




Australian Government

Department of Infrastructure
and Regional Development



Christmas Island Crown Land Management Plan

March 2017



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Foreword by the Administrator

Christmas Island is a unique and beautiful place with diverse environmental and cultural features. The same characteristics that make Christmas Island so idyllic, such as its location, natural wonders and rich heritage, are challenging from a land management and planning perspective. Its relatively small population and geographic isolation from mainland Australia add complexity to building a strong, self-sustaining economy.

While supporting opportunities for growth, the Australian Government is also committed to ensuring the Island continues to showcase the unique characteristics which make it popular with residents and visitors alike. As residents, we all need to work together to remove barriers and create opportunities for growth.

The Island has a long history of phosphate mining, which has created jobs and growth. The research based Mining to Plant Enterprise Project is looking at ways in which we can diversify the economy by investigating the viability of commercial agriculture on spent mining leases. This is a great example of utilising land in a way that acknowledges its past use but looks to future development opportunities.

Looking at innovative ways to attract visitors to the Island will boost the economy. Our unspoilt ocean and reefs are major attractions as is our safe and welcoming community.

While commercial activity is critical, we must ensure that development is done in a consistent and sustainable manner within an integrated planning framework.

To this end, I am proud to present the Australian Government's *Christmas Island Crown Land Management Plan*. The Plan

has been developed by the Australian Government, in consultation with the Shire of Christmas Island, local businesses and members of the community.

It is an important step towards building a strong and sustainable economy for current and future generations of Islanders. By providing clear guidance on the availability of Crown land and how interested parties can utilise Crown Land, the Plan balances sustainable growth with the conservation of the natural and cultural charm of our Island.



Mr Barry Haase

Administrator
Territory of Christmas Island

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Introduction

The *Christmas Island Crown Land Management Plan* (the Crown Land Plan) is the Australian Government's (the Government) plan to ensure a strong, sustainable and liveable Christmas Island. It outlines the key strategic directions and actions that will guide future planning initiatives for Crown land and support the release of land for development. The intention is to contribute to the diversification of the economy, while ensuring a culturally dynamic and vibrant community.

The Crown Land Plan sets out objectives to support the release of land for residential, tourism, commercial and agricultural development; improve community and social infrastructure; promote better movement and access; and conserve the environment.

The potential uses of Crown land on Christmas Island and proposals presented in the Crown Land Plan are aspirational in nature and are intended to offer a cohesive strategy. Implementation of these proposals is largely dependent on the involvement of the private and not-for-profit sectors, as well as the Commonwealth budgetary environment.

Not all Crown land on Christmas Island is included in the Crown Land Plan. Rather,

priority areas have been identified within and near the existing settled areas. Interest in Crown land in other areas of Christmas Island is encouraged, with proposals to be considered by the Government according to the *Guidelines for the Assessment of Unsolicited Requests for Crown Land* (the Guidelines).

The Crown Land Plan builds on previous work of the Government, including the 2009 *Report for Crown Land Management Plan for the Indian Ocean Territories*, and by the Shire of Christmas Island (the Shire), including the Local Planning Strategy.

The *Consultation Draft* of the Crown Land Plan, released in March 2016, sought community and stakeholder views on proposed uses of Crown land. Feedback was considered and has been incorporated as far as possible.

The Crown Land Plan will be reviewed and updated approximately every five years or earlier, as needed. This review process will ensure that the broader strategic directions for land management and planning remain relevant, respond to changing circumstances on Christmas Island and reflect best practice.



Flying Fish Cove

Background

Snapshot: Christmas Island

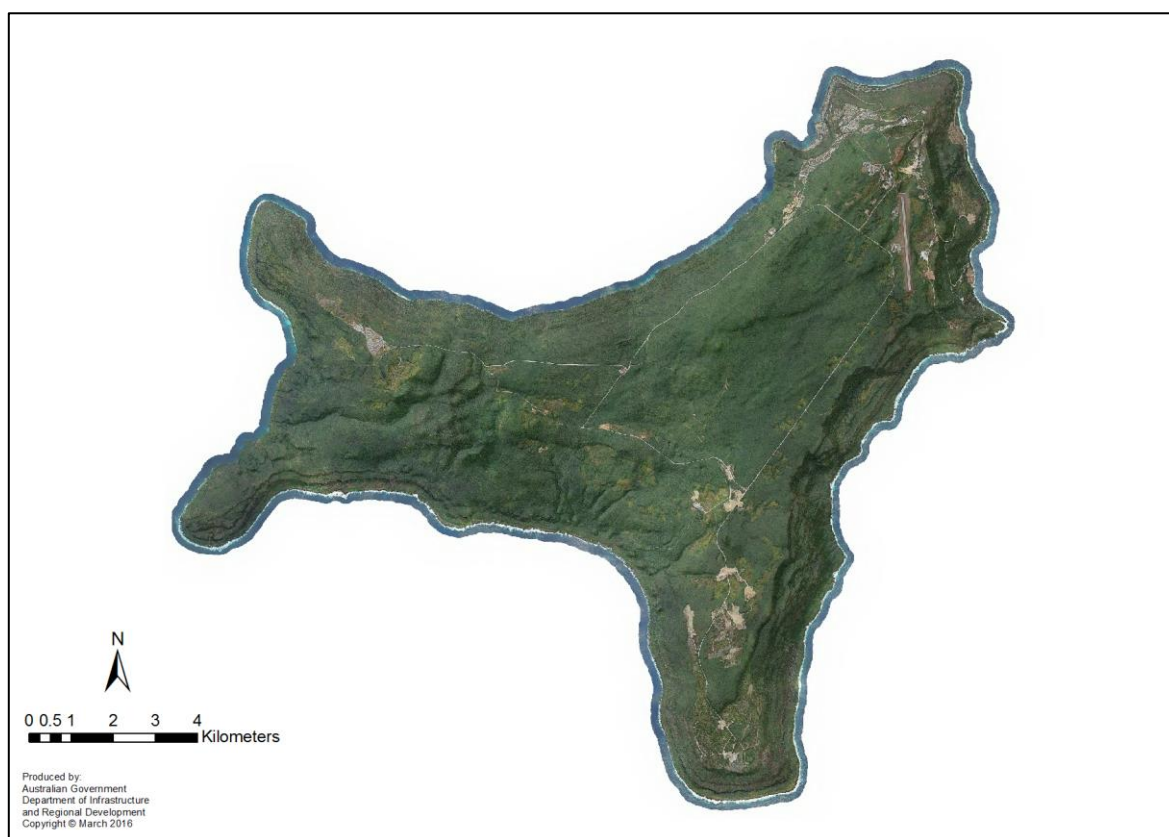
Christmas Island lies 2,600 kilometres northwest of Perth and 494 kilometres south of Jakarta, Indonesia. It is 17 kilometres long and 20 kilometres wide, totalling 13,500 hectares. Almost two thirds of the Island is protected as a National Park.

The Island has a small population, ranging from 1,000 to 2,500 residents.

Government, private business and phosphate mining are the major industries and source of income for the Island's residents.

Approximately, 1,200 people visit the Island each year, some of whom are tourists. Fourteen accommodation operators currently meet tourism needs.

There is a long history of mining activity on Christmas Island, with phosphate mining making a significant contribution to the Island's economic prosperity and to the social fabric of the community.



What is Crown land?

Crown land on Christmas Island is land that is owned and managed by the Government. This includes Crown land held under lease, licence or permit, but does not include the Christmas Island National Park, which is a Commonwealth Reserve.

Christmas Island – Key Facts

Population

The population of the Island in 2014 was estimated at 2,224.¹ Anecdotal evidence is that the population has declined significantly since 2014. The median age is 33.7 years.²

Over the last 10 years, the population has fluctuated due to the changing immigration presence on island. This has impacted on the local economy.

In 2014, children aged 0 to 14 years made up 12.3% of the population and people aged 65 years and over made up 5.7% of the population.¹

48.6% of people were born in Australia, 28.1% in Malaysia, 3.4% in Singapore, 2.8% in England and 1.2% in New Zealand.²

37.2% of the population speak only English at home, 20.3% speak only Malay, 17.4% speak only Mandarin and 10.3% speak only Cantonese.²

The most practised religions are Buddhism (26.3%), Islam (22.9%) and Christianity (16.9%).²

Employment and Economy

Of those employed, 27% work in Public Administration and Safety, 16.7% work in Mining and 8.6% work in Education and Training.²

Phosphate Resources Limited is the main employer, followed by Government.

