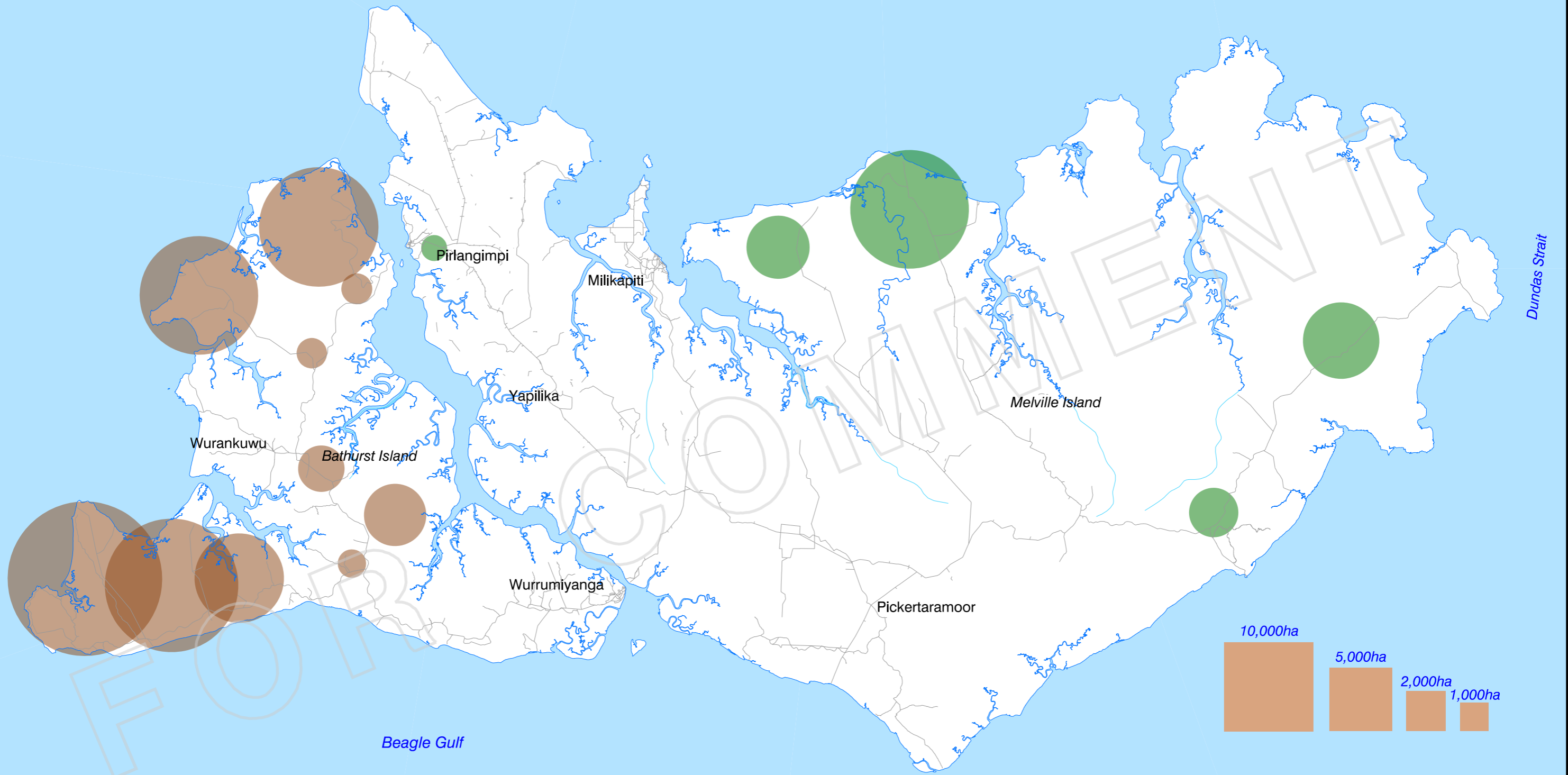
When looking at the maps, you should ask yourself two questions:

1. do you support leasing the areas of land shaded on the maps; and
2. are there other land areas that could be leased for a purpose listed on page 1?

