

# SHIRE OF CHRISTMAS ISLAND

## LOCAL PLANNING STRATEGY

### DISCLAIMER

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Consultation with the respective Local Government Authority should be made to view a current legal version of the Local Planning Strategy.



**SHIRE OF  
CHRISTMAS ISLAND**

# 4. Updated Strategic Directions - Draft 4 - 02/03/20

This document represents the inception stage of the mandatory Review of the 2015 Shire of *Christmas Island Local Planning Strategy* (LPS) and *Town Planning Scheme No.2* (TPS No.2) in accordance with the requirements of the *WA Planning and Development Act 2005 – Planning and Development (Local Planning Schemes) Regulations 2015*.

It is envisaged that the review of the LPS will occur concurrently with the *Christmas island Strategic Assessment* (CISA) process and in particular inform, in part, the establishment of the CISA Plan. This document is a draft expected to evolve with further input from stakeholders and the community as part of the CISA process. Clarifications, comments and suggestions can be directed to [hervecalmy@gmail.com](mailto:hervecalmy@gmail.com) or [chris@shire.gov.cx](mailto:chris@shire.gov.cx)

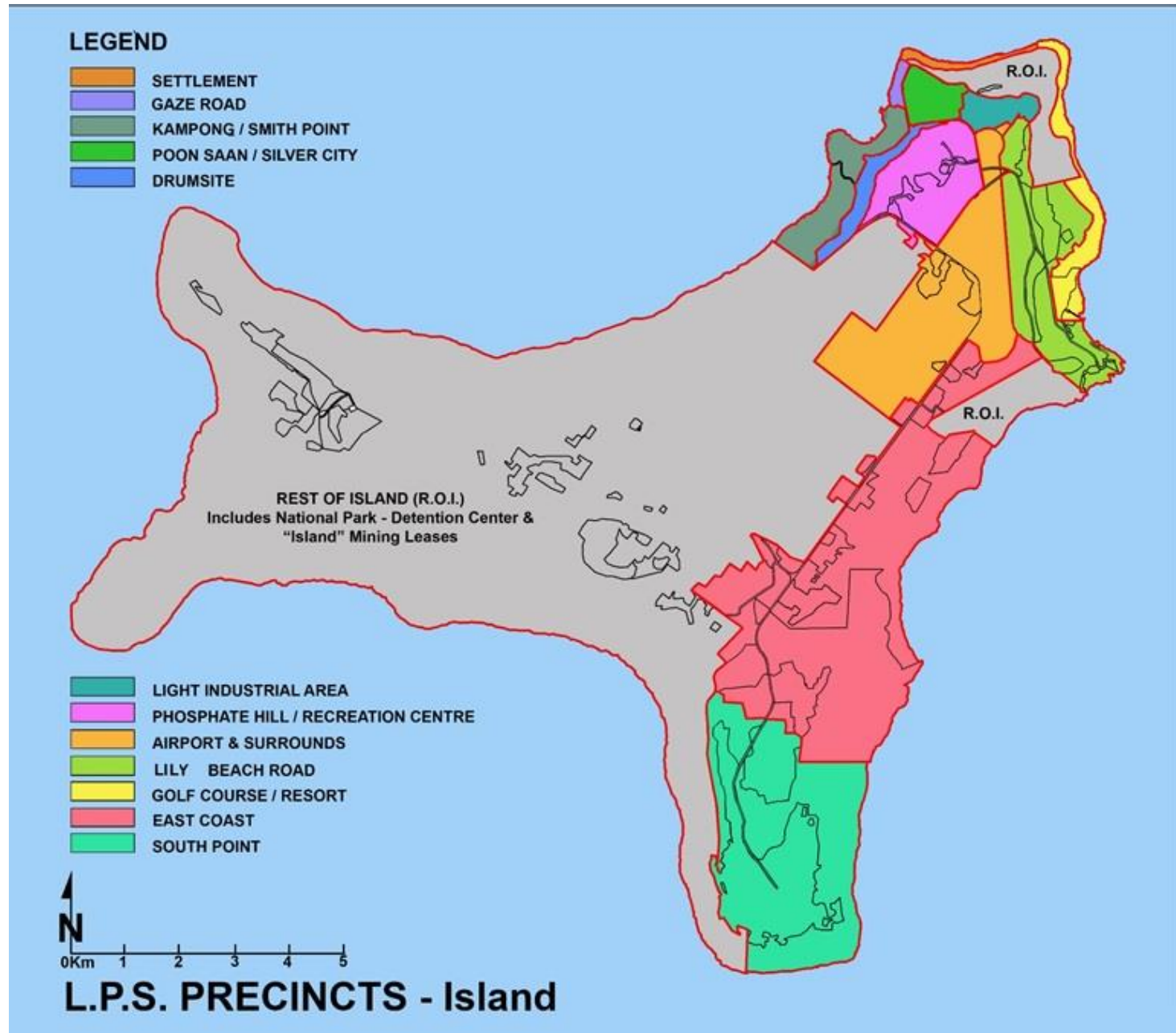
The document focuses on updating the Strategic Directions in section 4 of the SoCI LPS 2015 still in force (available at the SoCI's website – Building/Planning – Land Use) taking into account the major issues the Island is currently experiencing and or is expected to face in the short, medium and long term in the following categories:

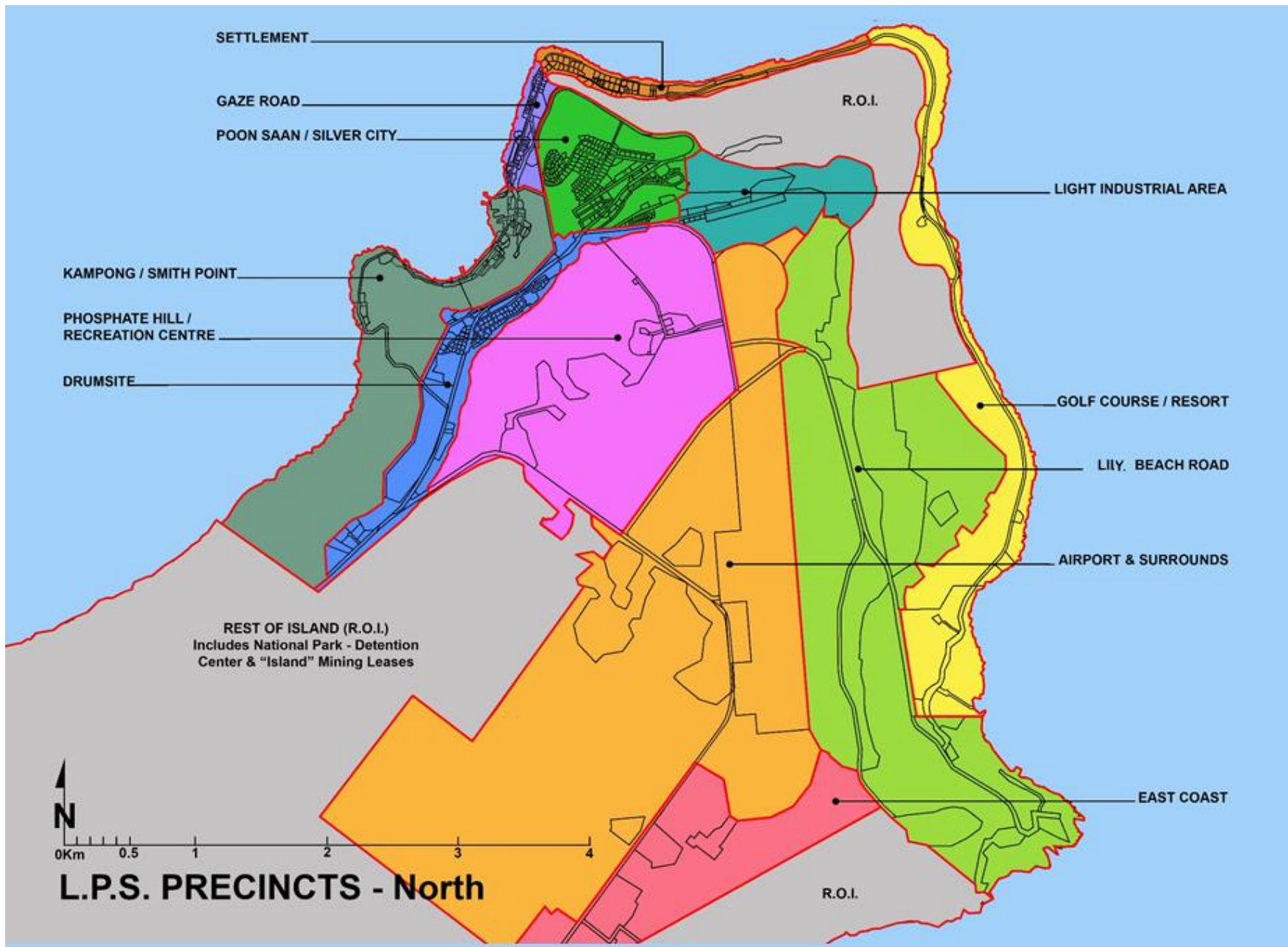
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**NOTE:** For the purpose of the Issues identified in the following tables, the Island has been divided into precincts.