Land Ownership and Use

Sixty-three percent of land is a Commonwealth Reserve administered by the Director of National Parks as the Christmas Island National Park. A large portion of remaining land on the Island is administered by the Department of Infrastructure and Regional Development (the Department) as Crown land.

The *Land Administration Act 1997* (WA)(CI) provides land tenure options for Crown land on Christmas Island: freehold sale, general leases, conditional purchase leases, lease with option to purchase for subsequent subdivision, licences and Reserves. These arrangements are subject to Government policies and procedures, such as the *Public Governance, Performance and Accountability Act 2013* and the Commonwealth Property Disposal Policy.

The *Mining Act 1978* (WA)(CI) provides for mining leases to be granted on Christmas Island.

13.6 hectares (67 parcels) of Crown land on Christmas Island have previously been released by the Government to the private market and remain underdeveloped or undeveloped.

¹ ABS, Population by Age and Sex, Regions of Australia, 2014 (cat. no. 3235.0). Population estimates may include people living in the Immigration Detention Centre on Christmas Island for an extended period of time. ² ABS, Census Tablebuilder Pro, 2011 (cat. no. 2073.0). These figures excludes people counted in immigration detention on Christmas Island. These people have been identified using the *Immigration detention centre* category of the Census variable: Type of Non-Private Dwelling.

Administration of Crown Land

Commonwealth Framework

The Government Minister with responsibility for Territories (the Minister) is responsible for land management, planning and the regulation of development on Christmas Island. In practice, most of these functions are carried out by Western Australian (WA) Government officials under Service Delivery Arrangements (SDAs) with the Government and by the Shire. The Minister provides high level direction and statutory approvals when required.

Figure 1, Christmas Island Crown Land Administration Framework, shows the interrelationships between different levels of government and land administration on Christmas Island.

Commonwealth Property Disposal Policy

The Government has a whole-of-government policy which guides the release of Commonwealth administered Crown land in Australia, known as the Commonwealth Property Disposal Policy (CPDP). The sale of Crown land on Christmas Island must be in accordance with the CPDP (exemptions apply for leases), as well as the *Land Acquisition Act 1989* (Cth). The *Land Administration Act 1997* (WA)(CI) sets out the arrangements for the disposal of Crown land on Christmas Island.

The CPDP requires Commonwealth property (which has no alternative efficient use) to be sold on the open market at full market value. There are exceptions to this arrangement, including priority sales to nominated organisations for community related purposes or land exchanges.

Environmental Regulation

The *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (the EPBC Act) is the Government's key piece of environmental legislation. It establishes a framework for the assessment and approval of actions that have a significant impact on 'matters of national environmental significance', including threatened species, migratory species and World Heritage properties.

The land identified in this Crown Land Plan may be subject to the assessment and approval provisions set out under Chapter 4 of the EPBC Act. Responsibility for compliance with these provisions lies with the person proposing to develop the land. The timeframe for receiving an approval under the EPBC Act will vary, depending on the environmental values present on the property and the scale of the proposed development. To minimise land development timeframes, any proposed impact on a matter of national environmental significance should be discussed with the Government Department of the Environment and Energy as early as possible.

National Recovery Plans

A Recovery Plan may be required to stop the decline, and support the recovery, of listed threatened species or threatened ecological communities. The aim of a Recovery Plan is to maximise the long-term survival of a threatened species or ecological community.

Christmas Island has a number of Recovery Plans:

- the Lister's Gecko (*Lepidodactylus listeria*) and the Christmas Island Blind Snake (*Typhlops exocoeti*);

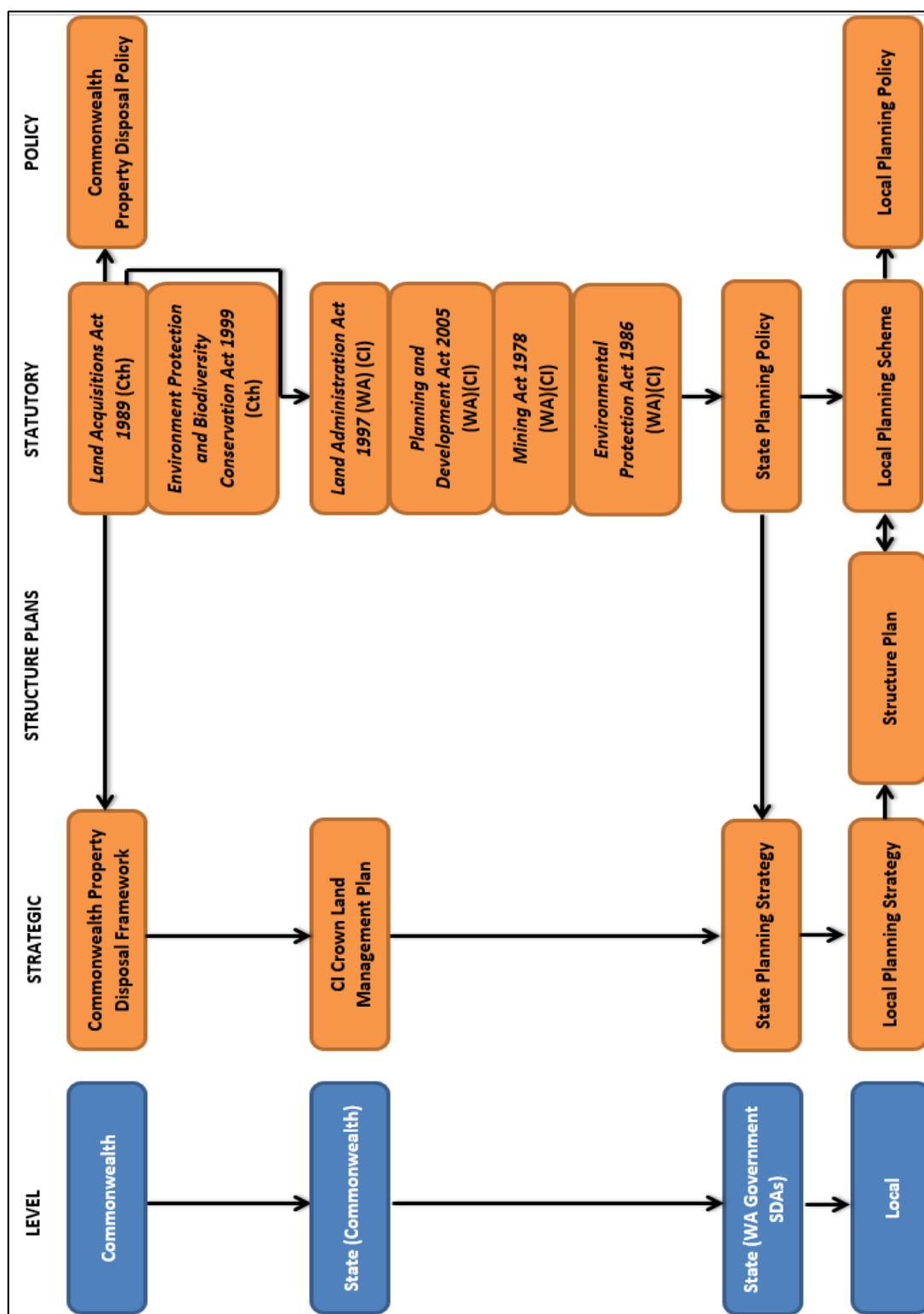


Figure 1 Christmas Island Crown Land Administration Framework

- the Christmas Island Frigatebird (*Fregata andrewsi*);
- the Christmas Island Goshawk (*Accipiter fasciatus natalis*);
- the Christmas Island Hawk-Owl (*Ninox natalis*);
- the Christmas Island Pipistrelle (*Pipistrellus murrayi*);
- the Christmas Island Shrew (*Crocidura attenuata trichura*); and
- the Christmas Island Spleenwort (*Asplenium listeria*).

