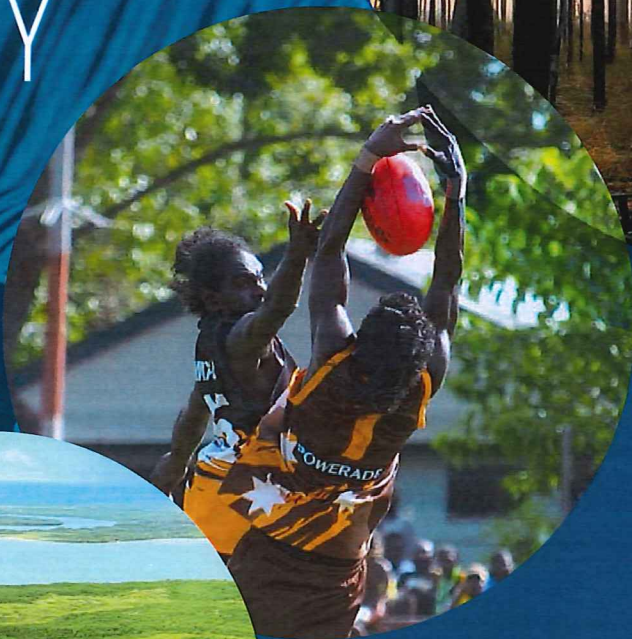
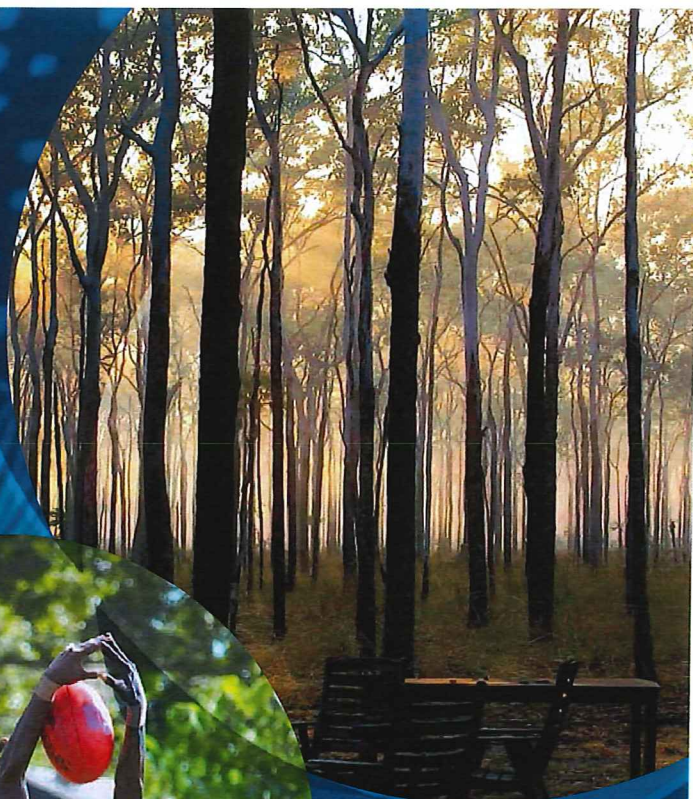


TIWI ISLANDS INVESTMENT OPPORTUNITY



PRIVATE SECTOR INVESTMENT OPPORTUNITIES

www.landdevcorp.nt.gov.au

LEGISLATIVE ASSEMBLY OF THE NT
TABLED DOCUMENTS

Committee: *Eshmunto*

Paper No: *3.3* Date: *15/6/16*

Tabled By: *Giles*

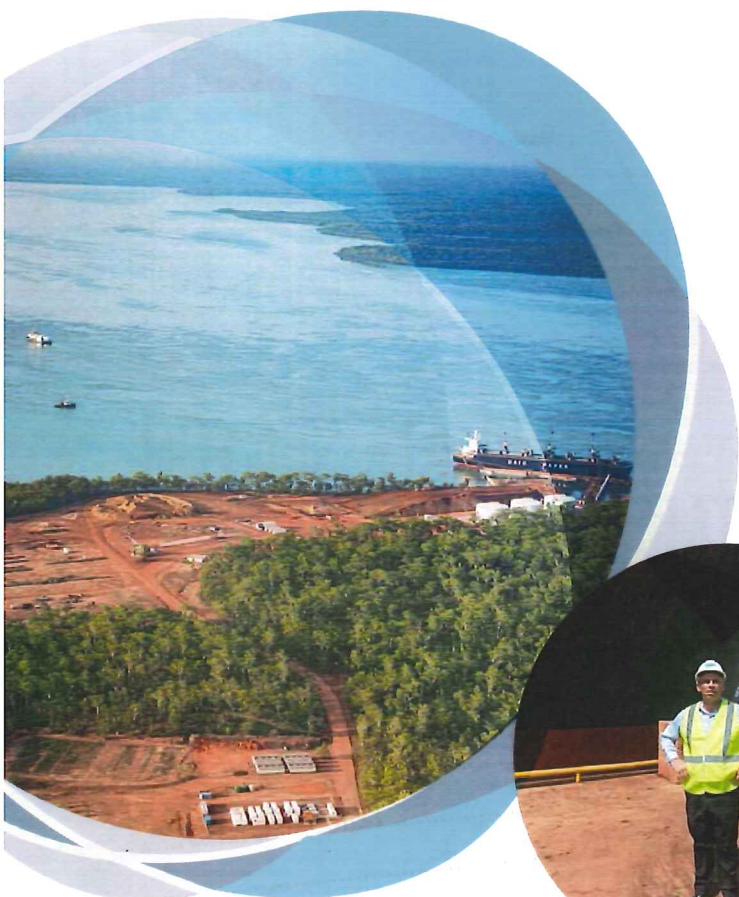
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LAND DEVELOPMENT
CORPORATION

CONTENTS

Northern Territory Chief Minister Adam Giles	3	Investigation Areas	12
Tiwi Land Council Chairman Gibson Farmer Illortaminni	3	Investigation Areas (map)	14
About the Tiwi Land Council	4	Technical Investigations	16
About the Land Development Corporation	4	Development Opportunities	17
Tiwi Development Framework Agreement	5	Tourism and Residential Opportunities	18
About the Tiwi Islands	6	Aquaculture Opportunities	19
Tiwi Islands Key Industries	8	Agriculture Opportunities	20
Current Project: Solar Power Generation	9	Industrial Opportunities	21
Existing Facilities (map)	10	Facilitation	22
		Benefits for Investors	23





NORTHERN TERRITORY CHIEF MINISTER
ADAM GILES

The Tiwi Islands offer the most unique investment opportunities in Northern Australia. There are a range of opportunities including tourism/residential, aquaculture, agriculture and industrial.

The Tiwi people have a strong vision for economic development and support for private investment on the Tiwi Islands. This is the result of the enthusiasm and drive of the Tiwi people to create lasting and meaningful employment opportunities.

A Memorandum of Understanding (MOU) between my Government, the Tiwi Land Council and the Tiwi Aboriginal Land Trust signed in late 2013 underscores our commitment to support the islands' continued economic development. The MOU describes our intention to partner with the Tiwi people to unlock their region's potential and encourage new investment.