For each identified Current Issue, there is:  
 an Objective;  
 a Strategic Planning Response;  
 a Planning Action and  
 the identification of the Relevant Precinct(s) applicable to implement the Planning Response and the Planning Action.

For ease of communication each Issue is given an Item number on the very left of the tables.





## 4.1 Economic Drivers

The Strategic Directions deemed suitable for Christmas Island have been identified, debated and or endorsed by the Commonwealth and the Shire in the following reports:

- Crown Land Management Plans 2009/2016 (DITCRD)
- Our Strategic Plan 2030 (RDO)  
(Note: that Our Strategic Plan 2030 (RDO) referred in part in these Strategic Directions has not been subject to a formal Public Comments Process or endorsed by the Shire Council)
- Christmas Island / Singapore strategy 2018 (SoCI)
- Land & Economic Futures Charter 2018 (SoCI)
- Phosphate Hill Urban Design Masterplan 2011 (SoCI- DITCRD)
- Gaze Road Urban Design Masterplan 2011 (SoCI- DITCRD)
- Our Future: Christmas Island Community Strategic Plan 2013 (SoCI)

These reports have identified the need to ensure that the Christmas Island economy achieves greater diversification and moves away from the traditional dependency on economic drivers such as phosphate mining, immigration or intermittent Commonwealth infrastructure programs.

There is a consensus of opinion that the establishment of the relevant economic drivers and Strategic Directions for Christmas Island must take into account, the uncertainty associated with immigration and the ultimate cessation of mining.

In this context future economic activities remain reliant on population growth, adequate infrastructure, crown land release for investment, re-utilisation of buildings where possible and utilisation of exhausted mining areas for the purpose of sustainable construction material supply, food & agri-businesses, international education and tourism focused on the market to the north.

#### 4.1.1 Population Growth

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
1.	<p>The lack of accurate information defining the extent of fresh water resources prevents the establishment of definite population targets</p>	<p>Development or use of land does not present a significant risk to the groundwater resource</p>	<ul style="list-style-type: none"> <li>Provide statutory protection to public drinking water sources through land administration and land use planning mechanisms</li> <li>Determine the geographic distribution of groundwater resources (through mapping of the island's basalt layer) and determine an approach to management and protection of these resources.</li> <li>Recognise and protect the ecological, cultural and social values of groundwater dependent ecosystems in water allocation and licensing decisions</li> </ul>	<ol style="list-style-type: none"> <li>On the basis of existing studies and hydrological and hydrogeological information provided by the Department of Water and Environmental Regulation for water licensing and environmental approvals, prepare a district water management plan for the Shire and in particular for Poon Saan &amp; Silver City, Settlement, Kampong, Drumsite.</li> <li>Work with the Water Corporation on initiatives to improve water use efficiency and find alternatives to using scheme water to irrigate POS.</li> <li>Amend the Local Planning Scheme to:               <ol style="list-style-type: none"> <li>Update "Special Control Areas" with provisions to protect new information regarding the island's groundwater resource, where required.</li> <li>Establish buffers to water and wastewater treatment infrastructure, and the power station.</li> <li>Determine land uses and activities, lot sizes and zoning in the Scheme consistent with Department of Water and Environmental Regulation Water Quality Protection Note No. 25 and WAPC's State Planning Policies 2.7 and 2.9.</li> </ol> </li> </ol>	Whole of Island
2.	<p><b>Ageing population</b></p> <p>Population ageing impacts on all facets of the community, the economy and options to address these impacts are complex and multi-faceted.</p> <p>The Local Planning Strategy should contain an aged persons housing and aged care component and detail:</p> <ul style="list-style-type: none"> <li>Existing and future projected aged persons demographic profiles, applying the Census or WAPC's WA tomorrow data.</li> <li>Existing and future projected aged persons housing and care needs across the municipality.</li> <li>Medium to long term aged persons housing and care (beds) provision targets aligned to projected future demand.</li> <li>Incentives intended to be outlined in Local Planning Schemes, Local Planning Policies and other long term Local Government Strategies to facilitate increased supply via planning mechanisms such as density, height and plot ratio bonuses and other mechanisms including surplus land</li> </ul>	<p>Ensure an appropriate supply of housing that supports independent aged persons living in the island's existing urban areas.</p> <p>Promote the efficient and effective provision of community infrastructure and facilities to meet the demands of residents and visitors.</p> <p>Encourage multiple use facilities that are fit for a range of purposes.</p>	<p>Provision of appropriate aged persons living facilities and infrastructure near community services in the short term</p> <p>Ensure community facilities are developed to include a range of uses and be adaptable to future changes in use and users</p> <p>Support the development of community infrastructure, inclusive of mental health, aged care and short stay accommodation for health care patients.</p>	<p>Establish local planning scheme provisions to</p> <ul style="list-style-type: none"> <li>Introduce 'model' scheme definitions and permissibility for Residential aged care facility and Retirement Village land use classes;</li> <li>facilitate increased supply aged persons' housing and care facilities via planning mechanisms such as density, height and plot ratio bonuses</li> </ul> <p>Undertake an investigation to identify land for additional or expanded aged care facilities.</p>	Poon Saan & Silver City, Settlement, Kampong, Drum site

