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Foreword by the Administrator

Christmas Island is a unique and beautiful place with important 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.

The involvement of the Australian Government in day-to-day town planning in Australia is limited when compared to that of state and local governments. However, due to the large amount of Crown land on Christmas Island and its unique role in delivering services, the Government must take an active and responsible role in planning for the future.

A balance is needed between maintaining the important environmental and cultural heritage and providing opportunities for economic growth to support current and future generations of Islanders.

The Government is committed to ensuring the Island continues to hold those unique characteristics which make it popular with residents and visitors alike. This means that there must be a sustainable set of principles to guide the use of Crown land.

This Consultation Draft of the Management Plan ensures that you have the opportunity to comment on an appropriate planning strategy for Crown land on Christmas Island.

I hope you will take the time to review the Consultation Draft and provide your comments during the consultation period.

Mr Barry Haase
Administrator
Territory of Christmas Island
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Introduction

The Department of Infrastructure and Regional Development (the Department) is reviewing the Crown land management and planning practices on Christmas Island to provide for the timely release of land for residential, commercial and industrial purposes.


The final Management Plan will be reviewed and updated 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.

The final Management Plan will outline the key strategic directions and actions that are intended to 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 and a culturally dynamic and vibrant community.

The uses of Crown land on Christmas Island and proposals presented in the Consultation Draft of the Management Plan are aspirational in nature and are intended to offer a strategy to move forward. Implementation of these proposals is largely dependent on the involvement of the private and not-for-profit sectors, and the Commonwealth budgetary environment.

Not all Crown land on Christmas Island has been addressed in the Consultation Draft of the Management Plan. Rather, priority areas have been identified.

This Consultation Draft of the Management Plan seeks community and stakeholder views on uses of Crown land.

Christmas Island Crown Land Management Plan Consultation Draft 3
How to have your say

Your input is important to the Government in deciding how Crown land can best meet the needs of the local community, now and into the future.

Questions have been included throughout the document. It is not necessary to comment on every issue or respond to every question. The questions are a starting point to help you provide feedback on things that matter most to you or your organisation.

The consultation phase closes on Thursday, 21 April 2016. Feedback will be carefully considered to inform the final Management Plan and a summary of the submissions will be placed on the Department’s website.

Feedback can be provided in a number of ways:

- Attending a community workshop. Workshops will be held on Christmas Island on 4 and 5 April 2016. Further information on times and venue will be provided via Community Bulletin.
- Make an appointment for a short face-to-face meeting with staff from the Department. Meetings will be held on Christmas Island on 6, 7 and 8 April 2016 at the Indian Ocean Territories Administration Office.
- Appointments can be made by emailing: indianoceanterritories@infrastructure.gov.au; or telephoning the Department on 02 6274 8113; or visiting the Indian Ocean Territories Administration Office on Christmas Island.
- Emailing the completed template or other written feedback to: indianoceanterritories@infrastructure.gov.au
- Sending your completed template or other written feedback by post to: Attention: Indian Ocean Territories Policy Section Department of Infrastructure and Regional Development GPO Box 594 CANBERRA ACT 2601

Things you should know

All submissions must be received by 5pm Christmas Island time (UTC+7) on Thursday, 21 April 2016. Late submissions may not be considered. Submissions posted before the consultation phase has closed will be considered, even if received after 21 April.

Individual submissions will not be made public. Rather, a consolidated summary of key points made in submissions will be published on the Department’s website. There may be circumstances in which the Government is required to release the information included in individual submissions, in accordance with the requirements of the Freedom of Information Act 1982 and the Privacy Act 1988.
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, business and phosphate mining are the major industries and source of income for the Island’s residents. Some 1,200 people visit the Island each year, with 13 accommodation operators currently meeting tourism needs.

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.
Key Christmas Island Facts

Population

The population of the Island in 2014 was estimated at 2,224¹. It is expected that there has been a significant decline since then. The median age is 32².

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

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 population¹.

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 Zealand².

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 Cantonese².

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

Employment and Economy

Of those employed, 27.0% work in Public Administration and Safety, 16.7% work in Mining and 8.6% work in Education and Training².

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

Land ownership and use

63% of land is administered by Parks Australia as the Christmas Island National Park, with a large portion of remaining Crown land administered by the Department.

The Land Administration Act 1997 (WA)(CI) provides a number of 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 pastoral leases. 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 plots) 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.
Planning Context

Commonwealth Planning Framework

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

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

The general principle of the CPDP is to sell Commonwealth property (which has no alternative efficient use) on the open market at full market value. There are exceptions to this arrangement, including priority sales, concessional sales, land exchanges and off-market sales.