The Tiwi Development Framework Agreement is a landmark arrangement between the Land Development Corporation, the Tiwi Land Council and the Tiwi Aboriginal Land Trust. It was signed in 2015 and it has opened the door to economic opportunity for Tiwi people. The Land Development Corporation is working with Tiwi people to attract investors with projects that match the vision of the Tiwi people.

This is a very unique arrangement which presents a significant benefit to investors where the Northern Territory Government through the Land Development Corporation will support and facilitate investment on the Tiwi Islands.



TIWI LAND COUNCIL CHAIRMAN
GIBSON FARMER ILLORTAMINNI

I am the seventh Chairman of the Tiwi Land Council. From the beginning, the Land Council has believed in the strengths of the Tiwi people; and that the job of the Land Council was to find the answers and tools to build on those strengths.

Our biggest asset is our land. We need to use that land for our own participation in its use. Our lives, once sustained by harvesting and managing the natural landscapes, now requires investment and economic development to provide us with jobs and to allow us to participate in the open Australian economy. This investment will allow us to continue to use our land to sustain ourselves.

Over the past decade, we have attracted government and private investment in our forestry, Port Melville, Tiwi Fishing Lodges, Tiwi College and Township Leasing.

Tiwi land owners themselves are investing in houses, shops, hire cars and contracts to build and maintain infrastructure. We have developed service stations, transport services and reinvested in the excellence of our education in schools and colleges.

The school teachers tell us that something very positive is happening in our classrooms – the kids have a purpose they can believe in – they know there are jobs and opportunities here on their own lands and with their families.

That is why we welcome investors to take up some of the unique opportunities made available through our arrangement with the Land Development Corporation.



ABOUT THE TIWI LAND COUNCIL

Role

The Tiwi Land Council is a statutory authority of the Australian Government and its role is defined within the *Aboriginal Land Rights (Northern Territory) Act 1976*.

The Tiwi Land Council is the sole representative body that works with 8 land owning groups which represent a total of 97 families.

The Tiwi Land Council supports the Tiwi people to manage the land and sea of the Tiwi Islands.

The Tiwi Land Council must gain informed consent from Traditional Owners before it can direct the Tiwi Aboriginal Land Trust to grant an interest in land. The Tiwi people have encouraged development on the Tiwi Islands for many years and the Tiwi Land Council is focused on balancing the economic benefits of development with the social and environmental impacts.



ABOUT THE LAND DEVELOPMENT CORPORATION

Role

The Land Development Corporation is the Northern Territory Government's strategic land developer.

The Land Development Corporation releases strategic industrial and residential land for development and helps key industry sectors benefit from major projects that stimulate economic growth in the Northern Territory.

The Land Development Corporation operates under the Land Development Corporation Act, and reports to the Chief Minister of the Northern Territory in his portfolio as Minister for Economic Development and Major Projects.

Tiwi Islands program

The Tiwi Land Council is working with the Land Development Corporation to support economic development on the Tiwi Islands by providing the private sector with investment opportunities through the Tiwi Development Framework Agreement.



TIWI DEVELOPMENT FRAMEWORK AGREEMENT

Tiwi Development Framework Agreement

The Land Development Corporation, Tiwi Land Council and the Tiwi Aboriginal Land Trust have entered into the Tiwi Development Framework Agreement. It defines a strategy to lease land, subject to identification of particular sites and the necessary processes under the *Aboriginal Land Rights (Northern Territory) Act 1976*. The Land Development Corporation and its invitees are able to access the land for investigation of potential sites for development.

The aim of the strategy is to utilise the Land Development Corporation's expertise as a strategic land developer in the Northern Territory to facilitate leases and sustainable developments. This provides a number of benefits including:

- Taking a practical, commercial approach to all aspects of the leasing and development process
- Assisting investors to gain leases and undertake developments on the Tiwi Islands
- Building a trusting and effective working relationship with the Tiwi people and the investor

**TIWI LAND
COUNCIL**

**TIWI
ABORIGINAL
LAND TRUST**



**LAND
DEVELOPMENT
CORPORATION**

Leases and Subleases

Upon identification of a site suitable for all parties:

- The Tiwi Aboriginal Land Trust will grant a lease to the Land Development Corporation
- The Land Development Corporation will grant a sublease to the investor



**TIWI ABORIGINAL
LAND TRUST**

**LAND
DEVELOPMENT
CORPORATION**



INVESTORS

ABOUT THE TIWI ISLANDS

The Tiwi Islands comprise Melville Island, Bathurst Island, and nine smaller uninhabited islands. The combined area is around 780,000 hectares.

Access

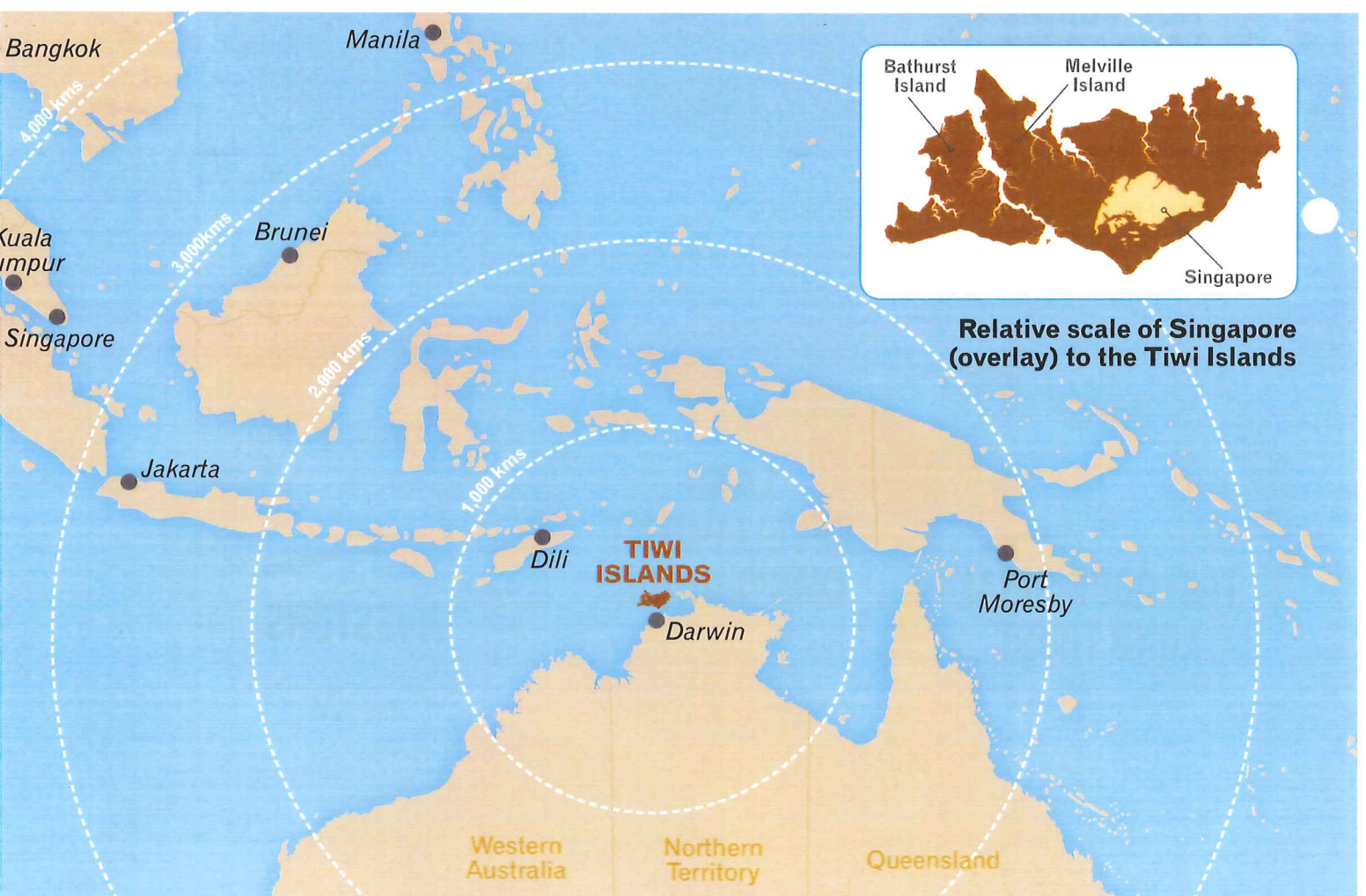
The Tiwi Islands are strategically located in close proximity to Darwin. The islands are 70 kilometres north of Darwin and can be accessed by sea and air. The islands are well connected to Darwin with regular forms of access including:

- Flights from Darwin to Wurrumiyanga, Pirlangimpi and Milikapiti, the journey is 15 – 20 minutes each way

- Ferry from Darwin to Wurrumiyanga on Bathurst Island, the journey is 2.5 hours each way
- Barge services from Darwin to various locations on the Tiwi Islands

Climate

The Tiwi Islands have two seasons during the year. The dry season is from June to September with the temperature ranging from 18 degrees Celsius at night through to 33 degrees Celsius during the day. There is very limited rain during this time but there can be occasions of fog or sea mist. The wet season is from October to May. During this time, the temperature ranges



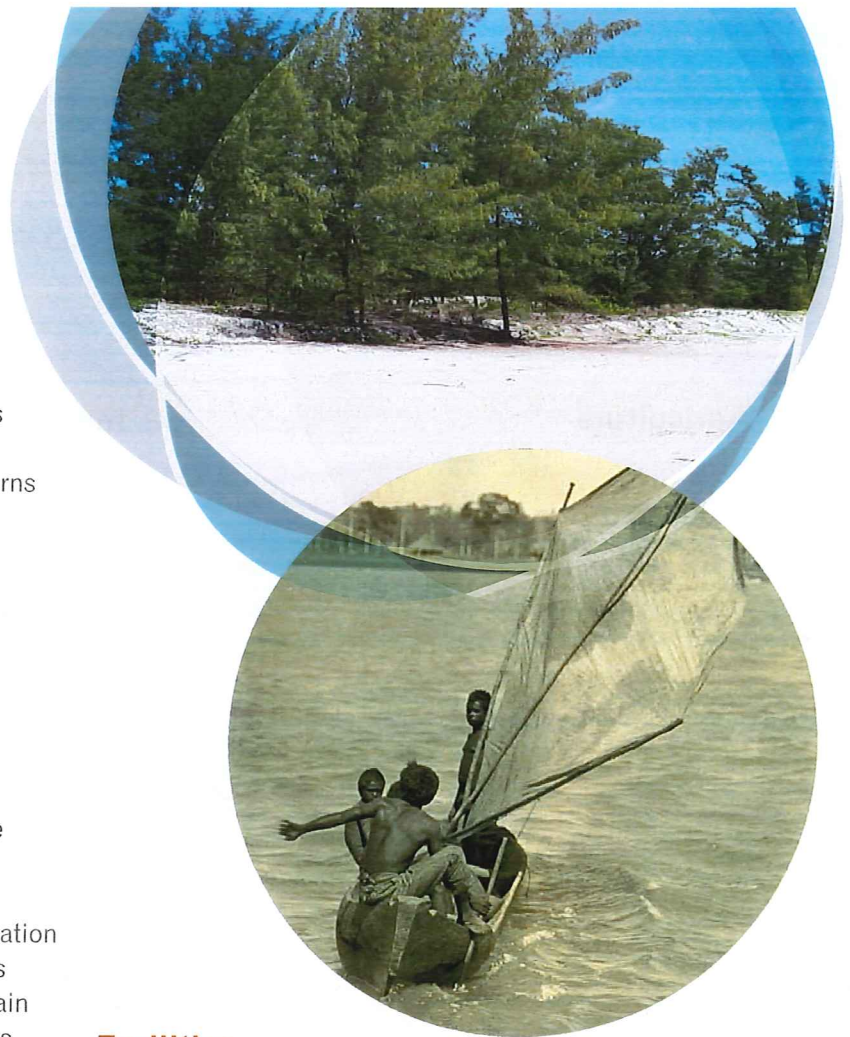
from 25 degrees Celsius to 38 degrees Celsius with high humidity, regular tropical thunder storms and monsoonal rain. The rainfall patterns vary slightly across different locations on the islands with an annual rainfall of 2000mm, which is the highest in the Northern Territory.

Environment

The Tiwi Islands comprise an area of around 780,000 hectares, which is 10 times the size of Singapore. The Tiwi Islands are largely undeveloped with a population of 2,600 people or 0.1% of the population of Singapore. The coastline is very diverse with sandy beaches, rivers, creeks, mangroves and cliffs. The vegetation on the islands is largely woodland, it has areas of swamps, mangroves and small pockets of rain forests. The terrain is made up of level plateaus and gentle hills up to 100 metres above sea level. There is groundwater and surface water (streams, lakes, springs and wetlands) on the islands which are supplied by aquifers. The average seawater temperature rarely drops below 26 degrees Celsius.

Attractions and Activities

The Tiwi Islands have a range of attractions and activities including popular fishing lodges located across the islands, art centres and cultural museums. There are a range of tours available to help visitors explore the art, culture and meet Tiwi people. The Tiwi Islands football grand final and art sale is a very popular event that is held in March every year.



Facilities

There are a range of facilities on the Tiwi Islands which are typically located in the main community centres of Wurrumiyanga, Pirlangimpi and Milikapiti. The key facilities include hire cars, fuel stations, tour buses, inter-island ferry, accommodation, shops, food outlets, health clinics, regional council offices and police stations.

Tiwi People

The Tiwi people are Indigenous Australians that have their own unique language and culture. The Tiwi people's first language is Tiwi and their second language is English. The Tiwi people balance life in a modern society with the continuing practice of their ancient traditions. The traditional culture includes activities such as the hunting and collecting of food and medicine. It also includes ceremonies for significant events with dancing, singing and artwork.