	sales/lease/joint venture programmes				
3.	Youth and young couples are not encouraged to stay on-Island due to lack of employment opportunities and accommodation	<p>To create a sustainable and diverse community that provides for high levels of employment and economic growth.</p> <p>To ensure Christmas Island is supported by appropriate land, infrastructure, facilities and services to meet economic and community needs.</p>	<p>Encourage new small business enterprises in the resources, agriculture and tourism industries.</p> <p>Attract and retain people in the Shire, through employment opportunities, and with access to a reasonable level of social services, including health and education.</p> <p>Encourage the consolidation of existing businesses and the establishment of new ones to create 250 FTES by 2025</p> <p>This aligns with the <i>RDO 2030 Strategic Plan</i> Additional 50 jobs on the 2018 basis (estimated at 600) by 2024</p>	<p>Provide adequate land and infrastructure to support training opportunities linked with identified business drivers such as Higher education, Agri-businesses and Tourism.</p> <p>Facilitate ongoing supply of developable, fit for purpose commercial, industrial and agricultural land across the Shire.</p>	Whole of Island
4.	Job (FTES) on the Island have declined from 600 in early 2018 to 400 at end 2019				
5.	In 2014 the Island population was close to 5000 including the Detention Centre (DC). With the closure of the DC and the continuous mine employment decline the current population is less than 1200 at the end of 2019		<p>Support a partnership with the Australian Government to inform the Singapore Authorities and business communities that CI has existing capacity to accommodate 600 visitors at any one time. Water, Sewer and Power services could support immediately up to 4000 new residents (<i>2018 CI Singapore Strategy</i>)</p>	<p>Ensure that land supply and accommodation are aligned with population growth rates.</p> <p>Provide for a wide range of different types of residential accommodation, to meet the diverse needs of the community and visitors.</p>	
6.	Potential intake of additional population to sustain and diversify economic growth				



#### 4.1.2 Cessation of Mining

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct	
7.	Current mining leases to expire in 2034 and no clear illustration of the mine relinquishment program	To facilitate the early development on agri-businesses on relinquished mining areas	Engage with the mine and DITCRD to secure the establishment of a definite relinquishment program in order to accelerate the transition from mining to agri-businesses in the Rural zone	Set out a flexible 'Rural' zone within the Scheme that provides for a range of activities associated with the mining and agricultural industries, and ancillary uses which are compatible with the capacity of the land and retain the rural character and amenity of the locality. Inclusion of assessment criteria for agri-business enterprises in the Scheme.  Work with the CIP and the WA Department of Mines, Industry Regulation and Safety to ensure the cultural, environmental, social, and economic interests of the island's people are recognized, and mining resource development provides benefits to the community.	South Point, East Coast, Airport Surrounds, Lily Beach Road,	
8.	Recognise the importance of mining and support the longest possible extension of leases ( <i>RDO 2030 Strategic Plan</i> )	To ensure that mining operations associated with new mining leases are conditional, where physically applicable, upon the advancement of land for development or infrastructure or agriculture.	New mining lease applications should require PRL to develop a clear transition plan to a post mining economy.  Require the mine to contribute to the implementation of strategic infrastructure projects where there is a nexus with the mine operation (Runway extension, land development, ex mined areas ready for agri-businesses)		South Point, East Coast, Airport Surrounds, Lily Beach Road, Phosphate Hill, Light Industrial Area	
9.	Viable phosphate deposits competing with future development ( <i>SoCI 2018 Futures Charter</i> )	To ensure no future development occur on known viable mining deposits	Extraction of phosphate deposits required to occur prior to and in anticipation of any public or private future development in particular in the Rural and Urban Development zones under the TPS 2		South Point, East Coast, Airport Surrounds, Lily Beach Road, Phosphate Hill, Light Industrial Area	
10.	Future of exhausted mining areas ( <i>SoCI 2018 Futures Charter</i> )	To prevent the automatic return of exhausted mining areas to the wilderness and or National Park	Priority access to all exhausted mining areas, inclusive of BPC pinnacle fields, for economic development purposes		Whole of Island (outside the National Park external boundaries)	
11.	The current mining lease, if not renewed, would indicate cessation of mining in 2034. Approximately 1200 Ha of exhausted mining areas would offer the best prospect for economic development	To ensure that the great majority of exhausted mining areas outside the National Park (historic or recent) are made available for transformation for the development of Agri-businesses	Exhausted mining areas outside the National Park subject to relinquishment should be transformed for future productive agri-businesses (hydroponics, fish, poultry and semi-enclosed fruit production) to sustain the Island whilst supplementing Singapore food supply, food resilience and ultimately food security. ( <i>2018 CI-Singapore Strategy</i> )  Encourage the development of new phosphate product to target specifically Singapore fast growing "urban farms"		South Point, East Coast, Airport Surrounds, Lily Beach Road, Phosphate Hill	
12.	Uncertainty associated with the mining workforce	To redirect the ex-mining workforce know-how towards Agri-businesses	Re-training of the mining workforce in agriculture and aquaculture related activities as well as training in other sectors		Maintain and expand 'education establishment' development and uses within the Scheme area.	Whole of Island



### 4.1.3 Food Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
13.	Unreliable supply of fresh food	Ensure an appropriate supply of agriculturally fertile and or able land is available to assist in the production of food sources that can sustain the island population.	Support the systematic establishment of Agri-businesses on exhausted mining areas immediately after relinquishment by rezoning parcels of land to rural or horticulture.	Establish a long-term strategic approach to the rezoning of mining tenements to rural and horticulture zones by; <ul style="list-style-type: none"> <li>• Conducting investigations to identify where the most desirable agriculturally fertile and or able land is located</li> <li>• Ensure land use types associated with food production are permissible within the zoning table in rural and horticulture zones</li> <li>• Ensure provisions are in place within the local planning scheme to protect service easements required for future rural lots via public purpose reserves</li> </ul>	South Point, East Coast, Airport Surrounds, Lily Beach Road, Phosphate Hill
14.	Increased costs of imported fresh food jeopardises the economic viability of emerging businesses such as tourism	Provide a broad range of agricultural land types and uses via the planning framework to capitalise on the island's ex mining areas. Reducing the requirement of food importation.	Source cheaper fresh food supply through on-island production via a flexible array of zonings that cater for various intensities and scales of agriculture.	Establish a framework within the local planning scheme that provides a broad and flexible array of zonings relating to agriculture. <ul style="list-style-type: none"> <li>• Ensuring agriculture land use definitions allow and cater for the widest variety of pursuits as possible</li> </ul>	Drumsite, Lily Beach Road, East Coast
15.	Quarantine policy on imported plants and animals can frustrate the ability to diversify home grown fresh food production	Ensure a Christmas Island specific list of permissible plants and animals is established through a consultation process between relevant agencies and the community	Develop and endorse a commonly shared list of permissible animal and plant species suitable to Christmas Island and consider a review of the current plant assessment process  Establishment of a food research centre for agriculture and aquaculture activities in collaboration with the <i>Indian Ocean Learning Communities (IOLC)</i>	Outside remit of PDA Act.	Whole of Island (except National Park)
16.	High cost and irregular supply of fresh food on CI.  Singapore is highly focused on the security of its food supply and limited farming areas <i>(2018 CI-Singapore Strategy)</i>	Capitalise on the opportunity to satisfy the demand for food sources in Singapore	Facilitate production of fresh food (fruits, vegetables, poultry and fish) for local consumption and export including by CI based Singapore agri-businesses.  Provide adequate rural zonings to allow for additional food source production to serve the CI population and in addition, encourage export to Singapore.	Provide an adequate supply of rural zoned land to allow for additional food production to occur.	South Point, East Coast, Airport Surrounds, Lily Beach Road, Phosphate Hill
17.	Fruit Fly species pose a serious threat to native and imported fruit-bearing trees  <i>(RDO 2030 Strategic Plan)</i>	To eradicate Fruit Fly across the Island	Implement a targeted Fruit Fly eradication project on the Island (similar to Carnarvon Mediterranean fruit fly eradication pilot project – DPIRD but on a smaller scale)	Outside remit of PDA Act	Whole of Island
18.	The <i>Mining to Plant Enterprise (MINTOPE)</i> research program sponsored by the Commonwealth, CIP and Murdoch University between 2012 and 2019 has illustrated remarkable	To ensure that future Higher Education and Research programs are focusing in priority on food production related activities for local	Support the proposed research and education themes/activities of the recently created IOLC to further develop and or diversify the findings of MINTOPE		South Point, East Coast, Airport Surrounds Lily Beach Road  (whole Rural Zone in