Figure 1, Christmas Island Planning Framework shows the interrelationships between different levels of government and planning on Christmas Island.

Western Australian Applied Legislation

Christmas Island is a non-self-governing territory for which the Government has legislative responsibility. The Government is responsible for the delivery of state-type services, as well as delivery of normal Commonwealth responsibilities.

The Parliament of Australia applies the laws of WA as Commonwealth laws on Christmas Island, providing a comprehensive legal framework under the Christmas Island Act 1958 (Cth).

The Commonwealth may also make changes to applied WA laws, where appropriate.

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 in or in relation to Christmas Island when the appropriate SDAs are in place.

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.

Delegations provided by an SDA generally give WA officials the same powers on Christmas Island as they would have in WA to carry out state-type functions.

The WA Department of Planning provides planning and administrative advice to the Government to ensure the use and development of land is consistent with
Figure 1 Christmas Island Planning Framework
strategic planning, policy guidelines and planning standards. It also provides advice and assistance to the Government on coastal planning issues, professional and technical expertise, administrative services, and resources to advise the WA Planning Commission (WAPC).

The WAPC provides information, advice and recommendations to the Minister on land use planning and land development matters.

Local Government Planning Framework

The Shire of Christmas Island is involved in planning for the local community 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 of Christmas Island 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 Christmas Island Local Planning Scheme No 2 is the principal statutory mechanism for achieving the Shire’s aims and objectives with respect to the development of the local area. Local government planning, including local planning schemes, is required to 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 of Christmas Island’s broad vision and the longer term directions 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 and the Minister, as the basis for decisions on development of an area.

Christmas Island has a number of Structure Plans which have been adopted and approved:

- Light Industrial Area Outline Development Plan (2010);
- Silver City Residential Expansion Outline Development Plan (2010);
- Drumsite Village Structure Plan (2014); and
- Gaze Road Tourism and Commercial Precinct Urban Design Master Plan (2012).
Development Approvals

In most cases, approval for a development will be required by a planning scheme or interim development order. The Shire of Christmas Island has the power to decide on most development applications on Christmas Island under the Local Planning Scheme.

Other Christmas Island Reports

The Consultation Draft of the Management Plan takes into account 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 made 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;
- Christmas Island National Park Draft Management Plan 2012-2022 (Director of National Parks), which describes the philosophy and direction for the management of the Christmas Island National Park for 10 years; 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.
Crown Land Planning Strategy

Key Planning Strategy Principles

Christmas Island faces challenges in ensuring that the right land is available in the right 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.
- 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 in the past. A shift towards tourism and agriculture will require a change in development practices in the future.
- Government related use of land, such as for service infrastructure, including 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.

Establishing a consistent set of principles will underpin the timely development of Christmas Island, contributing to economic growth and environmental sustainability.

The following principles will underpin land use proposals for Crown land on Christmas Island. Outlined in Map 1, they include:

- releasing land for:
  i. residential housing development; and
  ii. tourism, commercial and agricultural development;
- improving community and social infrastructure;
- promoting better movement and access; and
- preserving the environment.

The land use proposals presented in this Consultation Draft do not represent all opportunities for Crown land on Christmas Island or all Crown land. Nor does it mean that all land identified would be released simultaneously for development. The proposals offer a targeted approach and reflect the Department’s understanding of current and expected demand for land.

The expected timeframes for delivering these proposals are identified in the Management Plan as being either short or long term. Short-term actions are expected to be delivered within five years, while long-term actions are expected to be delivered within 20 years.
The Department is developing a Land Disposal Policy for the Indian Ocean Territories. This policy will provide a clear, open and transparent framework for the supply of land and certainty to potential investors.

The Management Plan will guide future development proposals so that they align with the Government’s strategic direction for land on Christmas Island. The Management Plan, and supporting Land Disposal Policy for the Indian Ocean Territories, will ensure that requests for land to support development can be addressed, as they are submitted.
Map 1 Land use proposals for Crown land on Christmas Island

14 Christmas Island Crown Land Management Plan Consultation Draft
Residential Housing

Objective
To ensure affordable, well located, safe and secure housing with a diversity of housing stock is available to all 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 housing. This land can be serviced more readily by existing infrastructure and is located close to activity centres and areas of potentially high amenity. Key residential housing proposals are represented in Map 2.

The proposed urban/residential housing expansion areas include the area surrounding Phosphate Hill; the area to the north of Silver City; the area to the southwest of Pak Kam Loh; and the area to the north of the Health Service.

Proposed residential housing to the north of Silver City would complete the housing 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.