KEY INDUSTRIES

Agriculture

Tiwi Plantations Corporation

The Tiwi Plantations Corporation was established in 2009 to manage the forestry on Melville Island. The forestry has been developed on Melville Island since the 1960s. It is approximately 30,000 hectares in size and primarily consists of *Acacia mangium*. The forestry is currently being harvested and woodchip is being exported to Asia to be processed into paper.

Industrial

Port Melville

Port Melville is located on Melville Island and is situated on the Apsley Strait to the south of Pirlangimpi. Port Melville provides for the export of woodchips. The port can accommodate vessels up to 200 metres in length. The port facilities include a floating wharf, laydown areas, accommodation camp and fuel farm.

Tourism

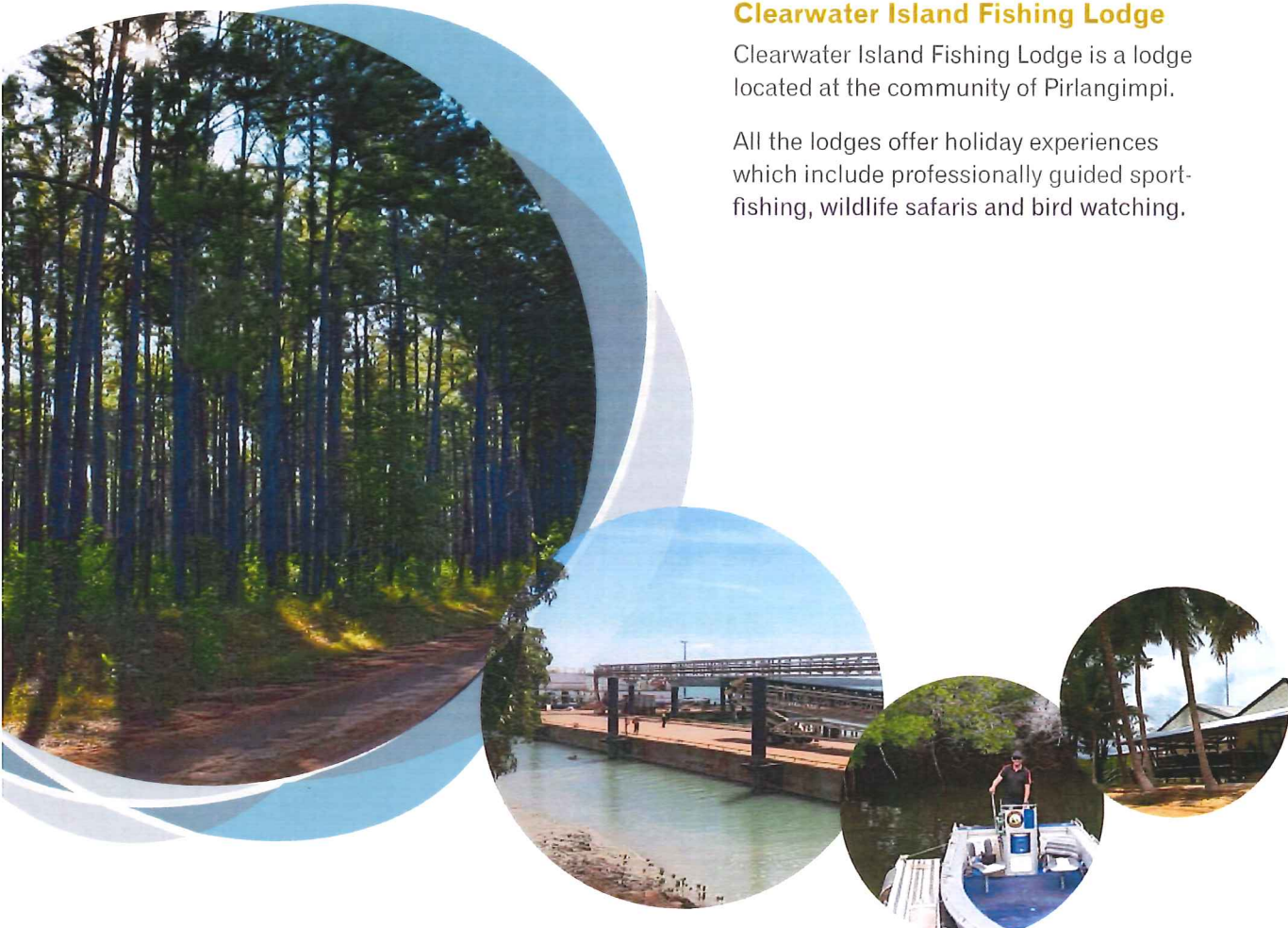
Tiwi Islands Adventures

Tiwi Islands Adventures has three lodges located on west Bathurst Island, Milikapiti and Johnson River.

Clearwater Island Fishing Lodge

Clearwater Island Fishing Lodge is a lodge located at the community of Pirlangimpi.

All the lodges offer holiday experiences which include professionally guided sport-fishing, wildlife safaris and bird watching.



CURRENT PROJECT

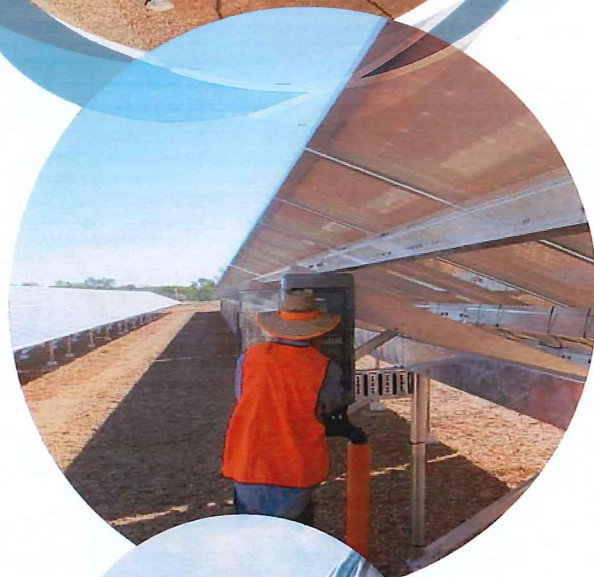
SOLAR POWER GENERATION

The Land Development Corporation is working with the Tiwi Land Council and Power and Water Corporation to formalise long term leases for solar power generation sites.

Power and Water Corporation is undertaking a transformation of the power supply systems in several remote communities by incorporating solar power and reducing the reliance on diesel.

These systems will achieve approximately 15 per cent total diesel energy saving across these sites, every year.

The proposed sites on the Tiwi Islands have been identified and investigated. The parties are currently finalising the leasing arrangements. These will be the first leases formalised under the Tiwi Development Framework Agreement.