	potential for food production on exhausted mining areas.	consumption or to create a job creating export economy	The IOLC education and research partnership between Murdoch University and the Harry Butler Institute in Perth and Murdoch Singapore Pte Ltd and Temasek Polytechnic in Singapore is principally designed to enhance food security in Singapore and the IOT under the auspices of the <i>Australia Singapore Comprehensive Strategic Partnership (ASCSP)</i>		the TPS No.2 and future rural zone in TPS No 3)
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#### 4.1.4 Tourism Opportunities

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
19.	Lack of traditional high-volume tourism attributes	Identify/promote development of high-volume tourism	Development of tourism activities taking advantage of the quality of the flora, fauna and marine life as well as the island's unique historical, cultural and religious heritage.	Identify suitable sites for tourism development in proximity to tourism attractors. Re-zone these sites in the local planning scheme for tourism. Establish local planning scheme provisions to: <ul style="list-style-type: none"> <li>Introduce 'model' scheme definitions and permissibility for tourism facilities, tourism operations and tourism accommodation land use classes.</li> <li>Reduce possible impacts on the environment of any proposed tourism ventures.</li> </ul>	Whole of Island
20.	Minimal release of tourism accommodation within the National Park (6 guests capacity at end of 2019)	Significantly increase low impact tourism opportunities within the National Park	Engage with Parks Australia to identify further suitable sites for light footprint eco-tourism developments and create an eco-tourism accommodation program with land release targets and milestones	Identify sites, in liaison with Parks Australia, that will be suitable for low impact tourist accommodation.  Re-zone these sites as Tourism – Eco and draft scheme provisions to manage tourist numbers and impacts on the National Park	Rest of Island (National Park)
21.	Lack of tourist facilities	Increase and diversify tourist facilities in the nominated areas	Promote the development of sites suitable for tourism within the existing settlement.	Add tourist facility as a discretionary use in the zoning table for these precincts.  Include a definition of tourist facility in the scheme.	Settlement, Gaze Road, Poon Saan and Silver City, Lily Beach Road
22.	Enhancement of Gaze Road Tourism and Commercial Precinct	To encourage the Commonwealth to facilitate the development of Crown held land within the Gaze Road Tourism and Commercial Precinct	Liaise with the DITCRD to participate in the implementation of the endorsed <i>Gaze Road Masterplan 2012</i> to accelerate the introduction of new commercial and tourism enterprises and new hospitality facilities  Relocation of Gaze Road tanks and fuel station	Re-zone the relevant sites in the Local Planning Scheme to support the introduction of new commercial and tourism land uses.	Gaze Road, Light industrial area
23.	Cruise ship visits have community and Commonwealth Government support	To ensure that the community is well prepared and adequate resources, infrastructure and land is appropriately identified to support Cruise Ship visits	Develop a Cruise ship visits typical <i>Island Discovery Program</i> (resources, activities, community events, market etc.) with representatives of DITCRD, SoCI, CITA, Parks, CLA, IC & Women's Association.	Identify and re-zone as required land required to facilitate cruise ship visits	Whole of Island
24.	Address the future of derelict buildings ( <i>RDO 2030 Strategic Plan</i> )	Renovate/remove derelict buildings	Derelict buildings include the CI Club, Bahai House, Virgin's Castle and the Settlement Sports Hall	The Local Government (Miscellaneous Provisions) Act 1960, Section 408/409 grants powers to the local government to require either the removal/demolition of neglected building or renovation of said. If unmanaged/unkept land is a major issue insert a clause into the scheme similar in nature to Clause 32 of the Shire of Esperance LPS 24.	Kampong, Settlement, Drumsite
25.	The Settlement Sports Hall (SSH) building is highly re-usable to house a purpose-built visitor centre, museum, commercial tenancies, bar-restaurant and community activities ( <i>2011 Gaze Road Urban Design Masterplan</i> )	Prioritise the refurbishment of the Settlement Sports Hall (SSH) where a discovery center is clearly illustrated	Continue collaboration with DITCRD to progress the <i>2017 SSH Refurbishment Preliminary Design Concept</i> to ensure the building is retained and refurbished for the benefit of visitors, the community and businesses without creating on-going burden to DITCRD as the owner and the	Update use classes for this site to include the proposed uses as discretionary uses in the Zoning Table (if required)	Gaze Road

			SoCI to whom the property is vested in under Management Order.		
26.	Reinvigorate the concept of a Discovery Center to showcase the Island's natural and cultural treasures ( <i>RDO 2030 Strategic Plan</i> )  Remoteness, single- way controlled road, and interruption of access during rockfall alerts are considerable limiting factors to visit the island museum currently located at Tajin House.	As per item 25	The refurbishment of the SSH for the purpose of a Discovery Centre (inclusive of the relocation of the visitor's center and the Tajin house museum) has been supported by two separate formal public consultation procedures in 2011 and 2017 respectively.	As above	Gaze Road
27.	Lack of low impact (eco) tourism development ( <i>SoCI 2018 Futures Charter</i> )	Allow the Rural Zoning to accommodate low-impact tourism development where appropriate	Support, on a case by case basis, low impact tourism development in favourable areas of the Rural Zone when mining lease has been relinquished.	Develop a local planning policy that details a process that will guide the reintegration of ex-mining land into the rural zone.  Specify which sites are suitable for eco-tourism (use this term as it is in schedule 1 of the current scheme) and have eco-tourism as an additional use for those sites.	South Point, East Coast, Airport Surrounds, Lily Beach Road
28.	Lack of 5-star Resort	Encourage the Commonwealth to facilitate the re-use of the existing resort	Support the re-use of existing vacant buildings, facilities and infrastructure in preference to new development of comparative size ( <i>SoCI 2018 Futures Charter</i> )		Golf Course & Resort, Gaze Road, Settlement, Drumsite, Kampong, Poon Saan
29.	Development of an integrated resort	As per item 28	Advocate for the Australian Government to undertake an open and transparent process for the development of an integrated resort at the current resort location  Promote CI as a world class tourism destination; facilitate the development of tourism as an anchor employer ( <i>Our Future CI Community Strategic Plan 2013 SoCI</i> )		Golf Course & Resort
30.	Lack of Priority Infrastructure Plan to support tourism ( <i>RDO 2030 Strategic Plan</i> )	As per item 25	Develop a priority infrastructure plan for underlying needs to support tourism including signage, facilities and services.  Include the SSH refurbishment in the Priority Infrastructure Plan		Rest of Island/National Park
31.	Lack of Priority Infrastructure Plan focusing on the National Park ( <i>RDO 2030 Strategic Plan</i> )	To ensure, through eco-tourism revenue, that the National Park funding source is sustainable beyond mining	Develop a Priority Infrastructure Plan for providing further opportunities to enjoy the National Park, including camping recreational areas, nature walks, identification of sites for eco-adventure and or education/research.		Rest of Island/National Park
32.	Lack of welcoming attribute for visitors ( <i>RDO 2030 Strategic Plan</i> )	To enhance Gateway Areas with a focus on visitors	Develop a Masterplan for Gateway precincts to ensure a welcoming presence on the Island. Gateway areas could include at least the Airport, Roundabout precinct, Poon Saan Shops		Airport Surrounds, Kampong, Poon San & Silver City