These Recovery Plans need to be considered when seeking development approval of relevant land.

Christmas Island National Park

The Director of National Parks is responsible for the management of the Christmas Island National Park in accordance with the EPBC Act. The *Christmas Island National Park Management Plan 2014-2024* (Park Management Plan) is a legislative instrument under the EPBC Act, prepared by the Director of National Parks. The Park Management Plan describes the philosophy and direction of the management of the Park for the next ten years and regulates activities in the Park that are subject to the EPBC Act.

Western Australian Applied Legislation

Christmas Island is an Australian territory for which the Government has legislative responsibility. The Government is responsible for the delivery of a state-type legal framework and services, as well as normal Commonwealth responsibilities.

The Parliament of Australia applies the laws of WA as Commonwealth laws on Christmas Island, providing a comprehensive state-type

legal framework under the *Christmas Island Act 1958* (Cth). The Commonwealth may also make changes to applied WA laws, where appropriate.

Since 1992, the Australian and WA Governments have been party to SDAs for the provision of state-type services to Christmas Island and the Cocos (Keeling) Islands.

The WA Government has enacted the *Indian Ocean Territories (Administration of Laws) Act 1992* (WA) to enable State Agencies to exercise powers, perform functions and duties, and provide services to Christmas Island when the appropriate SDAs are in place.

The WA Department of Planning provides, under an SDA, professional and technical expertise, services and resources on planning and development on Christmas Island.


It also supports the WA Planning Commission (WAPC) to undertake its role, responsibilities and functions as prescribed in the *Planning and Development Act 2005* (WA)(CI).

The WA Department of Lands, via an SDA, provides support for land matters on Christmas Island and advice to the Government on management, ownership and title of Crown land in accordance with the *Land Administration Act 1997* (WA)(CI).

State Planning Policies

State Planning Policies (SPP) are prepared and adopted by the WAPC under statutory procedures set out in Part 3 of the *Planning and Development Act 2005* (WA)(CI).

The Government, WAPC and the Shire must have 'due regard' to the provisions of SPP when preparing or amending local planning



schemes and when considering applications for development approval.

The SPP which apply to Christmas Island include:

- SPP 2.5 Agricultural and Rural Land Use Planning;
- SPP 2.6 State Coastal Planning Policy;
- SPP 3.1 Residential Design Codes;
- SPP 3.4 Natural Hazards and Disasters;
- SPP 3.5 Historic Heritage Conservation;
- SPP 4.1 State Industrial Buffer Policy; and
- SPP 5.2 Telecommunications Infrastructure.

SPP would need to be considered when seeking development approval of relevant land.

Local Government Planning Framework

The Shire is involved in land planning by ensuring appropriate planning controls exist for land use and development. The key mechanism is the preparation and administration of its local planning schemes and strategies.

Local planning schemes, scheme amendments and local planning strategies for the Shire are governed by applied WA legislation and regulations, and assessed by the WA Department of Planning and the WAPC under the WA approval system through SDAs.

Local Planning Scheme

The Shire of Christmas Island Local Planning Scheme No. 2 is the principal statutory mechanism for achieving the Shire's aims and objectives for the development of the local area. Local government planning,

including local planning schemes, must be consistent with the broad land uses and policies under the Government's statutory and strategic planning framework for Christmas Island.

Local planning schemes primarily deal with land use, development control and infrastructure coordination for a local government area. Local planning schemes are based on the information and direction set in the local planning strategy.

Local Planning Strategy

The Christmas Island Local Planning Strategy (May 2015) is a strategic document which sets out the Shire's broad vision and the longer-term direction for land use and development. A local planning strategy addresses the social, environmental, resource management and economic factors that affect, and are affected by, land use and development.


Ideally, the local planning strategy should be read in conjunction with the local planning scheme as it provides background information and analysis which guides decision makers during the development process.

Structure Plans

A Structure Plan provides broad options for the development, subdivision and use of a particular area of land, and provides a policy framework for future subdivision or development. A local government may adopt a Structure Plan, subject to the approval of the WAPC, as the basis for decisions on development of an area.

Development Approvals

In most cases, approval for a development will be required by a planning scheme. The



Shire makes approval decisions on most development applications on Christmas Island under the Local Planning Scheme.

Other Christmas Island Reports

The development of the Crown Land Plan considered a number of local reports such as:

- Christmas Island Water Management Plan (Christmas Island Administration in conjunction with GHD, ACTEW and Sustainable Environmental Solutions), which includes an extensive investigation of available groundwater and a monitoring program for Christmas Island;
- Integrated Waste Management and Treatment Systems for Christmas Island Phase 1 (Shire of Christmas Island in conjunction with RAUM), which makes recommendations on strategies to support sustainable waste management on Christmas Island;
- Christmas Island Destination Development Strategy 2013-2018 (Christmas Island Tourism Association), which provides a pathway for tourism to add value to the economic, social, cultural and ecological fabric of Christmas Island; and
- Indian Ocean Territories Climate Change Risk Assessment (Attorney General's Department in conjunction with AECOM), which provides future climate change

projections for the Indian Ocean Territories, such as increased seasonal air and sea temperatures, average sea level rise and increase in the number of intense tropical cyclones and storm events.

Application of the Christmas Island Crown Land Management Plan

As the Crown Land Plan is not a statutory document, it is not enforceable. However, it is intended to guide future management of and decisions on Crown land. Development of Crown land may still require the Shire's approval under the Shire of Christmas Island Local Planning Scheme No. 2.

Supporting Documents

The Guidelines provide a clear, open and transparent framework for the assessment of unsolicited requests for land. The Guidelines also provide transparency in decision-making and certainty to potential investors.

The Crown Land Plan guides future development proposals and supports alignment with the Government's strategic direction for land on Christmas Island. The Crown Land Plan and supporting Guidelines will ensure that requests for land to support development are considered as soon as they are received.

Crown Land Management Strategy

Challenges in Land Management

There are challenges in ensuring that the right land is available in sufficient quantities for development.

- The difficult terrain limits land which can readily be made available. Certain areas will require significant investment to develop, while the terrain in some locations means that land cannot be developed at all.
- The small size of the Island may limit the ability to provide separation distances which would normally be expected on the mainland, such as the recommended distance between residential housing and industrial activities.
- The historic pattern has been to develop the easiest terrain first, meaning that remaining terrain is more difficult and costly to develop and may not integrate seamlessly with existing settlements.
- Mining-related activities have dominated development and been a key long-term contributor to the local economy. This will continue until the exhaustion of phosphate or the leases expire in 2034. Current exploration activities may see further mining into the future.
- Government-related use of land, such as for service infrastructure (power generation, sewage treatment, and port and airport facilities) may prevent the surrounding land from being utilised to its full potential.
- The remote location of the Island results in high development costs and high costs to

connect service infrastructure to new developments.

- The protection of unique plants and wildlife, including red crabs, adds an additional dimension to the development of land.

Key Objectives

The adoption of a consistent set of objectives will underpin the timely development of land on Christmas Island, contributing to economic growth and environmental sustainability.

The following overarching objectives underpin the assessment of proposals for Crown land on Christmas Island. Outlined in Figure 2, they include:

- a) releasing land for:
 - i. residential development; and
 - ii. tourism, commercial and agricultural development;
- b) improving community and social infrastructure;
- c) promoting better movement and access; and
- d) conserving the environment.

This Crown Land Plan sets out actions and opportunities that will deliver these objectives for Christmas Island.

The land use proposals presented in this Crown Land Plan do not represent all opportunities for Crown land on Christmas Island nor cover all Crown land. Land will be available, as needed, to developers, businesses and home-owners.

The proposals offer a targeted approach around the existing settled areas and reflect the Department's understanding of current and expected demand for land, as well as areas where the most benefit can be gained.

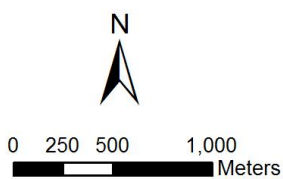
An early focus of land development is in the settled areas of Christmas Island, as this is where economic and social benefit can be maximised. Connection to services in these areas can be delivered promptly and at a lower cost than more remote areas.

