



TIWI
ISLANDS

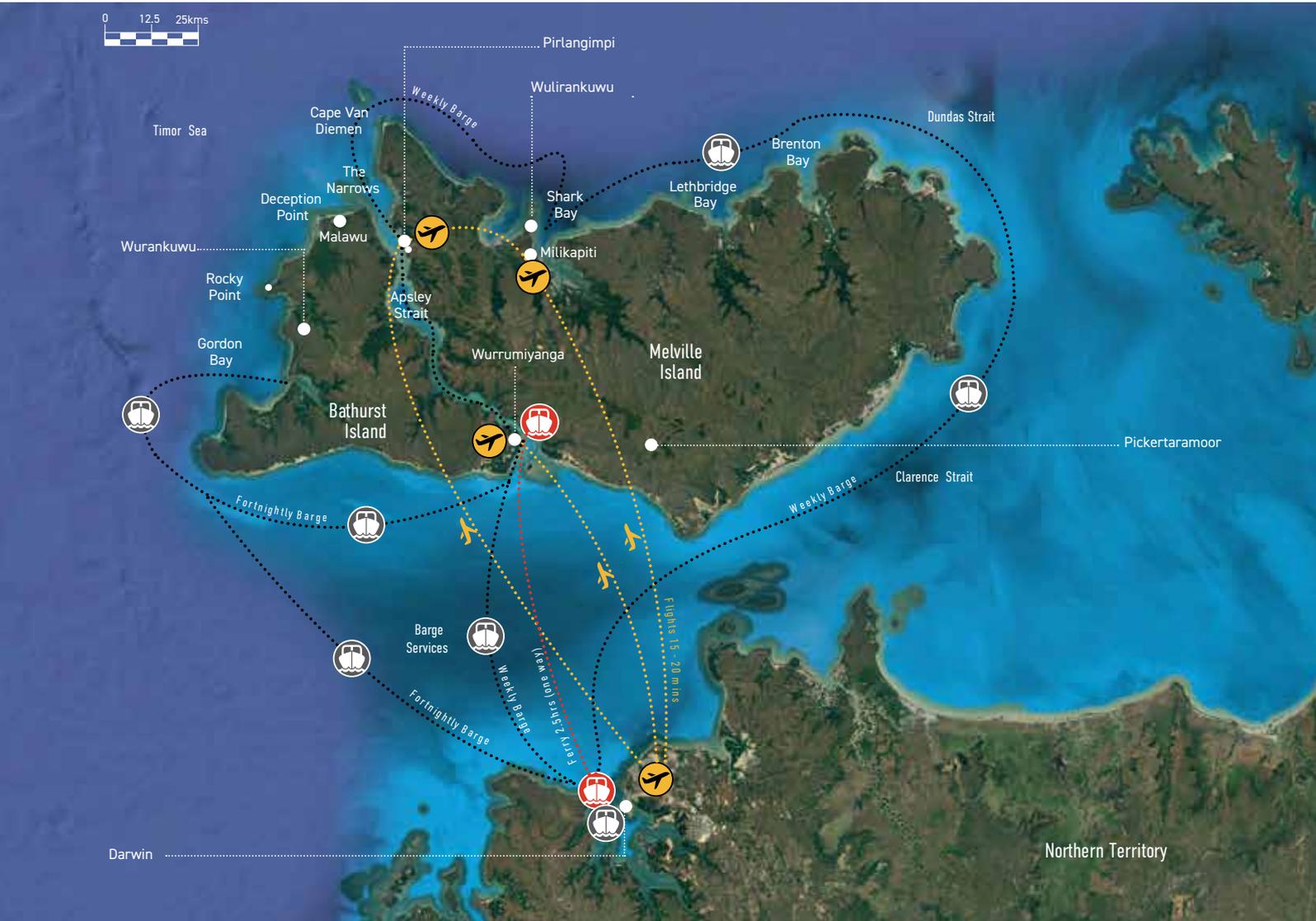
INVESTMENT MEMORANDUM

NATURE BASED ACCOMMODATION AND RESIDENTIAL
DEVELOPMENT OPPORTUNITIES



OCTOBER 2017

Expressions of interest are being sought for tourism development concepts that stimulate local economic development and embrace the Tiwi culture and natural resources. The Land Development Corporation and the Tiwi Land Council have prepared three different concepts including cabins with flagship attraction, glamping and a residential weekend. Alternative tourism development concepts will be considered.