33.	Visits to the island currently averages 24 guests p/w. The current hospitality infrastructure could at least accommodate 300 guests p/w (2018 CI-Singapore Strategy)	To remove Cabotage restriction for CI/CKI International Flights	<p>Actively promote the removal of the Cabotage restriction for CI/CKI International flights to open CI to the tourism market in our immediate north.</p> <p>Actively promote CI/CKI tourism visas with condition of no-entry to the mainland to encourage tourism visits from our immediate north. (2018 CI-Singapore Strategy)</p> <p>Investigate new visas types to facilitate efficient entrance into the IOT (RDO 2030 Strategic Plan) (SoCI 2018 Futures Charter)</p>		Whole of Island
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#### 4.1.5 Construction Material Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
34.	Heavy reliance on imported construction materials	Identify areas on CI that have the potential to provide construction materials	<p>Identification of suitable land for the extraction and processing of local building materials (e.g. limestone and timber)</p> <p>Investigate/encourage cost-effective pre-fabrication construction industries in Singapore to minimize in-situ (on-Island) construction time and costs (<i>2018 CI-Singapore Strategy</i>)</p>	<ul style="list-style-type: none"> <li>Conduct research identifying areas of the island that provide potential to provide construction materials</li> <li>Place provisions in the local planning scheme that protect these identified areas such as a special control area.</li> </ul>	<p>Whole of Island (except National Park),</p> <p>Whole of Island</p>
35.	No exchange of construction material between Christmas Island and the Cocos (Keeling) Islands	To re-examine the economic benefits associated with material transfers between CI and CKI	In line with past practices, encourage the export of material such as phosphate, chalk & timber to CKI and import from CKI coral sand for concrete to increase synergies between the two economies		South Point; East Coast; Airport Surrounds; Lily Beach Road

#### 4.1.6 Future Economic Activities

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
36.	Economic diversification is required due to the foreseeable cessation of mining and lack of reliability of immigration activities	Ensure the Local Planning Framework supports economic diversification strategies through land supply and zoning	Re-focus economic activities towards alternative sectors such as tourism, agriculture/aquaculture, research & development, training & education, and government projects	Ensure the economic diversification strategies are supported in the local planning scheme through the supply of tourism, agriculture and public purpose zoned land	Whole of Island
37.	The lack of direct air connection with Singapore is a major obstacle to economic development	Ensure a direct flight to Singapore is reinstated to boost the CI economy	SoCI joins the RDO in advocating for the Australian Government to remove cabotage restrictions for International CI-CKI-International flights (Northern Triangle) (RDO 2030 Strategic Plan)		Whole of Island
38.	For historic, cultural, societal and economic reasons there is aspiration to facilitate investment on CI from Singapore (2018 CI-Singapore Strategy)	To integrate the IOT within the ASCSP framework	Engage with the Commonwealth Government in order for CI (and the IOT as a whole) to be fittingly considered and effectively integrated to the ASCSP framework	See Above.	Whole of Island
39.	Higher education, research & innovation focusing mainly on food productions and requiring relatively minimal infrastructure investment at the outset constitute a new and desirable economic driver for the Island	Provide greater opportunity within Christmas Island for education and training with a focus on agricultural and food production industries	<p>Support for the education and research themes proposed by the IOLC namely:</p> <ul style="list-style-type: none"> <li>• Bio-security;</li> <li>• Bio-prospecting;</li> <li>• Cereal/legume crops &amp; feedstock manufacturing;</li> <li>• Animal farming;</li> <li>• Urban vegetable farming &amp; controlled environment technologies;</li> <li>• Brewing &amp; distillation techniques;</li> <li>• Aquaculture;</li> </ul> <p>Insect farming;</p> <ul style="list-style-type: none"> <li>• Productive forestry &amp; fruit trees;</li> <li>• Land management &amp; environmental rehabilitation;</li> <li>• Micro sustainable energy;</li> <li>• Food business development;</li> <li>• Food for high end tourism;</li> <li>• Local business advancement and</li> </ul> <p>Waste recovery &amp; waste management</p>	<ul style="list-style-type: none"> <li>• Provide an adequate supply of Agriculture zoned land within the Local Planning Scheme.</li> <li>• Implement provisions within the local planning scheme that provide scope for small scale support infrastructure.</li> </ul>	South Point; East Coast; Airport Surrounds; Lily Beach Road



#### 4.1.7 Private Investment

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
40.	Private investors find it difficult to acquire/lease Crown Land	Open up opportunities for property investment	Liaise with DITCRD for the orderly release of Crown Land upon the endorsement of the CISA Plan	Ensure the relevant sites for release of Crown Land are zoned accordingly to facilitate the envisioned land uses.	Whole of Island (except National Park)
41.	Significant private investment on the Island is mainly reliant on the release of Crown land.  Determination of the EPBC requirements under the CI Strategic Assessment, aquifer pollution prevention and the protection of structures against the potential collapse of cave formations indicates that the Island could still be several years before reaching "Investment Ready" status (2018 CI-Singapore Strategy) & (SoCI 2018 Futures Charter)	Streamline the release of Crown Land	Exhausted mining areas outside the National Park with degraded environmental values offer the best immediate land prospect to attract investors from Singapore in the agri-business sector.  Develop a working protocol with common purpose to be established between DITCRD, SoCI and CIP to facilitate the release of exhausted and relinquished mining areas.  Encourage DITCRD to take advice from the Singapore Food Agency to reach out to Singapore investors in Agri-businesses.  Develop an MOU between the Commonwealth (DITCRD, DFAT) and the Shire to facilitate the desired outcomes	Once suitable sites have been identified ensure that the scheme is amended (if necessary) to permit the proposed land uses.	Whole of Island (except National Park)
42.	The stringent environment approval requirements associated with new development can frustrate positive outcomes	Streamline environmental approvals	Support the creation of a land bank of Priority 1 and 2 vegetation areas outside of the National Park that could be used for environmental offsets	Identify in the scheme suitable sites for environmental offsets	Whole of Island (except National Park)
43.	Economic development/investment on the Island is at an all-time low (SoCI 2018 Futures Charter)	Identify opportunities to increase economic development/investment	Encourage investment on CI including under the auspices of the ASCSP in economic sectors such as finance, defence, logistics, tourism, education, trade, socio-cultural advancement and workforce free movement	Identify areas suitable for the stated economic sectors and re-zone accordingly	Whole of Island
44.	Lack of investment from Austrade (RDO 2030 Strategic Plan)	Increase investment opportunities for Austrade	Work with Austrade to link into their Regional investment initiatives and host investors on the island to determine interest in opportunities associated with key reciprocal areas such as tourism, international education, food and agri-business and technology potentials	As above	Whole of Island

#### 4.1.8 Accommodation Supply

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
45	Provision of new residential and tourism accommodation	Exhaust in priority land available already zoned for residential and tourism	The prospective demand for new residential and tourism accommodation can be met within the current Urban Development Zone of the TPS No.2	Maintain the current Urban Development Zone of the Scheme to meet prospective demand for new residential and tourism accommodation.	Poon Saan and Silver City, Phosphate Hill, Lily Beach Road

## 4.2 Natural Environment

Whilst significant areas of the Island are protected within the National Park, historic phosphate mining and human activities have had some noticeable impact on the environment. Future urban expansion and possible new mining present challenges that could require environmental management consideration.