Pirlangimpi

Clearwater Island Fishing Lodge
Tiwi Islands Regional Council
Accommodation
Munupi Arts and Crafts
Shop and food outlet
Fort Dundas (historic site)

Milkapiti

Shop and food outlet
Jilamara Arts and Crafts/Museum
Melville Island Fishing Lodge



Port Melville

Port Facility
Accommodation
Village



Ranku Waterhole

Swimming



West Bathurst Island

Bathurst Island Lodge
Accommodation
Recreational Fishing



Ranku

Shop and food outlet

Wurru Miyanga

Tiwi Enterprises Accommodation and Car Hire
Tiwi Islands Regional Council
Accommodation
Shops and food outlets
Tiwi Design
Birna Wear
Patakiyali Museum
Ngaruwanajirri (Keeping Place)
Workshop and Gallery
Historic Mission Precinct
Tiwi Trail
Football Grand Final
Tiwi Islands Regional Council HQ (Local Government)

Pickataramoor

Pickataramoor Cascades
Tiwi Land Council HQ
Tiwi College



Beagle Gulf

Cox





Clarence Strait

**Djukbinj
National
Park**

Van Diemen Gulf

TERRITORY

Darwin International Airport



The Land Development Corporation is working with the Tiwi Land

INVESTIGATION AREAS

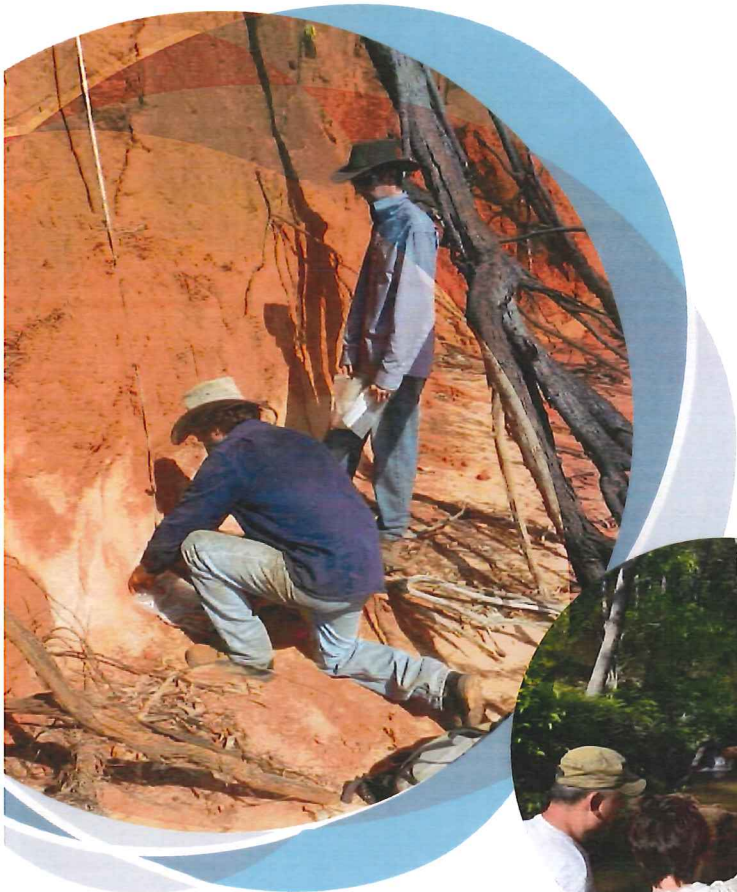
Investigation Areas are parcels of land, coast or sea that have the potential for future development. The intention is that the areas will guide the site selection process for investors. Technical studies are required to confirm the suitability of the areas for the particular development. Suitable investors are able to access information and undertake technical studies in these areas such as assessment of land, water, flora and fauna. This will refine the areas to footprints that are suitable for sub-lease to investors.

After signing the Tiwi Development Framework Agreement, the Land Development Working Group was formed comprising of the Tiwi Land Council and the Land Development Corporation. The working group sought to define specific Investigation Areas and it undertook an assessment of:

- Information about the Tiwi Islands
- Existing interest in land and sea
- Traditional Uses of the land and sea
- The aspirations of the Tiwi people for development

The outcome was the identification of Investigation Areas for various opportunities including:

- Tourism and Residential
- Aquaculture
- Agriculture
- Industrial



Tourism and Residential

The typical profile of tourism and residential Investigation Areas include:

- Elevated coastal land near attractions such as beaches
- Land containing, unique flora, fauna or wetlands
- Land that is not flooded or poorly drained during the wet season
- Available water source
- Access to infrastructure or potential infrastructure

Aquaculture (Land Based)

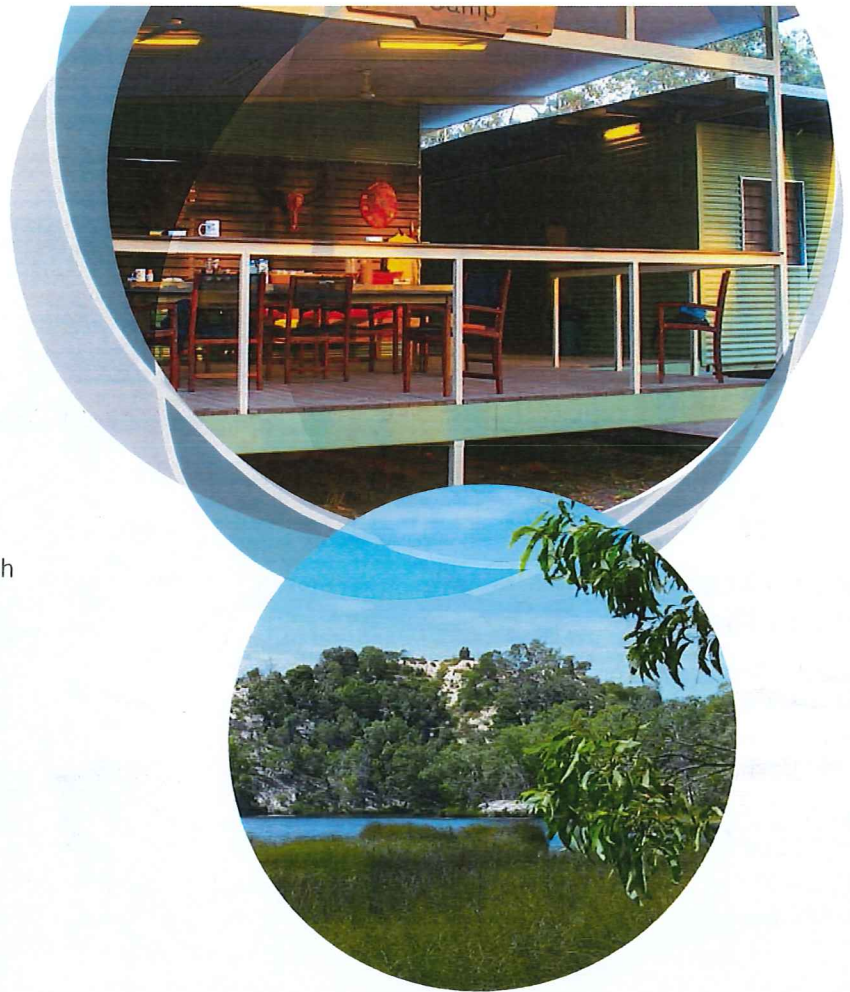
The typical profile of land based aquaculture Investigation Areas include:

- Land with direct access to a seawater channel
- Land that is not flooded or poorly drained during the wet season
- Available fresh water source
- Access to infrastructure or potential infrastructure
- Avoidance of environmentally sensitive areas such as mangrove systems