The expected timeframes for delivering proposals are identified as either short or long term. Short-term actions are targeted for delivery within five years, while long-term actions are expected to be delivered within 20 years.

Land use proposals which go towards meeting the objectives are illustrated in Map 1.



Figure 2 Objectives of the Christmas Island Crown Land Management Plan



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Legend

	Niche Commercial		Proposed Road
	Tourism		Proposed Pedestrian way
	Agriculture and Horticulture		4WD Track
	Community and Social		Principal Road
	Residential		Rehab Track
	Buildings		Secondary Road
			Walking Track

NOTE: This is a conceptual representation of land use for Christmas Island. Further planning processes will need to be undertaken, including detailed planning and structure plans.

Map 1 Land use proposals for Crown land on Christmas Island

Residential Development

Objective

Support the supply of affordable, well located, safe and secure housing with a diversity of housing stock available to community members, including owner-occupiers and investors.

Strategic Direction and Priorities

To accommodate potential population growth from increased economic activities, vacant and under-utilised urban land has been identified for residential use. This land can be serviced more readily by existing infrastructure and is located in close proximity to activity centres and areas of potentially high amenity. Key residential proposals are represented in Map 2.

Silver City

Proposed residential housing to the north of Silver City would complete the residential development pattern for this area and is the most appropriate location for the short-term release of land for development (refer A, Map 2). This land is highly desirable due to views of the ocean, the western part of the Island and the terrace below. Development costs would be relatively low due to the favourable topography.

A proposed multi-unit residential development to the southwest of Pak Kam Loh in Silver City offers an optimal location for infill development (refer B, Map 2). The site is close to existing infrastructure services and fits in with the existing development pattern of the area.

A proposed assisted living or respite facility to the north of Silver City, adjacent to the proposed residential housing would meet a

community need by providing suitably designed housing for those who require health and living support (refer C, Map 2). The location near the Health Service would ensure ready access to the medical facilities and reduce travel time for appointments. Services and amenities, such as retail and open space, are also near to the identified site.

Phosphate Hill

The area to the northeast and northwest of the sports oval at Phosphate Hill presents an opportunity for a staged development approach given the favourable topography, nearby infrastructure, and proximity to existing facilities and the township (refer D, Map 2).

Residential development around Phosphate Hill is dependent on the relocation and remediation of the existing landfill site. Relocation of the landfill site to a more suitable location, away from developed areas and water sources, should be explored.

The presence of the Immigration Detention Facilities at Phosphate Hill and Construction Camp needs to be considered in future land uses of the area. Any residential development would need to be carefully planned and located to ensure a seamless integration with existing land uses or new commercial uses.

The release of land for residential development around Phosphate Hill should be in the long term and subject to demand.

Plant Hill Road

Proposed residential housing to the north of Plant Hill Road would provide additional

housing options in this area, affording ocean views and convenient access to local services and infrastructure (refer E, Map 2).

Kampong

The Kampong area is predominantly used for medium density housing, with some retail, recreational and port-related land uses (refer E, Map 3). The area is vulnerable to rising sea levels and storm surges, as well as rock falls due to the cliff above. New developments would need to address these risks through appropriate design solutions.

Actions

Short Term

- Actively engage and support private sector development of land to the north of Silver City for residential purposes, subject to the approval of a Structure Plan.
- Actively engage and support private sector development of land to the southwest of Pak Kam Loh for multi-unit residential purposes.

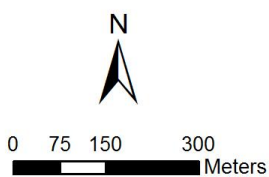
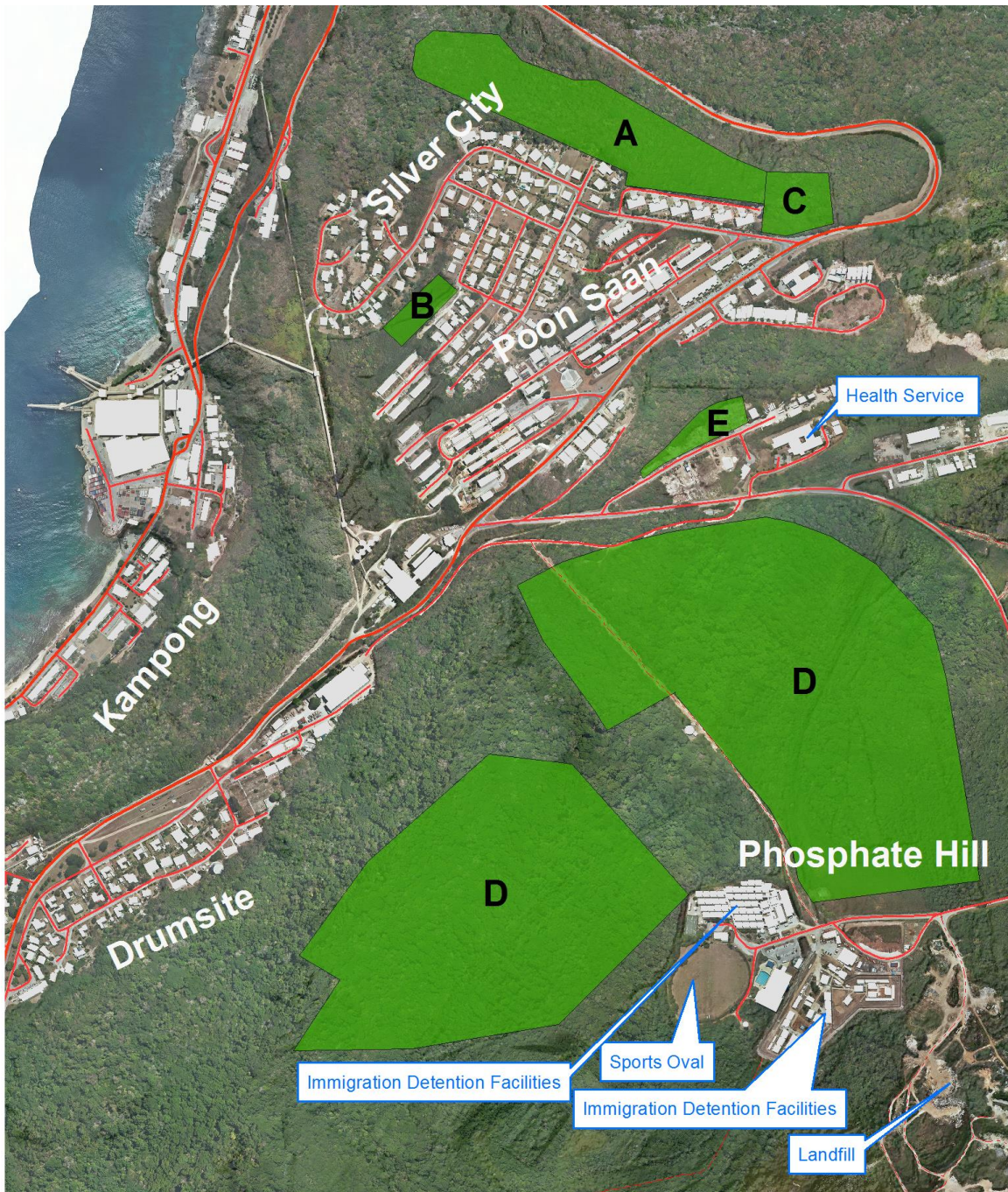
- Actively engage and support private sector or not-for-profit development of land to the north of Silver City for assisted living or respite care, subject to the approval of a Structure Plan.
- Actively engage and support private sector development of land to the north of Plant Hill Road for residential purposes, subject to the approval of a Structure Plan.

Long Term

- Explore remediating and relocating the landfill site at Phosphate Hill to a more suitable location on the Island.
- Actively engage and support private sector development of land to the northeast and northwest of the sports oval at Phosphate Hill for urban/residential purposes, subject to the approval of a Structure Plan.



Dusk over the Indian Ocean



Legend

- Residential
- Buildings

- 4WD Track
- Principal Road
- Rehab Track
- Secondary Road
- Walking Track

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NOTE: This is a conceptual representation of land use for Christmas Island. Further planning processes will need to be undertaken, including detailed planning and structure plans.