In order to lift uncertainty associated with the requirements of the *EPBC Act 1999*, the Commonwealth Minister for the Environment and the Commonwealth Assistant Minister for Regional Development and Territories, recognizing the island unique environmental values should be considered alongside the economic and social benefits of development, agreed to conduct a whole of *Christmas Island Strategic Assessment (CISA)* of the impacts of actions taken on CI on matters protected by part 3 of the *EPBC Act*.

For the purpose of the CISA, the formulation of a 50 years plan, policy or program (the Plan) will be prepared by the DITCRD taking into consideration Commonwealth policies as well as the *Local Planning Strategy Updated Strategic Directions* herein.

The Plan will aim to provide opportunities for the sustainable development of the Island (excluding the National Park). Development will include, but not be limited to: residential, commercial, tourism, industrial, mining, agriculture and supporting infrastructure.

It is expected that the CISA will define environmental offsets or mechanisms to collect financial contribution from future developments for the specific purpose of minimizing impacts and or maintaining/enhancing the environment.

## 4.2.1 Natural Environment

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
46	Red crab migration routes threatened by human activities	Ensure that Crab-migration remains included in future planning procedures	Maintenance, protection and introduction of new red crab migration protection measures such as Environmental Corridors as part of future urban development	Develop a Shire wide Environment Corridors approach within the planning instruments	Phosphate Hill/Recreation Centre, Light Industrial Area, Poon Saan and Silver City, Drumsite, Settlement, Golf Course and Resort
47	The limestone geology of the Island comprises potentially unidentified caves	Ensure that new developments are not at risk due to potential cave collapse. Continue to request a whole of Island geological mapping (basalt & limestone) is carried out by the Commonwealth	Ensure any new development considers the geotechnical limitations associated with potential cave formations	Investigate Scheme provisions which identify areas requiring geotechnical investigation prior to subdivision, development approval or groundworks.	Whole of Island
48	Resolution of National Park boundaries		Support the rationalisation of National Park boundaries	Establish appropriate local scheme designation over landholdings which are to be rationalised to the National Park.	Whole of Island
49	Some mining leases are surrounded by National Park	To ensure that all "island leases" revert ultimately to National Park	Support the relinquishment of the central and north western mining leases to Parks Australia subject		Rest of Island
50	Current mining leases are to be extinguished by 2034	Maximise the usage of ex mining areas towards economic development such as Agri-businesses		Work with the CIP and the WA Department of Mines, Industry Regulation and Safety to ensure the re-use of mining leases towards Rural land uses balances the needs of the environment with the economic future of the Island's population.	Lily Beach Road, East Coast, South Point
51	Need to maintain, sustain and enhance the island environment ( <i>SoCI 2018 Futures Charter</i> )	To ensure that all new development contribute to the enhancement of the natural environment	Investigate environmental contribution to be imposed on new development utilizing mechanisms such as environmental offsets and or the creation of environmental corridors when and where appropriate	Include definition and conditions relating to Environmental Offsets and Environmental Corridors in the reviewed Planning Strategy and Scheme	Whole of Island (except National Park)
52	Need to reduce carbon emission on the island ( <i>SoCI 2018 Futures Charter</i> )	To effectively minimise or even prevent carbon emissions in new developments	Investigate new developments to maximise carbon neutrality with adequate on-site generation of solar and wind power to supply buildings as well as the anticipated (and supported) utilisation of electric vehicles required by the development	Introduce new development conditions specifically associated with carbon emission reduction	Whole of Island (except National Park)
53	The island environment is ideally placed to support eco-tourism, higher education and scientific research programs ( <i>2018 CI-Singapore Strategy</i> )	To ensure that eco-Tourism focuses in priority on opportunities available within the National Park	Ensure collaboration between Parks Australia and the IOLC to facilitate research initiatives focusing on the environment and eco-tourism. Support the provision of remote ecoadventure and cultural tourist experiences in areas where compatibility with the cultural, environmental and landscape values can be achieved	Develop a Shire wide tourism strategy that considers accommodation, attraction, activities and access.  Investigate 'low impact' tourist development use classes in the local planning scheme to provide for tourist development that has minimal impact on the existing amenity and landscape values of the National Park.	Whole of Island

## 4.3 Water Management

The full extent of groundwater aquifer is undetermined.

There is an on-going need to determine the extent of the groundwater catchment and to determine whether development has the potential to impact upon the specific catchment that is used for the Island's potable water supply.

It is especially relevant for any expansion of industrial and land fill land uses, to ensure harmful substances do not contaminate the water supply.

Recent investment by the Commonwealth has increased the capacity of the Wastewater Treatment Plant at Smith Point to cater for a population of 6,000

### 4.3.1 Potable Water

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
54	Lack of accurate definition of underground fresh water aquifer	As per Items 1 and 47	Support the RDO recommendation to DITCRD for the completion of water mapping across Christmas Island ( <i>RDO 2030 Strategic Plan</i> )	Local Planning Framework to identify: <ul style="list-style-type: none"> <li>• Mapping of the basalt layer and cave systems</li> <li>• Assessment of the catchment extent and capacity</li> <li>• Mapping of the basalt layer and cave systems to assess the catchment extents</li> <li>• Identification of land use controls in areas which may impact on vulnerable groundwater resources</li> <li>• Research, prove and develop additional water sources in consultation with Director National Parks</li> </ul>	Whole of Island
55	Potential for contamination of fresh water supply				Whole of Island
56	Lack of redundancy in water supply				Whole of Island
57	Powerlines to freshwater pumping stations are currently above ground and at high risk from storm damage	As per item 52	Secure power supply to water pumping stations by installing power supply underground  Encourage <i>Watercorp</i> to explore wind/solar/battery systems to drive remote underground pumping station as alternative to carbon emitting power supply	Scheme to identify appropriate land and development controls for service infrastructure.	Whole of Island

### 4.3.2 Wastewater

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
58	Sustainable Water Management Practices	Maximise the re-use of bio-waste for agriculture in preference to dumping	Investigate sustainable water management practices, such as bio-waste re-use opportunities for agricultural purposes	Local Planning Framework to apply the principles and policy measures of the Better Urban Water Management (WAPC 2010) framework.	Whole of Island
59	Above ground wastewater infrastructure in high rock fall risk areas		Encourage the Commonwealth to take appropriate measures to protect infrastructure from rock fall risks	Scheme to identify rock fall risk areas and provide associated development controls aimed at mitigating risk to human safety and development.	Kampong and Smith Point
60	Disposal of treated bio-waste sludge in land fill at the rubbish tip	As per item 58	Encourage dialogue between <i>Watercorp</i> and the IOLC to further research possibilities for the sustainable re-use of bio-waste	Local Planning Framework to identify a composting facility at the rubbish tip to appropriately treat bio-waste	Phosphate Hill/Recreation Centre, Light Industrial Area