Further Information

To discuss these opportunities further and view the full concept analyses and reports, contact:

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Australia's New Island Destination...

INTRODUCTION

Comprising both Bathurst Island and Melville Island, the Tiwi Islands are renowned for their cultural and environmental character which has been protected and conserved over 11,000 years of Aboriginal stewardship.

A new agreement developed between the Northern Territory Government's Land Development Corporation, the Tiwi Land Council and the Tiwi Aboriginal Land Trust has opened special opportunities for investment. There are very exciting tourism and residential opportunities.

The Tiwi Islands is well placed to access existing markets for cultural and wildlife tourism and the Darwin weekender accommodation market, in that the:

- > Tiwi Islands is proximate (by plane, ferry and barge) to Darwin.
- > Tiwi islands have a range of wildlife and natural assets on which a tourism experience can be formed.
- > Tiwi people have a unique cultural story, and are willing to explore this in respect to an identified interest in developing a Tiwi architectural vernacular and the sharing of their culture with the wider public through a cultural centre or the like.
- > The Tiwi Islands has coastal land with quality beaches, suitable for a 'sea-change' lifestyle, or 'weekender' accommodation.

Development sites have been identified and preliminary master plans and civil concept plans for each have been prepared and are available.

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.

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.

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.

*Image: Flash Camp
Photo by Elise Hassey*

INVESTMENT SNAPSHOT

Company/Organisation

Land Development Corporation, Tiwi Land Council and the Tiwi Aboriginal Land Trust

Investment Opportunity

Island Tourism and Residential Development Sites: Resort, Eco-Tourism and Residential (weekender)

Location

Tiwi Islands (Bathurst Island and Melville Island), Timor Sea, Northern Territory, Australia.

Located 70km north of Darwin, within easy reach via light aircraft, ferry and barge

Investment Type

Private investment for development, long term leases of land (up to 99 years) from the Land Development Corporation

Project Concept

The Tiwi Islands has coastal land with spectacular beaches and an array of native wildlife. With up to 20 hectares for tourism purposes and up to 10 hectares for residential purposes, the options include:

- > Tourism Development
 - Resort: 'Glamping' concept with restaurant
 - Resort: Cabins and flagship attraction
- > Residential Development
 - Residential: Weekender subdivision

Why invest?

The Tiwi Islands is an ecologically rich and primarily pristine environment that provides a unique backdrop for tourism and residential development. The Tiwi people encourage development that provides the opportunity to re-engage with the land and provide opportunities for economic and social self-reliance.

Timeframe

Available immediately

Company / Project Proponent overview

The Land Development Corporation is a Government Business Division and the Northern Territory Government's strategic land developer. The Corporation is working together with the Tiwi Land Council to support economic development on the Tiwi Islands by providing the private sector with investment opportunities through the Tiwi Development Framework Agreement.

Expressions of interest are being sought for tourism development concepts that stimulate local economic development and embrace the Tiwi culture and natural resources. The Land Development Corporation and the Tiwi Land Council have prepared three different concepts including cabins with flagship attraction, glamping and a residential weekender. Alternative tourism development concepts are invited for consideration.

LOCATION

The two sites highlighted for tourism developments are Wulirankuwu (Melville Island) and Wurankuwu (Bathurst Island) and both could accommodate a cabin style development or a glamping tent development.