Map 2 Residential Development

Tourism, Commercial and Agriculture

Objective

Support economic sustainability, employment opportunities, business and economic diversity.

Strategic Direction and Priorities

Sectors with potential for growth include mining, construction, tourism, retail, agriculture, horticulture, education and research. Growth in these sectors may be driven by factors such as the strategic location of Christmas Island to South East Asia, increased demand for tourism services and growth in agriculture based on learnings from the Mining to Plant Enterprises Project.

Regular passenger flights from Jakarta, or another Asian destination, will also support commercial activity. Key tourism, commercial and agriculture proposals are represented in Map 3.

Tourism

Lily Beach and Ethel Beach are among the most accessible and popular beaches on the Island. A proposed tourism development adjacent to Lily Beach would take advantage of a desirable location (refer A, Map 3). The site is well connected to the main town site area, has accommodating topography and access to attractive amenities such as the beach, the rainforest and the boardwalk between Lily Beach and Ethel Beach.


However, a lack of service infrastructure may limit the tourism uses of the site to a self-contained, eco-style development. Cabins with communal facilities, including eating and relaxation areas, would align with the natural setting of the area. A traditional resort or hotel would also be possible, subject to the provision of services.

The area to the north of Silver City, adjacent to Murray Road, is well positioned for a tourism development (refer B, Map 3). With the expansive views of Flying Fish Cove and the northern shore of the Island, as well as access to existing infrastructure services, the area offers the opportunity for a high quality resort style development. The presence of a number of small rock formations and a sheer cliff to the rear of the site would make it difficult to spread buildings over the entire site. A single multi-storey structure would alleviate this concern and ensure views from the guest rooms.

The area to the south of the Bulk Fuel Storage at Smith Point offers the potential for future tourism development (refer C, Map 3). Particular attention would need to be given to planning and environmental controls due to the close proximity of the secondary water source at Daniel Roux Cave and the Waste Water Treatment to the site. The lack of service infrastructure may also present challenges. Direct access to the water and impressive views afforded from this location lends itself to high-end tourism development over the short to medium-term.

The Christmas Island Resort remains underutilised (refer D, Map 3). In addition to its use as tourist accommodation, the resort could be suitable for short-stay accommodation, such as for visiting school students, academics or researchers. During periods of peak demand, it could act as overflow accommodation for Australian or WA Government personnel and support staff.

Facilities such as Tai Jin House and the Smith Point Gun complex are underutilised, while the Christmas Island Club remains



unused. These assets have the potential to contribute to the growth of tourism or could be used for other commercial or research purposes.

Commercial

There are a number of shops which are underutilised on Christmas Island, particularly along Gaze Road. Utilising existing buildings will add amenity and enhance the visual impact of the area.

Niche Commercial

The Kampong area has potential to expand into niche commercial land uses, given its unique location, for example a commercial diver training school, restaurants or retail stores (refer E, Map 3).

Agriculture

The location of the radio towers to the North of Irvine Road, near the Power Station, restricts the suitability of the area to agricultural land uses (refer F, Map 3). In addition, land to the east and south of the airport is suited to agriculture given its proximity to the airport and that past mining activity limits other types of development, such as residential development, due to the uneven terrain (refer G, Map 3).

These areas could also be used for tropical plant research associated with the Parks Australia nursery or by education and research institutions.

Many of these areas are subject to mine leases and as such, releasing land for agricultural development may not proceed until the leases expire in 2034 or are relinquished.

Light Industrial

The Government has previously released 8.7 hectares of Crown land to the Shire to expand the existing Light Industrial Area. This is expected to meet demand for light industrial development in the short term.

Mining

There are five active mine leases on Christmas Island which run until 2034 and currently one exploration licence which may inform future mining applications. Future mine leases will be subject to the results of exploration and regulatory approvals.

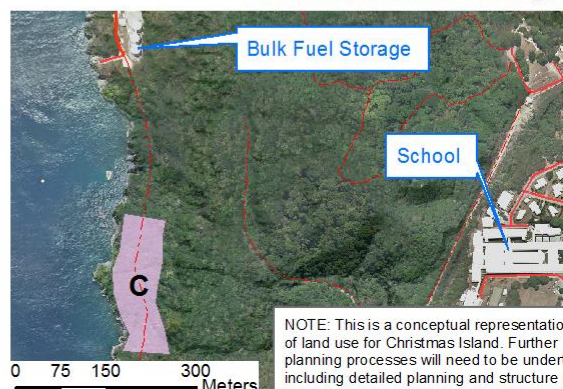
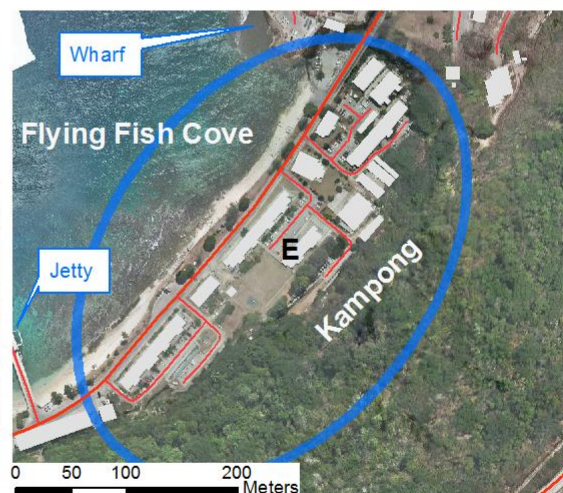
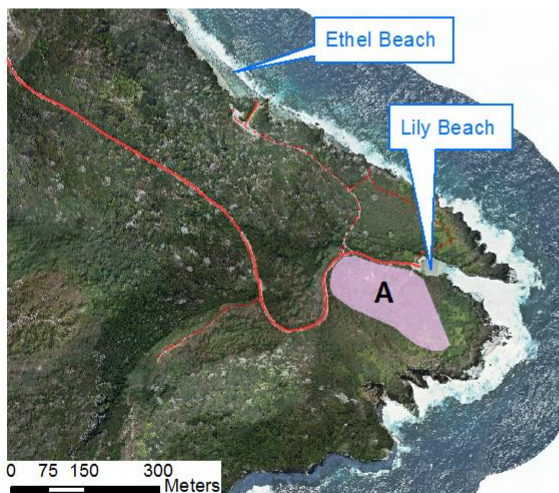
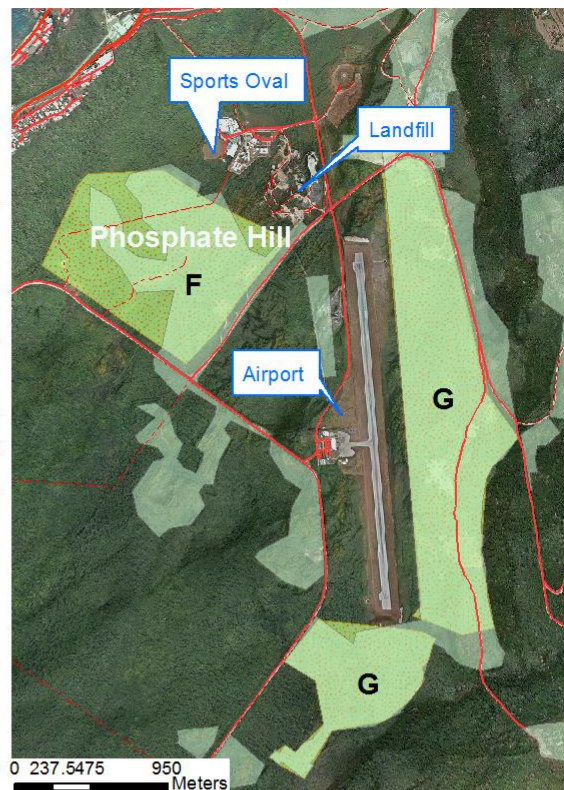
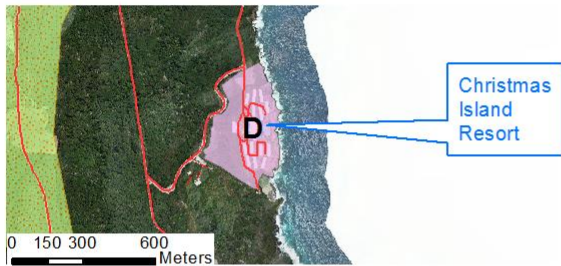
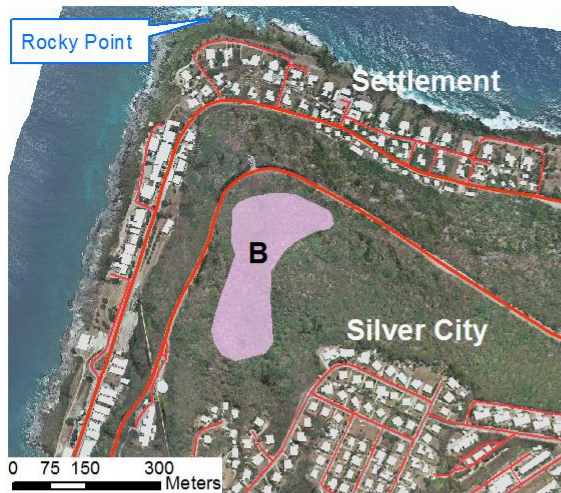
Actions