## 4.4 Energy

The nature of power generation on Christmas Island is highly reliant on imported fuel. Investigation into renewable sources on the Island has reached a critical stage (refer to climate change section below)

### 4.4.1 Energy

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
61	Reliance on imported fuel and lack of alternative energy options	Assist the Commonwealth in meeting its International Carbon Emission Reduction targets	Encourage the research and development of zero carbon emission alternatives	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Phosphate Hill/Recreation Centre, Light Industrial Area, Lily Beach Road, East Coast
62	Risk associated with the domestic fuel tanks located in close proximity to residential dwellings	Minimise risks associated with the fuel tanks within the Gaze Road precinct and allow for the safe increase in accommodation within this prime tourism, residential and commercial location	Relocation of foreshore fuel tanks and fuel station to a more appropriate location	Identify appropriate location for fuel storage and fuel distribution within the local planning framework.	Light Industrial Area
63	Transition the island from diesel energy to clean energy sources ( <i>RDO 2030 Strategic Plan</i> )	As per Item 52 and 61	DITCRD and RDO to investigate the most efficient and effective pathway to transition the island from diesel energy to clean energy sources	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Whole of Island



## 4.5 Waste Management

There are various risks involved in the current waste management practices on the island, including biological risks associated with the dumping of sewage sludge and mixed municipal waste.

A suitable alternative long-term location for the rubbish tip cannot be determined until the extent of the groundwater catchment is identified and effects of the current tip on the groundwater are quantified.

### 4.5.1 Waste Management

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
64	Delineation of cadastral boundaries for the rubbish tip to formalise land tenure		A cadastral delineation will coordinate the staged development of Phosphate Hill for future urban uses	Define the extent of the current rubbish tip operation and appropriate cadastral boundaries.	Phosphate Hill/Recreation Centre
65	Risk of groundwater contamination from the rubbish tip	Minimise groundwater contamination risks	Streamline waste management practices in the short term	Explore opportunities for a more integrated waste management system linked to other industrial processes	Light Industrial Area, Phosphate Hill/Recreation Centre
66	Quarantine regulations in relation to transferring waste off-Island		Investigate quarantine requirements to mainland Australia  Identification of areas for increased storage, including covered areas, and cleaning facilities	DITCRD, the SoCI and the SoCKI to prepare a best practice waste strategy for the IOT.	Light Industrial Area, Phosphate Hill/Recreation Centre
67	Current rubbish tip operations are unsustainable	Keep seeking support from the Commonwealth to upgrade the current tip operation in a genuine Recovery Centre operation	Establishment of a Recovery Centre to sort and process recyclable materials, and organic waste treatment plant to process food waste and a composting plant to process other organic waste		Phosphate Hill/Recreation Centre, Light Industrial Area
68	Aspiration for waste avoidance including waste reduction, waste recycling and waste management ((RDO 2030 Strategic Plan)	Eliminate the concept of waste throughout the Island with a clear focus on waste recovery	The SoCI has expressed interest in collaborating with the IOLC in researching adequate waste recovery measures. This research could focus initially on the organic waste stream (community education, domestic collection, central composting and disposal to enrich soils or use as medium for insect farming)		Kampong, Settlement, Gaze Road, Poon Saan-Silver City, Drumsite, Light Industrial Area, Phosphate hill

## 4.6 Climate Change

The *Climate Change Risk Assessment for the Indian Ocean Territories (AECOM 2010)* has identified that Christmas Island has experienced changes in climate over the past decades, and these trends are likely to continue.

As a small island, Christmas Island is vulnerable to the effects of climate change. In particular, coastal stability, rising sea level and storm swell issues at Kampong, Settlement (Gaze Road), Smith Point, Golf Course and Resort.

Concurrently there is international scientific recognition that unchecked carbon emissions are related to the acceleration and intensification of the effects of climate change.

The pathway to the decarbonization of the Australian economy (and consequently the CI economy) is critical if the targets of the *United Nations 2015 Paris agreement on Climate Change* are to be met. In this context Australia is a party to the *UN Framework Convention on Climate Change*.

In economic terms the necessary decarbonization of power generation on the island is increasing in urgency. The more one waits the more the decarbonization will be difficult and expensive mainly because of the scale and the effort before the public and the private sector alike.

## 4.6.1 Climate Change

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
69	Risks associated with sea level rise combined with storm surge effects at the Kampong	Reduce seal level rise and storm surge risks to residents	Encourage relocation of residents from the Kampong to safe existing and new urban areas.	Investigate and scope a Coastal Hazard Risk Management and Adaptation Plan for Kampong, per WA's State Planning Policy 2.6 – Coastal Planning.  Develop a long-term residential transition plan for the Kampong towards safer existing and new urban areas.  Investigate provisions with the Scheme that prevent additional subdivision within Kampong.	Kampong and Smith Point
70	Risks associated with increased wave undercutting of terrace cliffs	Ensure safety of people and infrastructure	Minimise risk for any new development geotechnically at risk on the ocean side of Gaze Road		Gaze Road, Settlement
71	Ensure all port facilities are operational and maintained in the context of potential for increased storm surges	Maintain all-weather shipping accessibility to the Island	Maintain and consolidate the Island's principal goods and fuel port outlets  Upgrade Nui Nui port facilities to an operational standard to ensure alternative port facility remains available in extreme events	Investigate Scheme provisions which <ul style="list-style-type: none"> <li>facilitate activities within the port precincts which are general industrial land uses and the supply of essential services associated with port operations.</li> <li>ensures development maintains and provides for the safe and efficient operation and management of supply chain infrastructure.</li> </ul>	Kampong and Smith Point, Golf Course and Resort
72	Overtopping of cliffs in Settlement in high swells	As per Item 70	Minimise any new development at risk of inundation on the ocean side of Gaze Road	Investigate and scope a Coastal Hazard Risk Management and Adaptation Plan for the Gaze Road precinct, per WA's State Planning Policy 2.6 – Coastal Planning.	Gaze Road, Settlement
73	The need for cyclone-rated buildings on the Island in the context of climate change forecasts for Category 4-5 cyclones in the region	Ensure future development are resilient to cyclone more severe than those previously experienced	Ensure that all new development meets requirements for Category 5 cyclones as per Building Code of Australia standards	Provide cyclone rating guidance in the Local Planning Policy	Whole of Island
74	The island is almost completely dependent on imported fossil fuel for the production of its energy and totally dependent for the movement of all vehicles and vessels.	As per items 52, 61 and 63	Develop with DITCRD, the IOTPA, RDO and CIP a staged fossil fuel phasing out plan to pro-actively move the island away from the fossil fuel economy  Adopt a systematic approach towards decarbonization by ensuring that all new developments, projects or economic development initiatives are as carbon neutral as feasible.  Identify areas where existing energy arrangements can be decarbonized cost effectively and in a timely manner	Include appropriate use classes, and associated provisions within the Scheme that relate to the development of renewable energy infrastructure.	Whole of Island

## 4.7 Transport

It is currently estimated that there is approximately 2,100 (need check) registered vehicles on Christmas Island. Overall traffic movement is therefore anticipated to remain relatively low and fluid. However, traffic management needs to be considered in relation to the current and planned road network and development to ensure activity is safely accommodated for both current and future needs.