Proposed multi-unit residential housing 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.

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, required infrastructure is nearby, and proximity to existing facilities and the township (refer C, Map 2).

Residential housing development around the Phosphate Hill area 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 in 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 development in the Phosphate Hill area should be in the long term.

A proposed assisted living or respite facility to the north of the Health Service would meet a community need by providing suitably designed housing for those who require health and living support (refer D, Map 2). The location adjacent to the Health Service would ensure ready access to the Health Service and reduce travel time for appointments.
## Actions

### Short Term

- Release land to the north of Silver City to the private sector for residential housing development, subject to the approval of a Structure Plan.
- Release land to the southwest of Pak Kam Loh to the private sector for multi-unit residential housing development, subject to the approval of a Structure Plan.
- Release land to the north of the Health Service to the private sector for assisted living or respite care, 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.
- Release land to the northeast and northwest of the Sports Oval at Phosphate Hill to the private sector for urban/residential housing development, subject to the approval of a Structure Plan.

## Discussion Prompt

1. Are these appropriate areas for residential housing development?
2. What other land do you think should be released for residential housing development?
Map 2 Residential Housing

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.
Tourism, Commercial and Agriculture

Objective
To ensure economic sustainability, create employment opportunities, expand businesses and diversify the industrial base.

Strategic Direction and Priorities
Sectors with potential for growth include 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. Key tourism, commercial and agriculture proposals are represented in Map 3.

Tourism
Lily Beach and Ethel Beach are 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 National Park and the boardwalk between Lily Beach and Ethel Beach. However, a lack of services 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, 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 a building 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 possibility for future tourism development in this area (Refer C, Map 3). Particular attention would need to be given to planning and environmental controls due to the secondary water source at Daniel Roux Cave to the south and the Waste Water Treatment to the north of the site. The lack of service infrastructure may also present challenges. The 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.

Commercial
The Kampong area is predominantly used for medium density residential housing, with some retail, recreational and port related land uses (Refer E, Map 3). The area is vulnerable to rising sea levels as a result of climate change and rock fall risks due to the cliff above. New developments would need to address this through appropriate design solutions. Notwithstanding this, the area has
potential to consolidate existing residential housing and expand into niche commercial land uses, which would benefit from its unique location, for example a commercial diver training school, restaurants or retail stores.

Agriculture and Horticulture
The location of the radio towers to the North of Irvine Road, near the Power Station, restricts the suitability of the area to agriculture and/or horticulture land uses (refer F, Map 3). In addition, the land to the east, south and southwest of the airport is suited to agriculture and/or horticulture land uses, given its proximity to the airport and that past mining activity limits other types of development (refer G, Map 3).

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

Many of these areas are subject to mining leases and as such, agricultural development would not proceed until either after the end of the leases in 2034 or until the leases are relinquished.

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

Actions
Short Term
- Release land adjacent to Lily Beach to the private sector for ecotourism style development.
- Release land to the north of Silver City, adjacent to Murray Road to the private sector for tourism development.
- Release land, not subject to mining lease, to the west of the airport for agriculture and or horticulture development.
- Release land to the south of the Bulk Fuel Storage at Smith Point to the private sector for tourism development.

Long Term
- Release land to the east, south and southwest of the airport for agriculture and or horticulture development, subject to demand and the end or relinquishment of mining lease.
- Consolidate residential housing and release land in Kampong to the private sector for niche commercial development.

Discussion Prompt
3. Are there other areas that could be released for innovative commercial, tourism, educational or research purposes?
4. What other land do you think should be released for tourism, commercial and agriculture development?
Map 3 Tourism, Commercial and Agriculture

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.
Community and Social Infrastructure

Objective
To promote a wide range of community and social infrastructure to enhance the health and wellbeing of the community, including education and recreation.

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
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, adult learning centre, 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 towards the end of their useful lifecycle.

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).

Sport and Recreation
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 to the North East Point.

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. 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.

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 grassy area and plenty of shade would draw locals and tourists to experience the foreshore area beyond traditional sightseeing.
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.

The Shire of Christmas Island is seeking Expressions of Interest (EOI) from people who would like to join or start a mountain bike club on Christmas Island. This activity would complement the proposed bike sharing and enhance healthy living on island.

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 north 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 enterprise.

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 promote public art.
- Promote the creation of bike sharing infrastructure.
- Explore the release of land to a community organisation for mountain bike riding.
- Release land at Taman Sweetland Park and to the north of Poon Saan for community gardens.

Long Term

- Explore establishing an education precinct near the Sports Oval and Recreation Centre once the existing buildings reach the end of their useful lifecycle.