Aquaculture (Sea Based)

The typical profile of sea based aquaculture Investigation Areas include:

- Deep seawater that is in an estuary or bay
- Moderate flow rates of seawater
- Protection from wave action
- Significant distance from sources of pollution
- Proximity to barge landing or potential barge landing



Agriculture

The typical profile of agriculture Investigation Areas include:

- Well drained deep soil on plateaus with minimal slopes away from drainage areas
- Viable water source
- Access to infrastructure or potential infrastructure

Industrial

The typical profile of industrial Investigation Areas include:

- Land with direct access to a seawater channel
- Land that is not flooded or poorly drained during the wet season
- Available water source
- Access to infrastructure or potential infrastructure

North Bathurst Precinct

Tourism Opportunities
370 Hectares

Agriculture Opportunities
5,800 Hectares

Industrial Opportunities
130 Hectares



Cape Lavery Precinct

Tourism Opportunities
200 Hectares



West Goose Creek Precinct

Tourism Opportunities
1,300 Hectares

Agriculture Opportunities
6,800 Hectares

Industrial Opportunities
170 Hectares

A detailed land capability report has been completed and is available at www.landdevcorp.nt.gov.au/projects/tiwi-islands



Wurankuwu North Precinct

Tourism Opportunities
60 Hectares

Aquaculture Opportunities
1,000 Hectares



Wurankuwu South Precinct

Aquaculture Opportunities
6,000 Hectares

Agriculture Opportunities
1,100 Hectares



Cape Helvetius Precinct

Tourism Opportunities
350 Hectares

Aquaculture Opportunities
1,300 Hectares

Agriculture Opportunities
6,600 Hectares

Industrial Opportunities
40 Hectares



Wurumiyanga Precinct

Aquaculture Opportunities
1,800 Hectares



AREAS

East Goose Creek Precinct

Tourism Opportunities
590 Hectares
Aquaculture Opportunities
2,900 Hectares

Agriculture Opportunities
4,800 Hectares
Industrial Opportunities
170 Hectares

West Johnston River Precinct

Tourism Opportunities
900 Hectares
Aquaculture Opportunities
3,300 Hectares
Agriculture Opportunities
4,600 Hectares
Industrial Opportunities
260 Hectares

East Johnston River Precinct

Tourism Opportunities
450 Hectares
Aquaculture Opportunities
1,800 Hectares
Agriculture Opportunities
17,500 Hectares
Industrial Opportunities
510 Hectares



Tourism and Residential Opportunities

The opportunities include ecotourism facility, resort, residential accommodation (short and long term).

The Investigation Areas are typically elevated coastal land near attractions such



Aquaculture Opportunities

The opportunities include sea cage and land based farm for fish (barramundi), prawns, clams, oysters, crabs and sea cucumbers.

The Investigation Areas are typically land with direct seawater access or deep



Agriculture Opportunities

The opportunities include fruit and vegetable farm, buffalo farm and plantation.

The Investigation Areas are typically land that is well drained with deep soil and a viable water source.



Industrial Opportunities

The opportunities include marina, barge landing, industrial support facilities and light industrial facilities and water bottling.

The Investigation Areas are typically land with direct seawater access



TECHNICAL INVESTIGATIONS

Overview

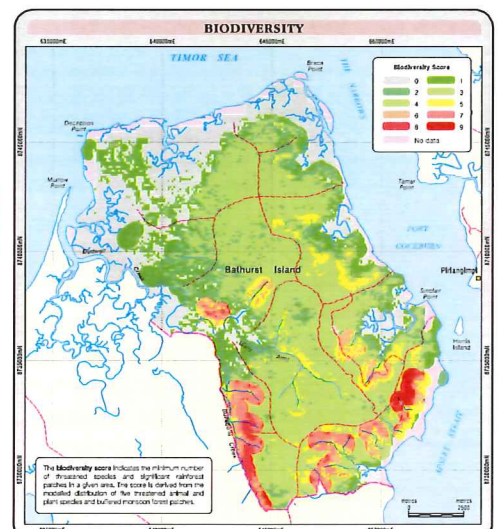
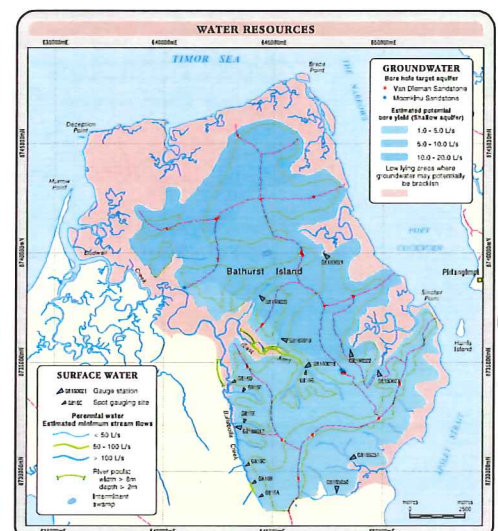
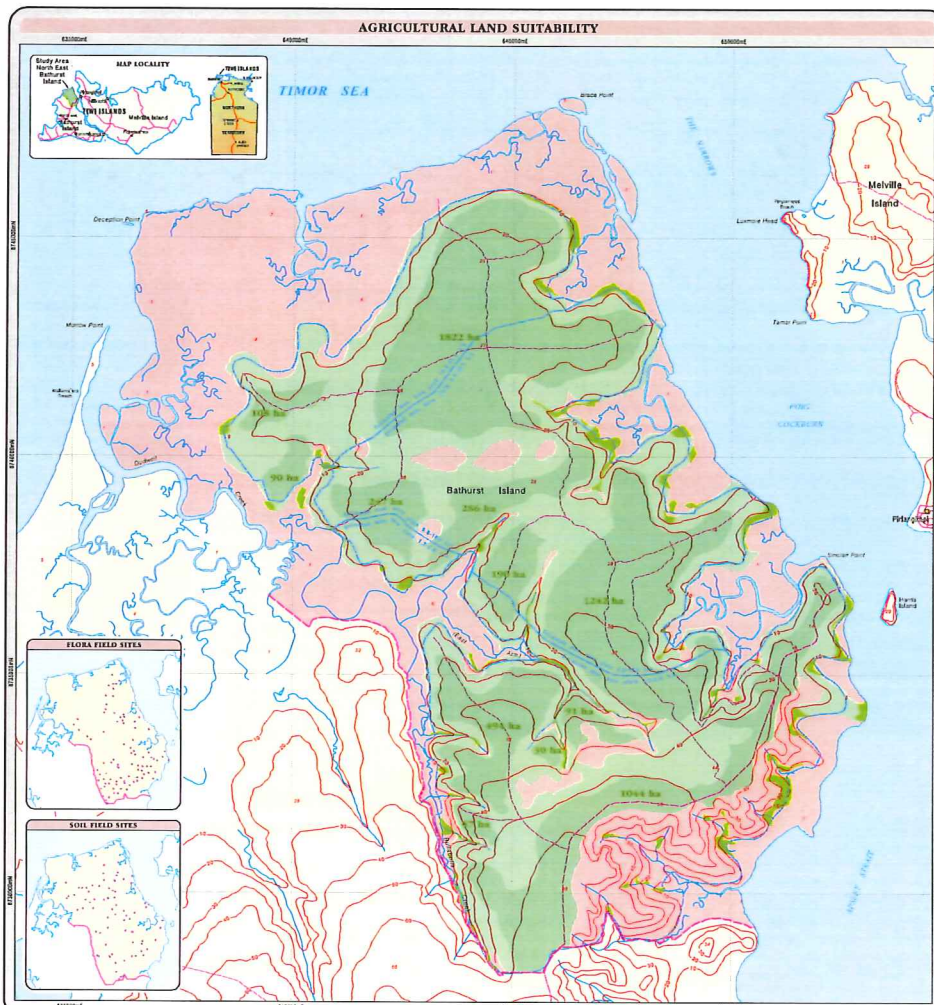
Technical investigations can be undertaken within Investigation Areas to define areas that are suitable for sub-lease to investors. There are a range of technical investigations that can be undertaken such as assessment of land, water, flora and fauna.