Generally, the sites shaded in the attached maps have been chosen because they are close to existing infrastructure. Locating new development close to existing infrastructure may reduce the cost of establishing a new business on the Islands.

These sites have also been chosen because it is believed that the soil type and water availability in these locations is good. Also, these sites are favoured because they avoid conflict with other existing activities such as the forestry plantations and townships.

# MAP1 - AGRICULTURE



Possible investigation areas for agriculture



- Legend
- Agriculture/Horticulture investigation areas - phase 1
  - Agriculture/Horticulture investigation areas - phase 2

*Land identified on this map is subject to further investigation and negotiation with the Tiwi Land Council. Please note that these investigations and negotiations are aimed at identifying 10,000ha of land that can be for pastoral/agriculture purposes, including land based aquaculture.*



## Map 1 - Possible investigation areas for agriculture activities

This map identifies where the Land Development Corporation would like to investigate the possibility of leasing land for agriculture. Agriculture is about using land to produce food.

Agriculture investigations may be done in two phases. Phase one sites are all on Bathurst Island, and phase two sites are all on Melville Island.

Investigations may include:

- land capability assessment and any relevant environmental clearance;
- Aboriginal Areas Protection Authority clearance;
- a preliminary investor feasibility check; and
- a site survey plan.

Please note that only a portion of the area shown on this map may be leased. A maximum of 10,000 hectares of land may be leased for agriculture and aquaculture purposes.

### How were these sites chosen?

Agriculture sites were chosen based on:

- a high likelihood that potable ground water can be sourced in the locality;
- the slope of the land being no greater than 2%;
- the soil type being suitable for agriculture uses;
- access to the road network;
- proximity to either the main distribution locations of Wurrumiyanga or Port Melville; and
- close to the proposed power grid alignment.



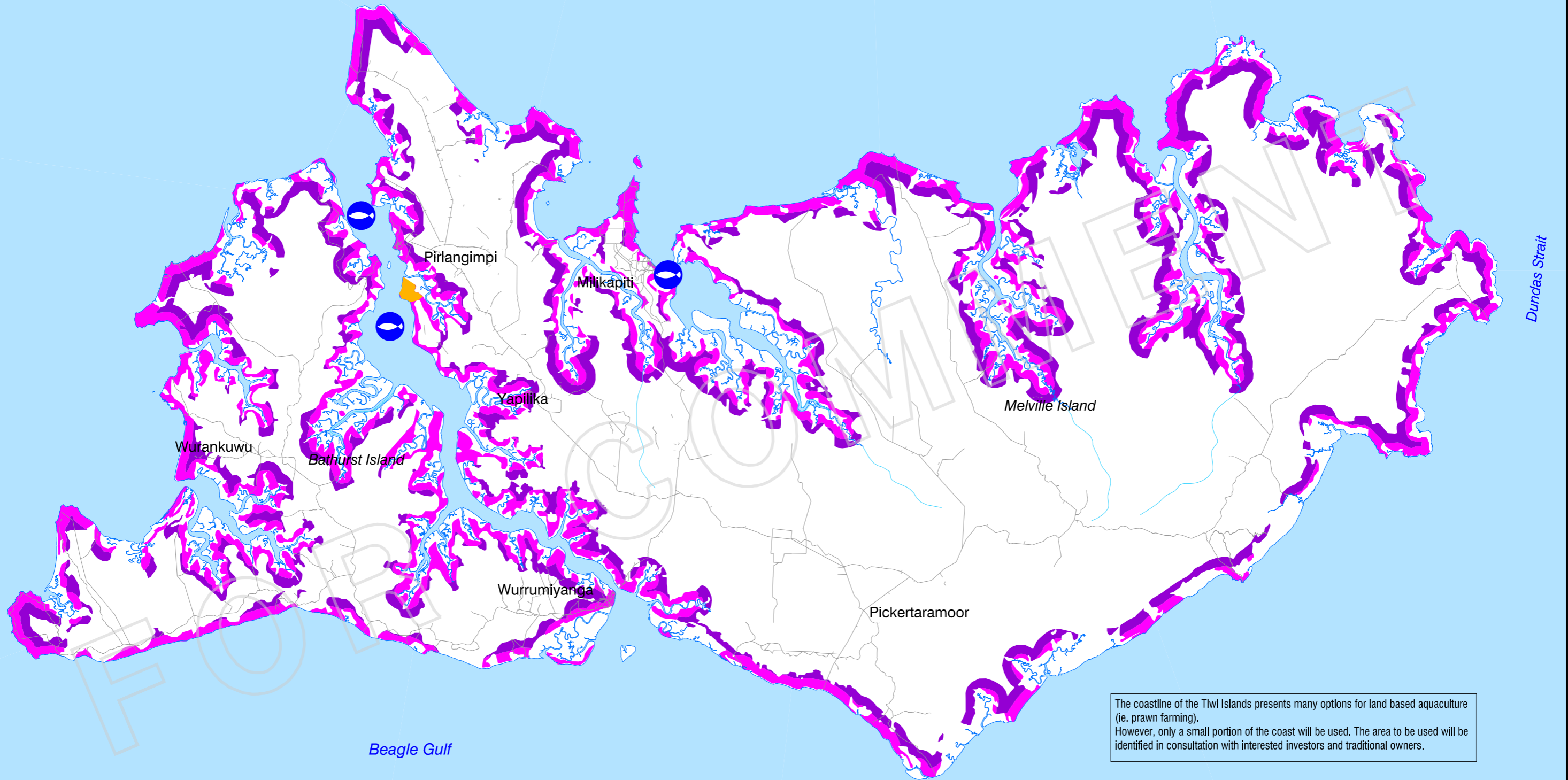
Mangoes growing in a mango farm.