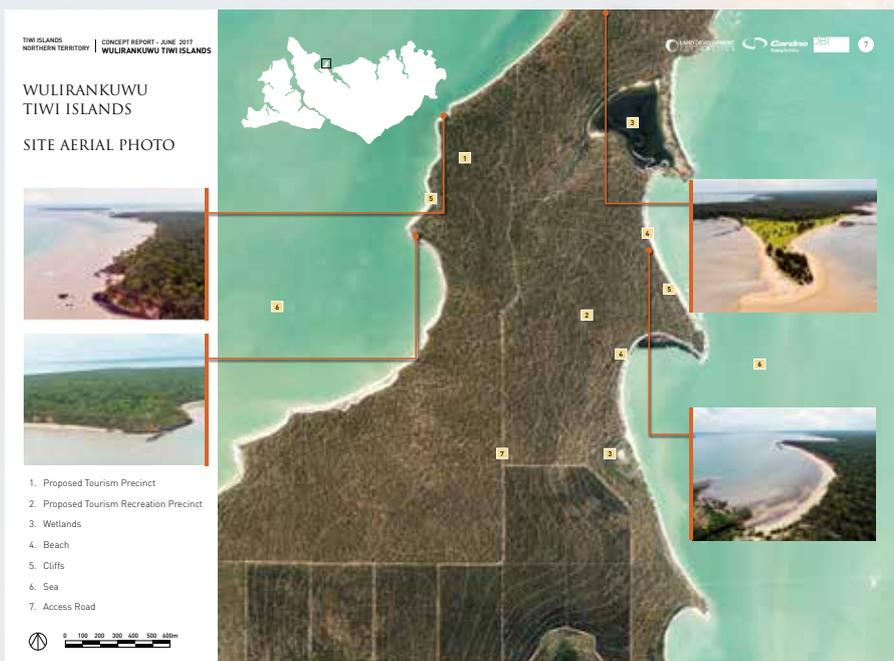
A plateau proximate to the coast of Bathurst Island was identified as the most suitable location for the "Malawu" weekender development concept.

There are a range of sites across the Tiwi Islands that are considered potentially suitable for future tourism and residential development. These areas are identified by:

- > 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.
- > Elevated coastal land near attractions such as beaches.
- > Land containing unique flora, fauna or wetlands.
- > Land that is free of flooding constraints during the wet season.
- > Availability of water resources.
- > Access to infrastructure or potential infrastructure.



Tourism Development Site 1 Wulirankuwu (Melville Island)



- > Situated on Cape Lavery to the north of Milikapiti.
- > An area to the west of the Cape is the preferred location due to its prominent coastal/ocean views and location next to a calm bay.
- > Access to fishing charters, museum and the art centre.
- > Cultural heritage burial sites, Pukumani Poles and traditional owner recreation areas.
- > Fly into Snake Bay by charter or regular passenger service with Fly Tiwi or ferry from Darwin then car transfer from Wurrimiyinga

Tourism Development Site 2 Wurankuwu (Bathurst Island)

WURANKUWU
TIWI ISLANDS

SITE AERIAL PHOTO



1. Proposed Tourism Precinct
2. Proposed Tourism Recreation Precinct
3. Wetlands
4. Beach
5. Cliffs
6. Sea



- > Situated to the west of Wurrumiyanga.
- > The site is located adjacent to a beach which has high scenic amenity and wetlands located to the south of the site.
- > There is currently access tracks located to the east and south of the site.
- > Fly into Wurrumiyanga or ferry from Darwin then 2 hour car transfer.

Residential Development Site 3 Malawu (Bathurst Island)

MALAWU
SITE AERIAL PHOTO



- > Situated on the northern tip of Bathurst Island.
- > Locate the residential home lots along the edge of a plateau, facing north to afford spectacular views of the Timor Sea.
- > Close to the site is an ideal boat ramp location which could facilitate arrival by private boat and the site offers suitable land for an airstrip.
- > The addition of a network of nature trails would offer access to the surrounding areas' vast variety of exceptional natural assets including rainforests, beaches, rivers, creeks, wetlands and mangroves.
- > Other natural assets include fishing locations, birdwatching and 4WD tracks.

SITE REQUIREMENTS

Vegetation clearing is considered necessary for site preparation and stabilisation prior to infrastructure development. Construction of the following network of services and infrastructure is anticipated:

- > A main access road
- > Internal access roads, footpaths and paved areas
- > Stormwater drainage
- > On-site sewage collection and treatment
- > Water supply via a bore and pump site
- > Telecommunications
- > A chlorination system to service the swimming pools if installed
- > Electric light and power with backup diesel generator
- > Landscaping and improvements.

OPTIONS ANALYSIS

Supporting documents are available that detail the Options Analysis:

- > Tourism and Residential Opportunities - Options Analysis
- > Malawu Tourism and Residential Opportunities – Analysis
- > Wulirankuwu Concept Report
- > Wurankuwu Concept Report
- > Malawu Concept Report.