Short Term

- Actively engage and support private sector development of land adjacent to Lily Beach for ecotourism style purposes.
- Actively engage and support private sector development of land to the north of Silver City, adjacent to Murray Road for tourism purposes.
- Actively engage and support private sector development of land to the south of the Bulk Fuel Storage at Smith Point for tourism purposes.
- Investigate the potential of using the Smith Point Gun complex and the Christmas Island Club to support tourism initiatives and for commercial or research purposes.

Long Term

- Actively engage and support private sector development of land to the west, east and south of the airport for agriculture purposes, subject to the expiry or relinquishment of mining leases.



- Legend**
- Niche Commercial
 - Tourism
 - Mixed Use
 - Agriculture
 - Buildings
 - Mining Lease
 - 4WD Track
 - Principal Road
 - Rehab Track
 - Secondary Road
 - Walking Track

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NOTE: This is a conceptual representation of land use for Christmas Island. Further planning processes will need to be undertaken, including detailed planning and structure plans.

Map 3 Tourism, Commercial and Agriculture

Community and Social Infrastructure

Objective

Promote a wide range of community and social infrastructure to enhance the health and wellbeing of the community, including education and recreation purposes.

Strategic Direction and Priorities

Community and social infrastructure should respond to the needs of the community, both now and into the future. Any increases to the resident population on the Island would require a more comprehensive spread of this infrastructure to ensure a social balance and support social activities for all age and cultural groups. Key community and social infrastructure proposals for the Island are represented in Map 4.

Education Infrastructure

Educational facilities should ideally be co-located to take advantage of synergies and information sharing between different institutions.

A proposed education and recreation precinct co-located near the sports oval and Recreation Centre could incorporate the School, an adult learning centre, a library and a small tertiary campus or research facility focusing on tropical plant, ecology or environmental studies (refer A, Map 4). However, moving existing institutions would be expensive and would likely only be achievable at the end of the buildings' useful lives.

Sports fields and recreation facilities could also be expanded in this area. This proposal represents a large undertaking and would be a long-term aspiration.

In the short term, a pedestrian link could be established from the School to the Sports

Oval and Recreation Centre to facilitate greater interaction between the two facilities (refer B, Map 4).

Amenity

The existing Gaze Road Tourism and Commercial Precinct would benefit from rehabilitation and landscape upgrades to improve its attractiveness, functionality and liveability. This would assist in promoting greater private investment and development of privately owned land along Gaze Road.

The foreshore area would also benefit from upgrades to landscaping and would provide a suitable location for a walking and cycling trail from the wharf area, following the foreshore, to the Christmas Island Golf Course (refer C, Map 4). It may not be possible to provide the trail, in its entirety, in the short term. Rather, the trail could initially extend to the cemeteries, with extensions completed in the future.

The Shire of Christmas Island Gaze Road Tourism and Commercial Precinct Urban Design Master Plan (2012) presents an appropriate design for improving the foreshore area along Gaze Road (Figure 3).

Promoting public art would assist in beautifying the area, making it more attractive to residents and visitors alike.

A proposed recreational area at North East Point would encourage use of the foreshore route, promoting a wide variety of activities and facilitating active travel (refer D, Map 4). The provision of BBQ facilities, seating and play equipment, along with an open grassed area and plenty of shade, would encourage locals and tourists to utilise the foreshore area beyond traditional sightseeing.

Community Gardens

Community gardens provide productive, creative and accessible open spaces in local communities and deliver a range of benefits to physical and mental health, environmental sustainability, food security, social inclusion, education and training, cultural vitality and community resilience.

A proposed community garden at Taman Sweetland Park and to the west of Poon Saan would take advantage of co-location with the Senior Citizens Centre and the Health Service, as well as being near to multi-unit housing (refer E, Map 4). This would create multi-purpose community hubs for a range of activities, including education and training, playgroups, arts and creative activities, preparing and sharing food, community events and celebrations, and social engagement.

Biking

Bike sharing gives individuals convenient access to a bike when they need one, without the costs associated with private ownership. Bike sharing could improve the health and wellbeing of residents by promoting active lifestyles, while appealing to tourists and visitors to the Island. Organisations interested in operating a bike sharing initiative could explore avenues for grant funding.

In early 2016, the Shire sought Expressions of Interest from people wanting to join or start a mountain bike club on Christmas Island. This activity would complement the proposed bike sharing arrangement and enhance healthy living on island.

Actions

Short Term

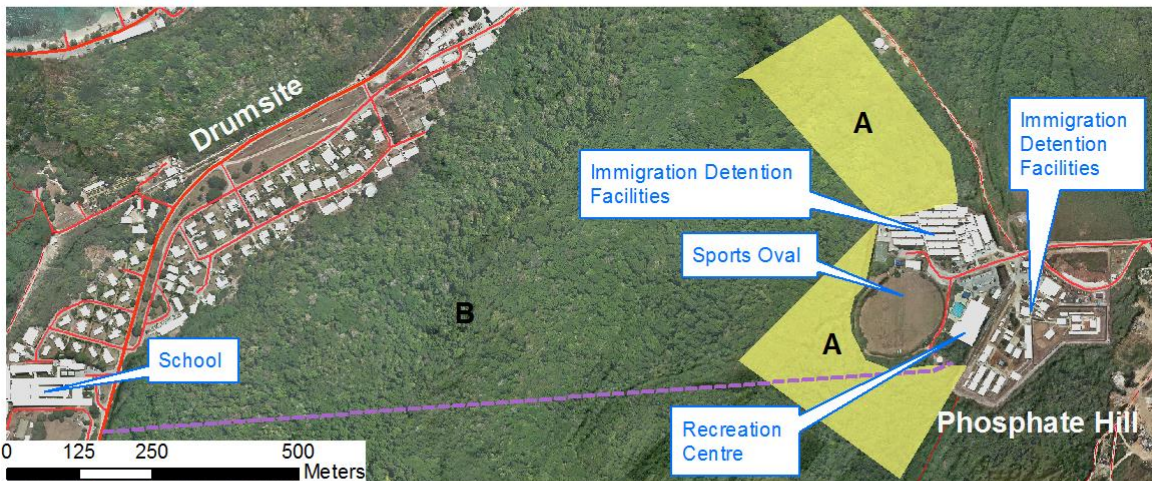
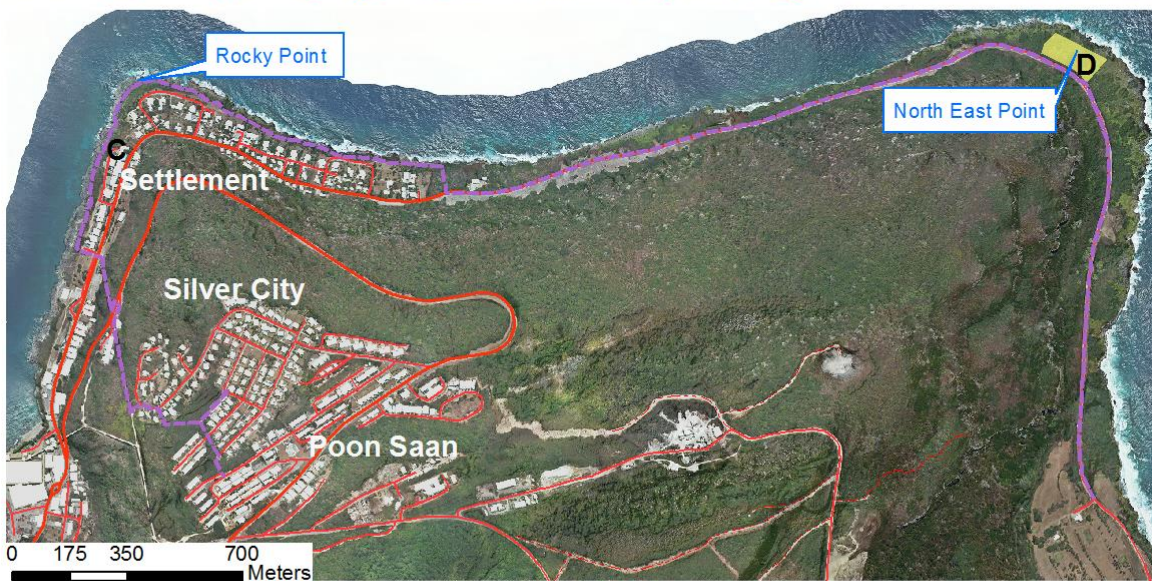
- Explore the establishment of a pedestrian link between the School and the sports oval and Recreation Centre.
- Implement the Gaze Road Tourism and Commercial Precinct Urban Design Master Plan and establish the foreshore trail.
- Promote public art.
- Release land at Taman Sweetland Park and to the west of Poon Saan for community gardens.
- Promote the creation of bike sharing infrastructure and explore providing land to a mountain bike club, once established.