A small farm growing mangoes and bananas outside of Wurrumiyanga.



# MAP2 - AQUACULTURE



The coastline of the Tiwi Islands presents many options for land based aquaculture (ie. prawn farming). However, only a small portion of the coast will be used. The area to be used will be identified in consultation with interested investors and traditional owners.

Possible investigation areas for aquaculture activities



- Legend
- Prime Sites for Fish cage aquaculture
  - Prawns (optimal)
  - Prawns (suitable sub-optimal)
  - Potential land based aquaculture sites

## Map 2 - Possible investigation areas for aquaculture activities

This map identifies where the Land Development Corporation would like to investigate the possibility of leasing land for sea and land based aquaculture. Aquaculture is about farming sea based species.

Investigations may include:

- land capability assessment and any relevant environmental clearance;
- Aboriginal Areas Protection Authority clearance;
- a preliminary investor feasibility check; and
- a site survey plan.

The majority of the coastline of the Tiwi Islands presents many options for land based aquaculture (ie. prawn farming). However, only a small portion of the coast may be used. More work is needed to identify the specific area of coastline that may be used. The work will be done in consultation with investors and traditional owners.

Please note that only a portion of the area shown on this map may be leased.

### How were these sites chosen?

Land based aquaculture sites were chosen based on:

- proximity to deep water supply of sea water that can be pumped 24/7;
- soils suitable for pond construction;
- topography nearby that can be used to construct an impoundment to collect freshwater;
- not near areas of high biodiversity or cultural significance;
- proximity to road network;
- proximity to local workforce;
- a land area of 200 hectares being available; and
- close to the proposed power grid alignment.

Sea based aquaculture sites were chosen based on:

- shelter from open waters;
- water depths of between 15 and 25 metres;
- greater than 3km away from a township; and
- close to a location where there is good access to water (ie. a beach with road access or nearby to a port, barge landing or boat ramp).