North Bathurst Island

The Traditional Owners of North Bathurst Island have highlighted strong support for a range of development opportunities. This was a key driver for the Northern Territory Government to undertake the first comprehensive technical

investigation on North Bathurst Island. It was a land suitability assessment, water resource investigation and flora and fauna evaluation to develop baseline information regarding these bio-physical resources.

The outcome of the investigation was a detailed understanding of the land suitability, water resources and biodiversity. It is a valuable resource for investors for it details the capability of North Bathurst Island. The final report *Tiwi Islands Economic Development – Bio-Physical Resources of North East Bathurst Island (Technical Report)* is available at www.landdevcorp.nt.gov.au/projects/tiwi-islands



DEVELOPMENT OPPORTUNITIES

Overview

The working group between the Tiwi Land Council and the Land Development Corporation undertook research which included the identification of:

- Feasible business ideas in a similar environment
- The aspirations of Tiwi people for development
- Overall capability of the Tiwi Islands

Outcome

The Land Development Working Group used the outcome of the research to define Development Opportunities which are business ideas that could be applied on the Tiwi Islands. Further detailed feasibility analysis is required to confirm the suitability of Development Opportunities. The Development Opportunities will guide the project definition for investors. The Development Opportunities can be categorised as:

- Tourism and Residential
- Aquaculture
- Agriculture
- Industrial





TOURISM AND RESIDENTIAL OPPORTUNITIES



Potential Developments

The potential tourism and residential development opportunities include:

- Ecotourism facility
- Resort
- Residential accommodation (short and long term)

Advantages

The advantages of tourism and residential development on the Tiwi Islands include:

- Close proximity to Darwin, with easy access by plane and ferry
- Attractions such as beaches, wetlands and wildlife
- Activities such as fishing and Aboriginal art, culture and bushtucker
- Existing tourism operations such as fishing lodges, Aboriginal art and culture tours and the annual Tiwi Islands football grand final and art sale



AQUACULTURE OPPORTUNITIES



Potential Developments

The potential aquaculture development opportunities include:

- Sea cage
- Land based farm/pond

These opportunities exist for a range of seafood including:

- Fish (barramundi)
- Prawn
- Clam
- Oyster
- Crab
- Sea cucumber

Advantages

The advantages of an aquaculture development on the Tiwi Islands include:

- Pristine coastline due to the low level of population
- Pristine sources of freshwater and seawater
- Natural stocks of barramundi, crab and sea cucumber
- Oyster farming trial is underway



AGRICULTURE OPPORTUNITIES



Potential Developments

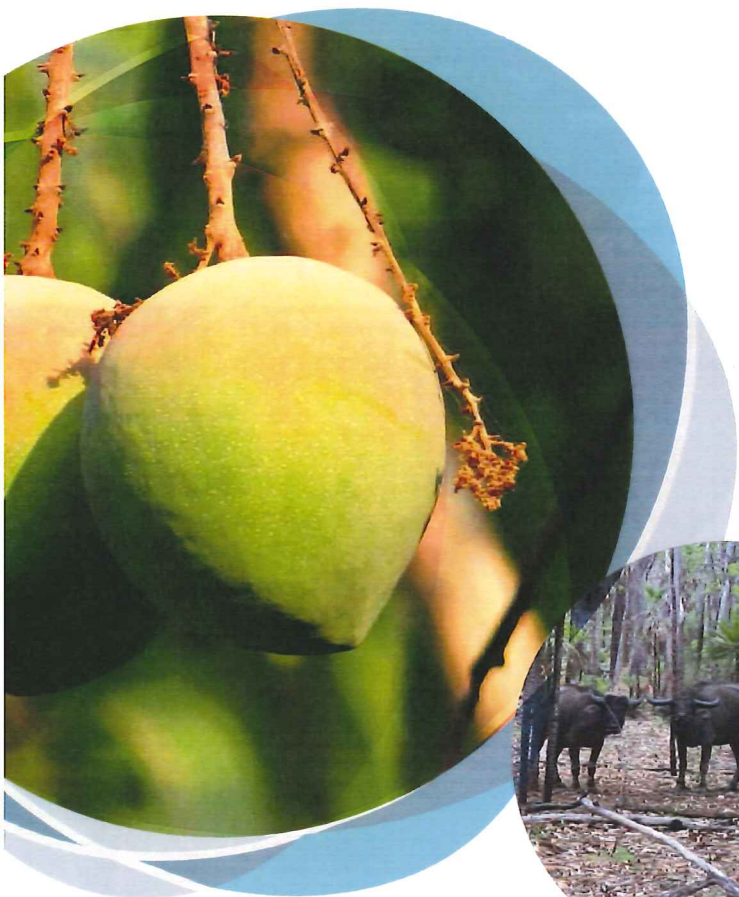
The potential agriculture development opportunities include:

- Fruit and vegetable farm
- Buffalo farm
- Forestry/Plantation

Advantages

The advantages of an agriculture development on the Tiwi Islands include:

- Bio-security due to the isolation from the mainland
- Greenfield land that has not previously been developed
- Pristine ground water and surface water
- Natural stocks of buffalo



INDUSTRIAL OPPORTUNITIES



Potential Developments

The potential industrial development opportunities include:

- Marina
- Barge landing
- Industrial support facilities
- Light industrial facilities
- Water bottling

Advantages

The key advantages of an industrial opportunity on the Tiwi Islands include:

- Access to coastline in close proximity to Darwin
- Capability to support other developments on the Tiwi Islands



FACILITATION

Overview

The Land Development Corporation will support and facilitate the lease process for investors. The Land Development Corporation has formal and informal arrangements that involve the Tiwi Land Council and Traditional Owners through the lease process.



