

LEGISLATIVE ASSEMBLY OF THE NORTHERN TERRITORY

WRITTEN QUESTION

Mr Higgins to the Minister for Infrastructure, Planning and Logistics

Katherine Logistics Agribusiness Hub

- 1. Please confirm that this will be a 255.3 hectare project. What is the current land tenure status of the land in question?**

It is proposed that the project utilises an area of 255.3 hectares. This area may change as land negotiations are finalised. Current land tenure is Perpetual Pastoral Lease.

- 2. What is the timeline for acquiring the land for the Katherine Logistics Agribusiness Hub?**

As soon as possible, this financial year.

- 3. Has the Department identified any current or future obstacles to achieving the timeline outlined above?**

Timeliness for land negotiations.

- 4. What is the current market value of the land comprising the Katherine Logistics Agribusiness Hub?**

Given negotiations are underway, this information is commercial-in-confidence.

- 5. How was market value ascertained?**

Through a valuation undertaken in accordance with provisions of the *Land Acquisition Act 1978*.

- 6. Is any consideration being given to conversion to freehold of any of the project area? If so please specify.**

In accordance with the Release of Crown Land Policy, freehold titles are likely to be available following achievement of development covenants.

7. How many stakeholders are currently involved in the land acquisition process? Who are they?

Two – current landholder (Cross Pacific Pty Ltd) and Northern Land Council representing Traditional Owners.

8. How many times has the Department met each stakeholder?

Cross Pacific Pty Ltd – twice (several times with previous owners, Consolidated Pastoral Company)
Northern Land Council / Traditional Owners' Representatives – twice

9. What principles of negotiation are being used with each stakeholder?

Negotiations are being undertaken in accordance with the provisions of the *Land Acquisition Act 1978* and *Federal Native Title Act 1993*.

10. How is the negotiation being conducted?

In a spirit of cooperation and good faith.

11. What is the total value of the investment by the Northern Territory Government in the Katherine Logistics Agribusiness Hub?

\$30 million has been approved on the Capital Works Program, which will provide external headworks to the site and Stage 1 subdivision works.

12. How much is being paid to pastoral lease holders, if any? What is the basis of this amount?

Negotiations are not yet concluded.

13. How much is being paid to freehold land holders if any?

There is no freehold land interests to acquire.

14. Has there ever been a Native Title claim on the lands comprising the Katherine Logistics Agribusiness Hub?

No

15. Are there any pending Native Title claims on the lands comprising the Katherine Logistics Agribusiness Hub that the Northern Territory Government is aware of?

No

- 16. Are there currently any Native Title rights over the land, or any part of the lands, comprising the Katherine Logistics Agribusiness Hub? If so, what are they?**

The land is held under pastoral lease and therefore subject to non-exclusive native title in the absence of other extinguishing tenures.

- 17. What provision, if any, has been made for Native Title claims of any of the land comprising the Katherine Logistics Agribusiness Hub?**

Fair compensation for the extinguishment of native title has been built into project costings.

- 18. What compensation, if any, has been offered or paid to traditional owners as part of the development of the Katherine Logistics Agribusiness Hub?**

No formal offer has been made to date.

- 19. Has the Government sought any legal advice, from the Solicitor General, SFNT or outside counsel, to inform any of the above?**

Yes

- 20. Has Treasury modelled the effect of any current or future native title claims on the value of pastoral estates or land in the Katherine area?**

Unknown. This should be directed to the Department of Treasury and Finance.