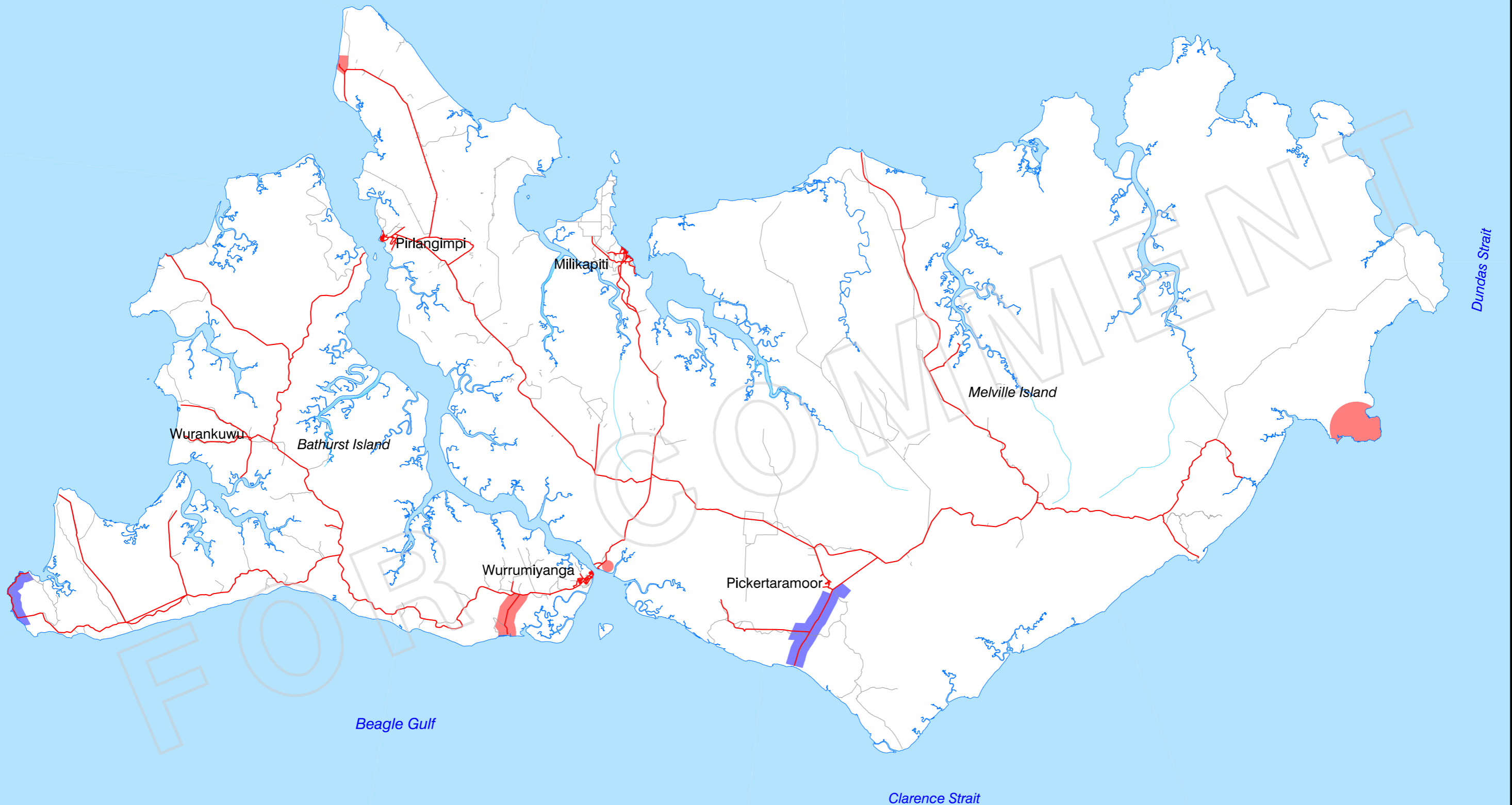
Sea based aquaculture cages in southern Tasmania.



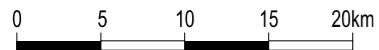
Land based aquaculture ponds at Humpty Doo, Northern Territory.