EXPRESSION OF INTEREST

- Investor reviews the Tiwi Islands Investment Opportunity suite of documentation and contacts the Land Development Corporation
- Investor prepares a project concept
- Land Development Corporation undertakes investor qualification
- Investor and Land Development Corporation refine project concept



SITE SELECTION

- Land Development Corporation provides background information
- Investor and Land Development Corporation investigate sites
- Investor selects preferred site



AGREEMENT TO SUB-LEASE

- Investor drafts detailed development proposal
- Investor and Land Development Corporation execute agreement to sub-lease



LEASE AND SUB-LEASE

- Investor and Land Development Corporation facilitate formal consultation by Tiwi Land Council with Traditional Owners
- Investor surveys site and obtains subdivision approval
- Land Development Corporation executes lease with Tiwi Aboriginal Land Trust
- Land Development Corporation executes sub-lease with Investor



DEVELOPMENT AND BUSINESS START UP

- Land Development Corporation establishes ongoing community consultation forum
- Investor finalises designs and obtains development approval
- Investor undertakes the development and starts the new business

BENEFITS FOR INVESTORS

Overview

A significant benefit to investors is the support that can be provided by the Land Development Corporation, including interaction with Traditional Owners, assistance with Government process and technical advice.

Interaction with Traditional Owners

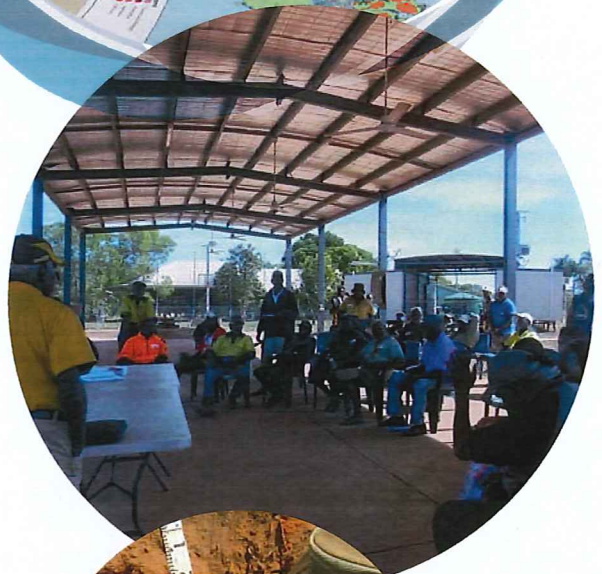
The Land Development Corporation has formed a strong relationship with the Tiwi Land Council and Traditional Owners. The Corporation meets with the Tiwi Land Council at formal meetings of the Land Development Working Group and it also meets with Traditional Owners on an informal basis. This will assist the development process by enabling the early involvement of the Tiwi Land Council and Traditional Owners.

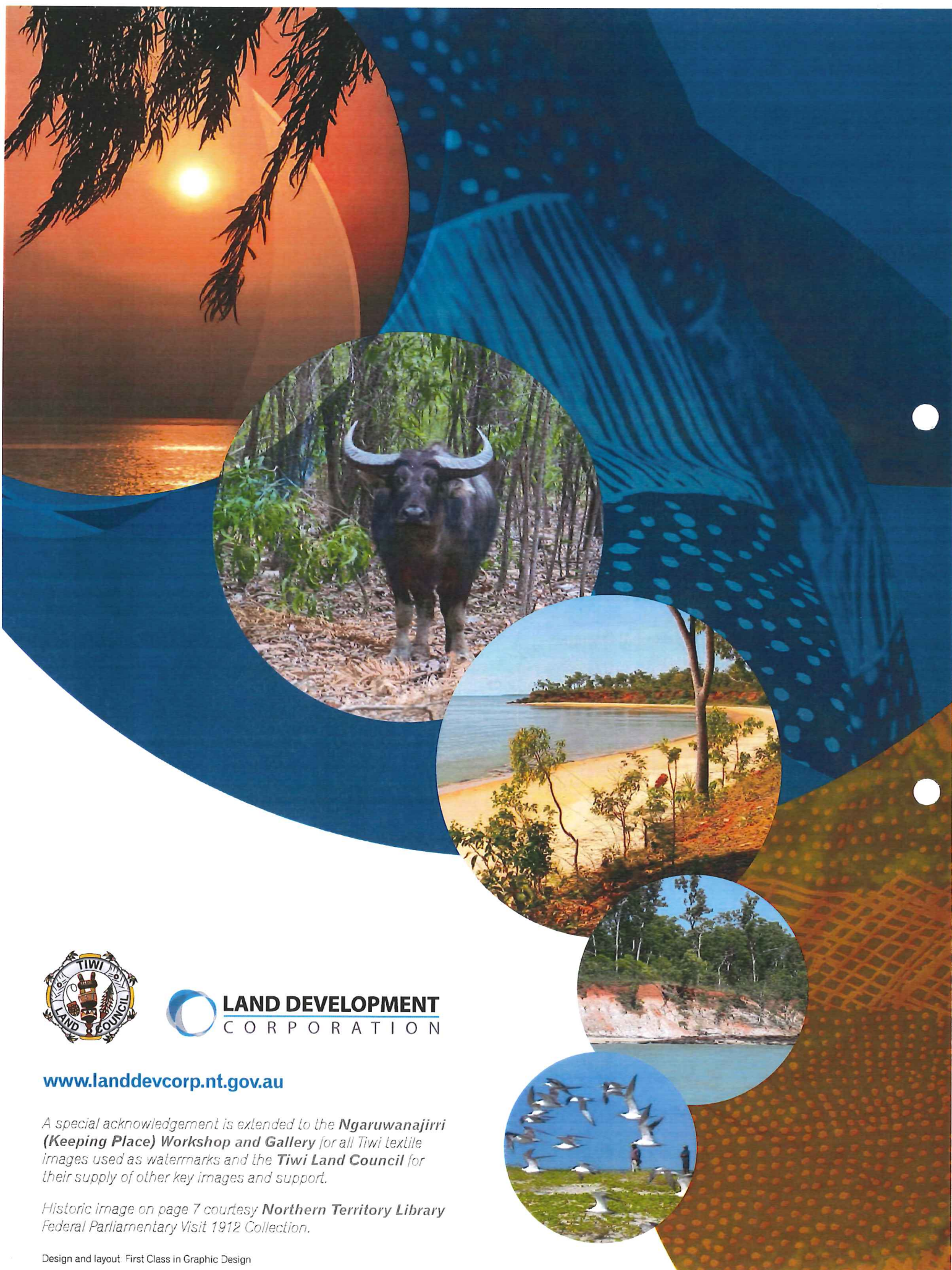
Government Process

The Land Development Corporation has established strong relationships within Northern Territory Government. This enables the Corporation to gain advice and support to guide investors through Northern Territory Government process to obtain approvals.

Technical Advice

The Land Development Corporation has an experienced project team which can provide technical information about the Tiwi Islands. The Corporation can also draw upon support from within the Northern Territory Government to provide specific professional and technical advice for investors.





LAND DEVELOPMENT
CORPORATION

www.landdevcorp.nt.gov.au

*A special acknowledgement is extended to the **Ngaruwanajirri (Keeping Place) Workshop and Gallery** for all Tiwi textile images used as watermarks and the **Tiwi Land Council** for their supply of other key images and support.*

*Historic image on page 7 courtesy **Northern Territory Library** Federal Parliamentary Visit 1912 Collection.*