MARKET INSIGHTS

Tourism

The Tiwi Islands is situated close to one of Australia's strongest tourism destinations and is within easy access to Kakadu National Park and East Arnhem Land. Darwin is a gateway city and provides a hub for visitors to experience the natural and cultural experiences of the surrounding regions. According to the Tourism Research Australia¹, 864,000 people travelled to the region, spending on average 7.7 nights in the year ending March 2017. Of these visitors, the majority (67%) were either on a holiday or visiting friends and relatives. Based on Tourism Research Australia visitor data for the period 2015-2017, 6,000 people visit the Tiwi Islands per year.

Residential

A recent qualitative study of the Darwin residential market indicated that there is a 'weekender' market catering to demand generated by families, recreational anglers, and retirees. This segment would present an ideal target for the residential development concept. The study also indicated that the ideal residential product to offer would be a design based on an appropriate balance between luxury/exclusivity and affordability and close to options for recreation such as fishing and easy access to a beach.

¹ Tourism Research Australia. 2017. National and International Visitor Surveys Year Ending March 2017

Image: Lizard Island, Great Barrier Reef

ACCESS & TOURISM INFRASTRUCTURE

Getting to the Tiwi Islands

Getting to the Tiwi Islands is easy. By air, a flight to the Tiwis is approximately 30 minutes. The round trip airfare is approximately \$320. Regular passenger services are operated by Fly Tiwi from Darwin to the Islands' three airports on a daily basis.

Sealink Northern Territory operates a ferry service to Bathurst Island three times a week from Darwin. The journey by ferry is approximately 2.5 hours one way and is operated by the national transport company, Sealink Travel Group. The ferry round trip adult fare is \$120. The Tiwi Islands are also served by freight barge services from Darwin to Wurrumiyanga weekly and fortnightly to Wurankuwu via Gordon Bay and Milikapiti via Shark Bay.

Getting Around

The roads within the communities are sealed and the connecting roads throughout the islands are gravel roads. There is an inter-island ferry that allows for the movement of cars and pedestrians between Wurrumiyanga and Paru on Melville Island.

Existing Tourism Product

Existing organised tours on the Tiwi Islands include:

Tiwi Islands Adventures operates two fishing lodges, Melville Island Lodge and the Johnson River Camp.

Sealink NT facilitates a Tiwi By Design and Tiwi Day tour accessed by its ferry services from Darwin.

Tiwi Tours managed and operated by AAT Kings, operate two cultural tours, one accessed by air, the other by ferry from Darwin.

Clearwater Island Lodge a fishing lodge located on the Apsley Strait on Melville Island.

TOURISM DEVELOPMENT CONCEPTS

Tourism and residential development proposals that will stimulate local economic development and embrace the Tiwi culture and natural resources will be considered.



Wulirankuwu Glamping / Cabin Concept Plan



Image: Bamurru Plains by Wild Bush Luxury



Image: Flash Camp
Photo by Chris Searl



Image: Spicers Sangoma Retreat

Option 1 | Cabins with Flagship Attraction

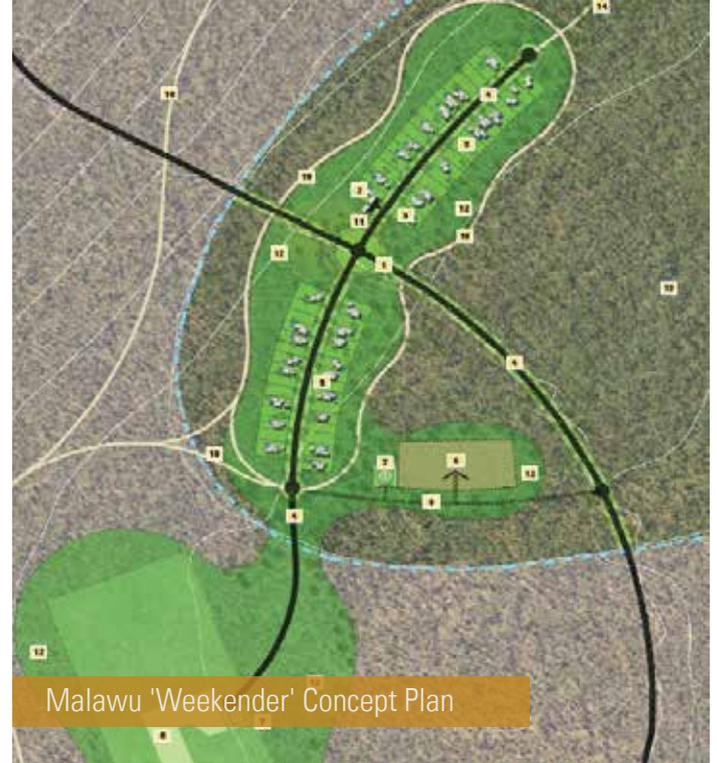
This option proposes a combination of one and two bedroom cabins, reception, central facilities and supporting infrastructure set within the natural beauty of the Island. The low-rise, free-standing cabins could be situated to benefit from the natural characteristics of the site and most cabin sites could claim proximity to the coastline.