# MAP3 - ACCOMMODATION



Possible investigation areas for rural residential/tourism/township activities



**Legend**

- Weekend/Rural/remote tourist accomodation investigation area
- Weekend/Rural residential/tourist accomodation/township investigation area

*Land identified on this map is subject to further investigation and negotiation with the Tiwi Land Council.*

*Please note that these investigations and negotiations are aimed at identifying:*

- 10ha of land that can be used for residential/rural residential purposes;
- 20ha of land that can be used for tourism/industrial/aquaculture purposes;
- and
- 10ha of land that can be used for township purposes.

## Map 3 - Possible investigation areas for rural residential, tourism, weekend and township activities

This map identifies where the Land Development Corporation would like to investigate the possibility of leasing land for rural residential, tourism, weekend and township activities.

Investigations may include:

- land capability assessment and any relevant environmental clearance;
- Aboriginal Areas Protection Authority clearance;
- a preliminary investor feasibility check; and
- a site survey plan.

Only two sites have been identified as having potential as a township. These township sites are not expected to be big, and may cater for an employment area close by. Townships may offer houses similar to Wurrumiyanga, and may have a small local shop.

Please note that only a portion of the area shown on the map may be leased. Specifically, a maximum of:

- 10 hectares of land may be leased for rural residential and residential purposes;
- 20 hectares of land may be leased for tourism and industrial purposes; and
- 10 hectares of land may be leased for township land.

Rural residential, tourism, weekend and township sites were chosen based on:

- a high likelihood that potable ground water can be sourced in the locality;
- land that is not subject to seasonal inundation;
- not being within 1.6km of a breeding insect site;
- not near areas of high biodiversity or cultural significance;
- proximity to road network;
- close to an existing or proposed major land use (ie. Pickertaramoor/ Tiwi College or near the proposed Matilda Sand Mine near Cape Fourcroy); and
- close to the proposed power grid alignment.

Rural residential, tourism, weekend sites were chosen based on:

- proximity to a natural attraction;
- a remote setting away from existing townships;
- proximity to boat launching locations;
- location with existing infrastructure where possible (ie. bores and power);
- a high likelihood that potable ground water can be sourced in the locality;
- land that is not subject to seasonal inundation;
- not near areas of high biodiversity or cultural significance; and
- access to the road network.