Discussion Prompt

5. What other community and social infrastructure improvements do you think should be made on Crown land?

6. Do you think local organisations would be interested in operating a bike sharing initiative?

7. Are there other tourism or education activities which could be pursued?
Map 4 Community and Social Infrastructure

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.
Movement and Access

Objective
To promote an efficient and effective local movement network for 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 primarily limited to private vehicle use, with some pedestrian and cycling movements. Existing 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 to a lesser extent in Map 5.

Murray Road serves as the only way of getting from the Barracks and Settlement area to Silver City and Poon Saan, creating a disconnect which may isolate those living along the foreshore and those on the upper sections. Further, the numerous blind spots and lack of space for pedestrians and cyclists on Gaze Road discourages safe active transport.

A proposed pedestrian link following the former ‘incline’ near Sunset Park (known as 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 for those traveling between the foreshore and the upper areas of the township.

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, 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 until an alternative road can be surveyed and built. This would be subject to a cost benefit analysis.

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 place, promote cultural events and improve vehicular and pedestrian wayfinding. Figure 2 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.

Discussion Prompt

8. What else can be done to improve movement and access?

Figure 2 Examples of good signage
Map 5 Movement and Access

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.
Environment and Landscape

Objective
To preserve and enhance the existing environmental and landscape value of Christmas Island for future generations to enjoy.

Strategic Direction and Priorities
Christmas Island has significant environmental attributes. It boasts a unique and diverse tropical rainforest which supports exotic wildlife, including the endangered Abbott’s Booby and the Christmas Island Red Crab. 64% of the Island is protected as a National Park and managed by Parks Australia in accordance with the Christmas Island National Park Draft Management Plan 2012-2022.

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.

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 the water quality and wider environment.

A key environmental attribute that attracts visitors to the Island is the National Park, with its dense tropical vegetation, unique birds and lively crustaceans. These areas may be subject to additional pressure in the future to meet residential, recreation and tourism demands. The Department will continue to collaboratively work with Parks Australia, the Shire of Christmas Island and WA departments to ensure that the National Park and surrounding landscape are preserved and enhanced. This includes initiatives by Parks Australia to promote Ecotourism opportunities within the National Park.

Actions

Short Term
- Consider proposals to conduct a water mapping study to ensure future development does not adversely impact on water security and quality.
- Ensure future Structure Plans, subdivisions and Masterplans are sympathetic to the environment, including the use of vegetation buffers.

Discussion Prompt

9. How can we capitalise on the natural assets of Christmas Island?

10. How can environmentally sensitive design be encouraged?
Implementation and Review

Arrangements for implementation will be included in final Management Plan.

It is anticipated that an EOI process will be launched following the release of the final Management Plan. The EOI process will gauge market interest in land identified in the Management Plan and assess appropriate organisations or individuals to take ownership of the land and carry out development.

Unsolicited proposals for Crown land by potential investors received after the conclusion of the EOI process will be considered by the Department according to the Land Disposal Policy being developed.

The Department will work with the Shire of Christmas Island, industry stakeholders 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 established in the Management Plan will be monitored annually through discussions within the Government, the WA Government and the Shire of Christmas Island, and feedback from the community.

The final Management Plan will be reviewed every five years and adjusted to reflect demographic, economic and environmental changes (Figure 3). This will assist the Shire of Christmas Island in reviewing its Local Planning Scheme and community strategic plans. Significant changes affecting the Island may warrant an earlier review process.

![Figure 3 Management Plan Review Cycle](image)
Appendix A – Submission Template

Please use this submission template as a guide when providing written feedback to the Department on the Consultation Draft of the Management Plan.

You can email the completed template to:

   indianoceanterritories@infrastructure.gov.au

Or you can send it by post to:
   Attention: Indian Ocean Territories Policy Section
   Department of Infrastructure and Regional Development
   GPO Box 594
   CANBERRA ACT 2601

Residential Housing
1. Are these appropriate areas for residential housing development?
2. What other land do you think should be released for residential housing development?

Tourism, Commercial and Agriculture
3. Are there other areas that could be released for innovative commercial, tourist, education or research purposes?
4. What other land do you think should be released for tourism, commercial and agricultural development?

Community and Social Infrastructure
5. What other community and social infrastructure improvements do you think should be made on Crown land?
6. Do you know of an organisation which might be interested in operating a bike sharing initiative?
7. Are there other tourism or education activities which could be pursued?

Movement and Access
8. What else can be done to improve movement and access?

Environment and Landscape
9. How can we capitalise on the natural assets of Christmas Island?
10. How can environmentally sensitive design be encouraged?