Each cabin will feature a water closet and outdoor living/deck area and the two bedroom cabins will additionally include a private kitchen and lounge room. All cabins and onsite facilities will be connected by an internal circulation road, pedestrian pathways and walking trails.

Each site features a helicopter landing pad, arrival zone, reception and central facilities (including restaurant, bar, administration, pool and convenience outlet), communal facilities (including kitchen, pool, amenities and lounge), lookouts and BBQ facilities, providing views over the surrounding landscape and beyond. Communal facilities associated with the cabins on Wurankuwu will be situated on the highest point of the site, affording guests with 360 degree views of the locality.

A single multipurpose open space core will provide guests with the opportunity to engage in outdoor recreational activities such as kite-flying, exercise, field games and picnics and provide a space for events held under marquee.

This option incorporates an Indigenous Culture Centre, forming the 'flagship attraction' of the site, which could incorporate an interpretive centre, retail facilities and performing arts space to provide a space for authentic Tiwi cultural experiences.



Option 2 | Glamping with Restaurant

This option proposes up to 60 sites for permanent luxury “glamping¹” accommodation supported by facilities including dining area, central reception building, walking trails and supporting infrastructure.

Most sites could claim proximity to the coastline, the balance could benefit from the seclusion within the surrounding pristine endemic vegetation. The site can accommodate internal access road and pedestrian pathways.

Each site features a helicopter landing pad, arrival zone, reception and communal facilities (including restaurant, bar, pool, amenities and lounge), lookouts and BBQ facilities, providing views over the surrounding landscape and beyond. Communal facilities associated with the “glamping” accommodation on Wurankuwu will be situated on the highest point of the site, affording guests with 360 degree views of the locality.

A single multipurpose open space core will provide guests with the opportunity to engage in outdoor recreational activities such as kite-flying, exercise, field games and picnics and provide a space for events held under marquee.

¹ *oxforddictionaries.com (accessed March 2017) defines ‘glamping’ as: ‘A form of camping involving accommodation and facilities more luxurious than those associated with traditional camping’*

Residential (Weekender) Concept

The development concept entails a small scale, eco-sensitive residential community/weekend retreat on a spectacular site on North Bathurst Island.

The concept accommodates 60 individual residential lots of approximately 1000m² per dwelling site.

Home lots can be located on the edge of a plateau and face north to afford spectacular ocean views.

The architectural qualities of the homes are envisaged to embrace a light weight, tropical design ethos.



Image: Bamuru Plans by Wild Bush Luxury

KEY EXPERIENCES

The Tiwi Islands offer quality nature and adventure experiences that include close viewing of wildlife including crocodiles, marsupials, birds and fish in their natural environment. Add the local Tiwi art and culture and the range of visitor experiences available is compelling.

Aboriginal Culture Tiwi art is distinctly different from other Aboriginal art, even from that of their neighbours in Arnhem Land. Tiwi Islanders continuously practice the art of body painting (jilamara) for ceremonial purposes. These designs are now translated onto a variety of media. The three art centres on the Tiwi Islands, located within easy access of both the residential and tourism development sites at Wurrimiyanga, Milikapiti and Pirlangimpi are committed to the development and promotion of both traditional and contemporary art and craft in many forms.

- > **Fishing** a large market comprising locals who regularly fish in the region surrounding Darwin, residents of southern states chasing famous Northern Territory fish such as the barramundi.
- > **Hunting** a niche market comprising mostly locals seeking regular weekend destinations.
- > **Hiking** a small market comprising mostly locals seeking regular weekend destinations but also a popular activity for interstate and international visitors.
- > **Bird Watching** a potential market with the Tiwi Islands home to a stunning array of bird life such as kingfishers, jabiru, parrots, eagles, falcons and hawks plus countless varieties of water birds.





Images: TourismNT



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