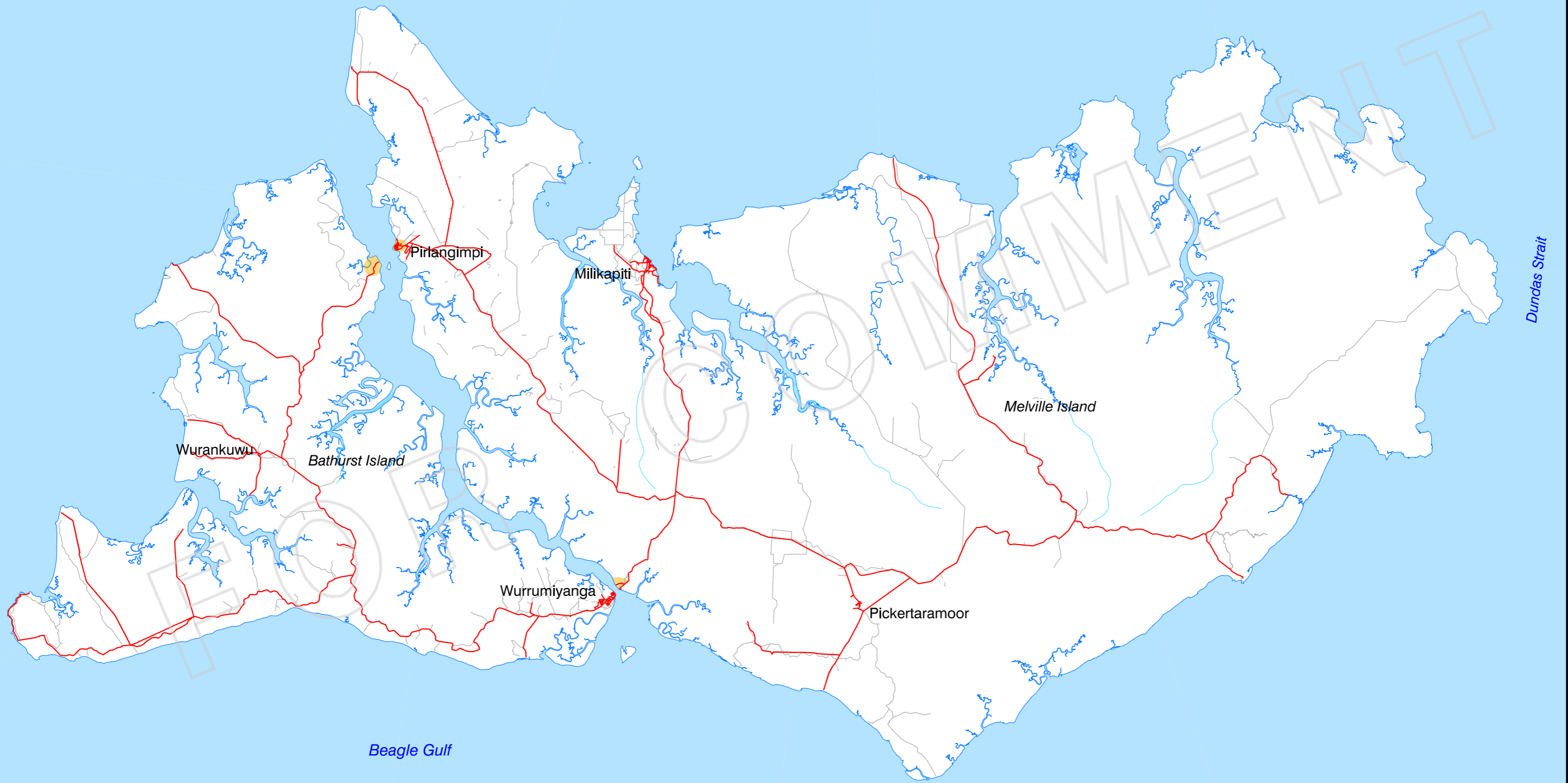
An example of a rural residential/ weekend house set in a location with good views and on a large rural block of land.



El Questro Lodge – An example of a high end tourist accommodation lodge.



# MAP 4 - INDUSTRIAL



Possible investigation areas for industrial activities

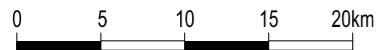
Legend

● Industrial/lay down investigation area

*Land identified on this map is subject to further investigation and negotiation with the Tiwi Land Council.  
Please note that these investigations and negotiations are aimed at identifying:  
- 20ha of land that can be used for tourism/industrial/aquaculture purposes;*



Northern Territory  
Government





## Map 4 - Possible investigation areas for industrial activities

This map identifies where the Land Development Corporation would like to investigate the possibility of leasing land for industrial activities.

Investigations may include:

- land capability assessment and any relevant environmental clearance;
- Aboriginal Areas Protection Authority clearance;
- a preliminary investor feasibility check; and
- a site survey plan.

The Land Development Corporation is aware that Port Melville may cater for a large portion of the Tiwi's industrial land needs. Therefore, the industrial investigation areas are small, and may provide industrial land for activities that Port Melville cannot.

Please note that only a portion of the area shown on the map may be leased. Specifically, a maximum of 20 hectares of land may be leased for tourism and industrial purposes.

### How were these sites chosen?

Industrial sites were chosen based on:

- direct access to a road that connects to at least two major townships;
- a location opposite Wurrumiyanga on Melville Island so that a second Melville Island distribution and packaging hub can be established for goods;
- a location opposite Pirlangimpi on Bathurst Island so that a second Bathurst Island distribution and packaging hub can be established for goods; and
- allowing an alternative option to Port Melville at Pirlangimpi to allow for processing and packaging of goods produced on the Island.



A packing area alongside a future barge landing used to transfer produce to Port Melville may speed up activity in the Port.