Long Term

- Explore establishing an education precinct near the sports oval and Recreation Centre once the existing buildings reach the end of their useful life.



Figure 3 Gaze Road Tourism and Commercial Precinct Urban Design Master Plan (Shire of Christmas Island)



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Legend

- Community and Social
- Buildings
- Proposed Pedestrian way

- 4WD Track
- Principal Road
- Rehab Track
- Secondary Road
- Walking Track

NOTE: This is a conceptual representation of land use for Christmas Island. Further planning processes will need to be undertaken, including detailed planning and structure plans.

Map 4 Community and Social Infrastructure

Movement and Access

Objective

Promote the efficient and effective movement of people and freight that is integrated with land uses, links key employment opportunities and connects key destinations, while encouraging active transport such as walking and cycling.

Strategic Direction and Priorities

Transport on Christmas Island is limited to private vehicle use, with some pedestrian and cycling movements. Residential housing is confined to the six villages of the 'Dogs Head', reducing the need for an extensive road network.

However, there is opportunity to encourage a greater take up of active transport modes. Key movement and access proposals for the Island are represented in Map 4 and Map 5.

Active Transport

Murray Road serves as the only direct way of getting from the Barracks and Settlement area to Silver City, Poon Saan and Drumsite, creating a disconnect which may isolate those living along the foreshore and those on the upper sections of the Island. Blind spots and a lack of space for pedestrians and cyclists on Gaze Road does not support safe active transport.

A proposed pedestrian link following the former 'incline' near the Police Padang at Gaze Road, up through Seaview Drive and continuing through to Poon Saan Road would strengthen movement between these areas (refer A, Map 5). A traffic solution would be required at Murray Road to allow pedestrians to safely cross when using the link.

Improving traffic conditions on Murray Road would promote safer cycling and driving for those traveling between the foreshore and the upper areas of the township.

Road Connection

Smith Point has one shared-way access road and has, in the past, been prone to rock falls which have left it inaccessible by vehicle. Due to the location of important infrastructure, such as the Waste Water Treatment Plant, the Bulk Fuel Storage tanks and proposed tourism development, an alternative vehicular route to Smith Point may be needed.

A proposed road connecting Jin Patai Road at Smith Point with Murray Road at Drumsite would provide an alternative means of access in times of emergency, and when the primary route is blocked (refer B, Map 5). The cost of establishing such a road would be high due to the difficult terrain. As such, existing access to Smith Point facilities remains appropriate. This would be subject to a cost-benefit analysis.

Cost-effective solutions to provide alternative access should be explored, such as an aerial cable car, which has the added advantage of benefiting tourism.

The Shire has gazetted land between Silver City and Murray Road as a future road (refer C, Map 5). The proposed residential development would need to take the proposed road into consideration, particularly when preparing a Structure Plan (refer A, Map 2).

Signage

Well designed and integrated signage can be instrumental in helping to define the street as a place and helping people navigate. Utility poles and signage may be combined or featured in their own right to make these elements helpful and define recreation and residential spaces. Poles and signage can be coordinated for a more unified look. Graphic signage and ornamental banners can be used to help define a place, promote cultural events and improve vehicular and pedestrian wayfinding. Figure 4 showcases examples of signage that encourage better wayfinding.

Actions

Short Term

- Establish a pedestrian link between the foreshore area to Silver City and Poon Saan.
- Promote initiatives to improve road safety for cyclists on Murray Road.
- Promote efforts to improve wayfinding, including better signage.

Long Term

- Establish an alternative road route connecting Smith Point with Drumsite.

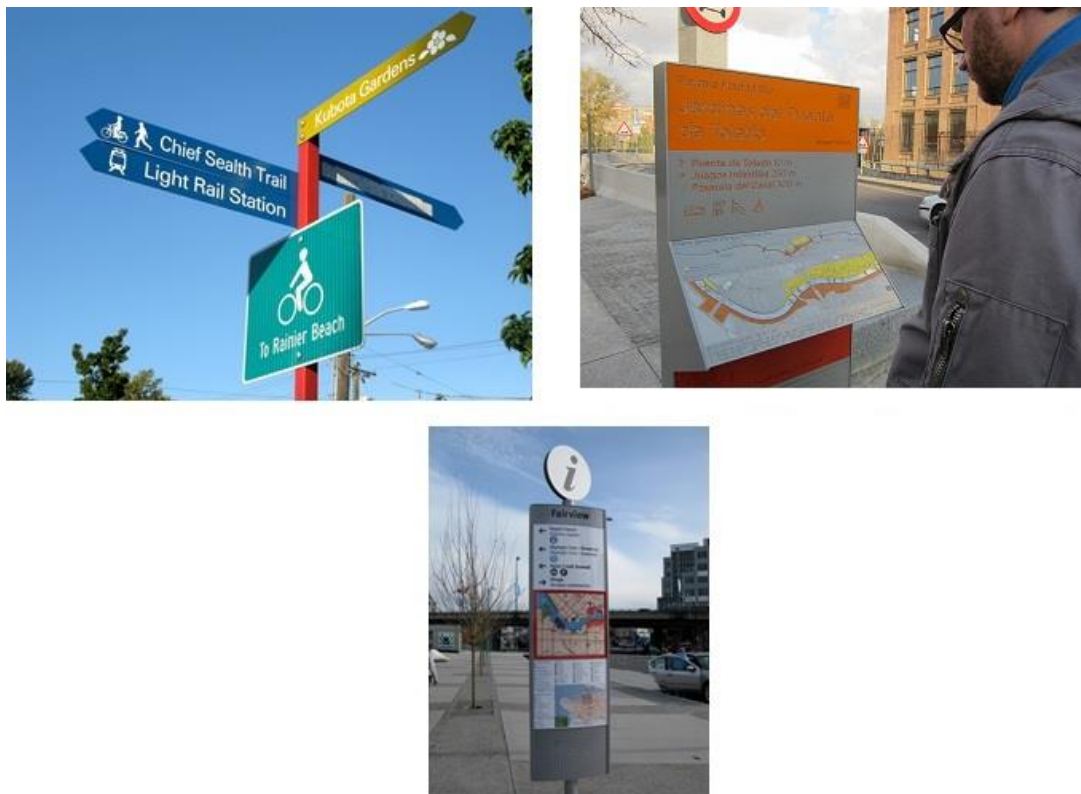
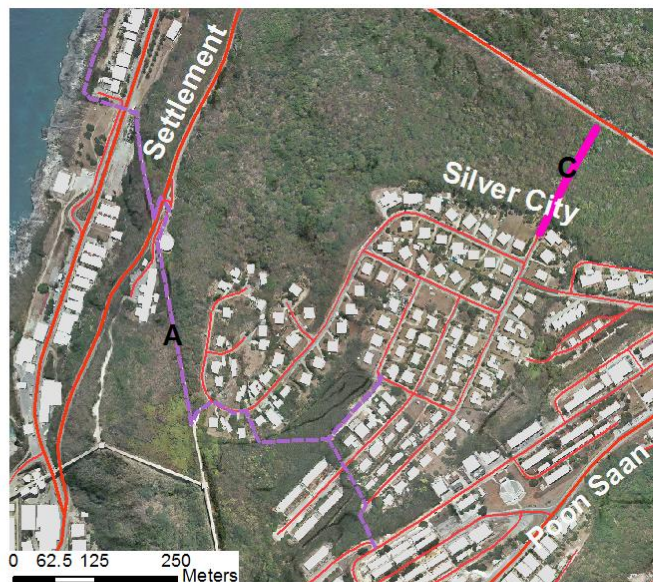
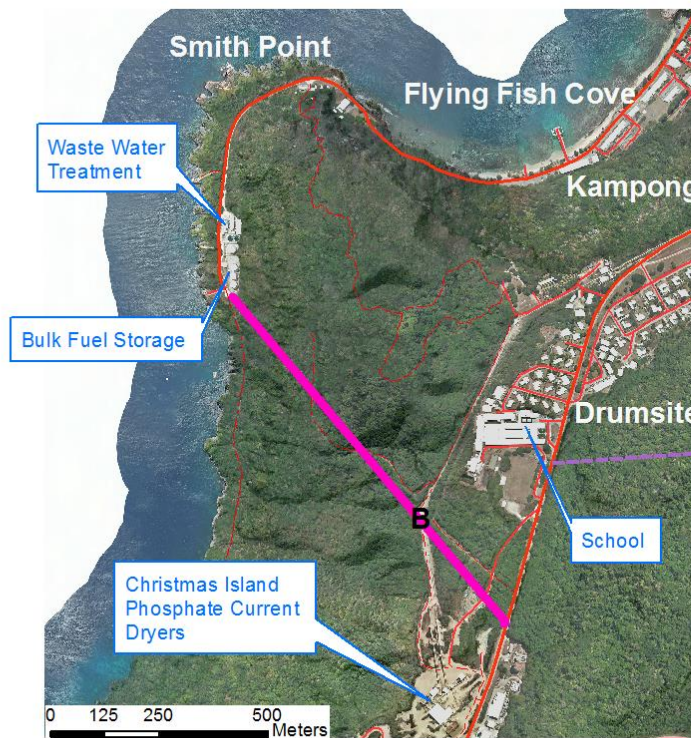


Figure 4 Examples of good signage



Legend

- | | |
|---|--|
|  Proposed Road |  4WD Track |
|  Proposed Pedestrian way |  Principal Road |
|  Buildings |  Rehab Track |
| |  Secondary Road |
| |  Walking Track |



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Map 5 Movement and Access



Environment and Landscape

Objective

Conserve and enhance the existing natural and cultural landscape values of Christmas Island for future generations to enjoy.

Strategic Direction and Priorities

Christmas Island has important environmental attributes, with 63% of the Island protected as a National Park. It boasts a unique and diverse tropical rainforest which supports exotic wildlife, including the endangered Abbott's Booby and the Christmas Island Red Crab.

Nature

A key environmental attribute that attracts visitors to the Island is the National Park, with its dense tropical vegetation, unique birds and lively crustaceans. The National Park and the surrounding areas may be subject to additional pressures as a result of future development. The Department will continue to work collaboratively with Parks Australia, the Department of the Environment and Energy, the Shire and WA agencies to ensure that the National Park, surrounding landscape and cultural heritage are conserved and enhanced.

The concept employed on the Island of residential settlements separated by vegetation corridors should continue as it provides a buffer to existing land uses, improves amenity and provides shelter and protection to local wildlife.

Groundwater Mapping

The majority of potable water on the Island is sourced from Jedda Cave. Information on other potential sources and water flows on the basalt layer is limited. Calls for a detailed

survey of the basalt profile have suggested this may assist in increasing understanding about the Island's underground water catchment. Increasing the understanding of the location of the major water flows would ensure that the design and construction of new developments minimises adverse impacts on water quality and the wider environment.

The Department has an agreement with Geoscience Australia to conduct a scoping study for a geological survey of Christmas Island. The scoping study is expected to be complete by the end of 2016 and will inform the decision on whether to proceed with the geological survey.

Heritage

The natural environment and the human impact on the land in terms of its history, community, culture and industry has formed a unique cultural landscape. An understanding of the Island's natural and cultural values should influence current and future land management. Greater consideration should be given to how cultural heritage assets on Christmas Island can be managed and promoted, while following guidelines for best practice.

There are benefits to tourism from a stronger focus on heritage. The large number of religious temples, the past use of trains and the occupation of the Island during the Second World War by the Japanese lend themselves to niche-tourism. Heritage or interpretive trails can highlight the cultural diversity and historical significance of the land.

Actions

Short Term

- Consider the scoping study by Geoscience Australia (when completed), and whether to proceed with groundwater mapping.
- Ensure future Structure Plans, subdivisions and Masterplans are sympathetic to the environment, including the use of vegetation buffers.
- Promote initiatives to establish heritage trails.



Abbott's Booby

Implementation and Review

The implementation of this Crown Land Plan will begin with actioning the short term strategic directions and priorities. This is anticipated to take place from 2017 to 2022.

Long term strategic directions and priorities will be actioned from 2022 to 2037. Some long-term actions may be brought forward, as required.

Implementation of these proposals is largely dependent on the involvement of the private and not-for-profit sectors, as well as the Commonwealth budgetary environment.

Market interest in land to support short-term priorities will be tested, with a view to private, not-for-profit, community and other organisations and individuals taking ownership of land and carrying out development.

The Department will work with the Shire, industry stakeholders, WA Department of Lands and the community to monitor the

supply of Crown land and ensure that it meets the needs of residents, businesses and industry.

Progress on actions identified in the Crown Land Plan will be monitored annually through discussions within Government, with the WA Government, the Shire, and feedback from the community.

This Crown Land Plan will be reviewed approximately every five years and adjusted to reflect demographic, economic and environmental changes (Figure 5). This will assist the Shire in reviewing its Local Planning Scheme and community strategic plans. Significant changes affecting the Island may warrant an earlier review.

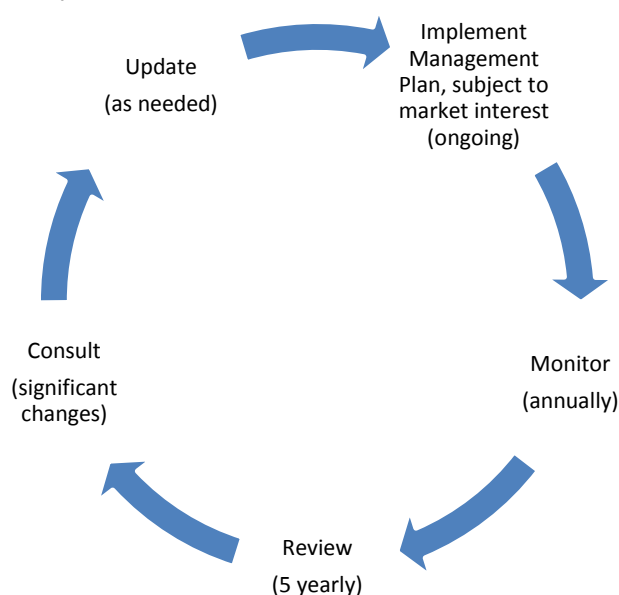


Figure 5 Crown Land Plan Review Cycle



Kampong looking out over Flying Fish Cove circa 1950s