A broad assessment of the road network and precincts has identified lack of cadastral public access for some land parcels, freight movements impacting on residential areas and poor connectivity with the recreation center as issues that need to be addressed to guide future development on Christmas Island.

From the air transport perspective, the Runway in its current geometry reveals that:

1. The End Safety Areas (RESAs) do not meet International aviation Standards;
2. CASA's minimum longitudinal slope is exceeded by 0.27% overall and 1.05% at the southern end;
3. The Obstacle Limitation Surface associated with the runway is compromised to the north-west by the altitude of Irwin Hill and restrict maneuvering and landing in Instrument Meteorological Conditions solely to the east of the runway.

The case to maintain provision to expand and upgrade the runway is underpinned by:

1. Tourism, higher education & research, niche export agri-businesses and possibly defence are all very seriously considered as realistic future drivers of the CI economy.
2. These economic sectors will all be highly dependent and legitimately expect reliable and improved air services.
3. Airlines are more and more favoring larger medium haul fuel-efficient airplanes with larger capacity (240 seats and over) than those currently able to utilise the CI 2,043m long runway.
4. The disparity with the 2,445m CKI runway that could restrict the ability for defence and larger aircraft to equally utilise both aerodromes.

### 4.7.1 Roads

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
75	Lack of legal public access to key public infrastructure and strategic land assets		Gazettal of public road to the IDC	Scheme to apply appropriate designation to road to IDC.	Airport Surrounds, Rest of Island
76	All freight movements to and from the airport and the port must go through the Poon Saan residential area	Provide a direct route from the Port to the Industrial area	Removal of freight movements from established residential areas by implementation of the 'Murray Road Link' as outlined in the 2010 Light Industrial Area ODP	Investigate/scope a District Traffic Assessment to inform an appropriate planning response aimed at separating heavy (industrial, mining) vehicles from local traffic networks and increase connectivity between the Recreation Centre and the Poon Saan/Drumsite areas.	Light Industrial Area
77	Poor connectivity of the Recreation Centre in relation to existing adjacent urban areas	Provide direct pedestrian, cycle and vehicular connection between the Recreation Centre and the Poon Saan and Drumsite areas	Develop direct road connections to Poon Saan and Drumsite as part of the Phosphate Hill urban expansion area		Phosphate Hill/ Recreation Centre

## 4.7.2 Airport

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
78	Existing Sub-standard fire-fighting services are restricting access to CI for non-Australian international carriers ( <i>RDO – 2030 Strategic Plan</i> )	To improve airport access to International carriers	DITCRD to provide adequate fire-fighting services at the airport to allow access to all international carriers	<p>Investigate Scheme provisions which</p> <ul style="list-style-type: none"> <li>facilitate activities within the airport precinct which are general industrial land uses and the supply of essential services associated with airport operations.</li> <li>ensures development maintains and provides for the safe and efficient operation and management of the airport.</li> </ul>	Airport and Surrounds
79	CI Runway does not align with CASA and International Aviation Standards ( <i>SoCI 2018 Futures Charter</i> )	To ensure that a strategy is established to upgrade the runway and airport operation to International Standards	DITCRD to develop a strategy to implement the upgrade of the CI Runway and terminal to improve reliability and diversification of air services, accommodate future larger aircrafts and adequately respond to patronage growth potentially driven by tourism, higher education & research, niche agri-businesses export and possibly Defence		Airport and Surrounds
80	Capacity of the airport and runway to handle larger aircraft and increased passenger numbers in the long term	To plan for the expansion of the runway	<p>Identification and protection of additional land area for airport terminal and runway expansion</p> <p>Extend and upgrade the runway and apron areas</p>		Airport and Surrounds
81	Noise, height restrictions and earthworks in adjoining areas associated with any expansion of the airport and runway ( <i>SoCI 2015 LPS</i> )	To protect the orderly expansion of the runway	All future development in the vicinity of the airport to have regard for the ANEF noise contours, Obstacle Limitation Surface area and necessary surrounding earthworks associated with any runway expansion		Airport and Surrounds, Phosphate Hill/ Recreation Centre, Lily Beach Road

## 4.7.3 Port

Item	Current Issue	Objective	Strategic Planning Response	Planning Actions	Relevant Precinct
82	Limited freight handling/storage and customs/ quarantine capacity at the port	Develop freight storage and handling capability at the Light Industrial Area	Implementation of the <i>2010 Light Industrial Area ODP</i> to provide additional container storage and handling facilities		Kamong and Smith Point, Light Industrial Area
83	Future of phosphate loading facilities following the cessation of mining activities on the Island		Plan to adapt/convert port loading facility to requirements of post mining economic activities such as agri-businesses, cruise ships and construction materials		Kamong and Smith Point
84	The alternative port facility at Nui-Nui has no mooring or storage capability rendering it unreliable for use	Allow shipping access to CI when the port at Flying Fish Cove cannot operate during the swell season	Encourage the Commonwealth to establish a mooring capability at Nui-Nui	<p>Identify areas adjacent to the Nui-Nui facility for the development of storage capacity</p> <p>Incorporate environmental assessment and consideration of biosecurity and customs standards in expansion planning</p>	Kamong and Smith Point, Golf Course and Resort

#### **4.8 Urban Expansion**

The *Accommodation Needs Assessment for Christmas Island and Cocos (Keeling) Islands* (Department of Regional Australia, Regional Development and Local Government 2011) identifies supply and demand for accommodation in Christmas Island, and identifies a clear shortage of housing on the Island, and concerns for housing affordability.

The economic downturn experienced since 2017 has somehow relieved pressure on housing demand however the pressure is expected to rise again in the context of the economic transition from mining and immigration to tourism, agri-business, education & research and possibly defence.

#### 4.8.1 Urban Expansion

Item	Current Issue	Objective	Strategic Planning Response	Planning Action	Relevant Precinct
85.	Potential shortage of housing on the Island in the context of future economic drivers	Increase housing opportunities	Identification of suitable land for future residential areas  Encourage and prioritise Crown Land release to facilitate the development of new urban areas identified in the TPS No.2	Identify urban expansion areas and re-zone those to Residential	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
86.	Potential fragmentation of communities across the Island	Increase urban zoned land	Identification of appropriate areas for urban development in close proximity to public amenities and existing settlements	As above	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite
87.	Identified urban expansion areas coincide with identified mineable phosphate deposits	Develop end of life process for mine sites currently operating in areas suitable for urban expansion	Support any new mining application in the identified urban expansion areas subject to including provisions in the mine Abandonment Plan that ensure the post mining landscape is suitable for urban development	Identify in the scheme current mine sites that may be rehabilitated for urban land uses after mining activity ceases.  Develop scheme clauses that indicate the actions to taken to convert former mine sites to be suitable for urban land uses (i.e. site and soil assessments, contaminated sites rehabilitations, geo-technical reports, etc.)	Phosphate Hill/Recreation Centre
88.	The cost of urban development on the Island (i.e. infrastructure and construction)	Reduce the need for additional infrastructure to support urban expansion	Consolidation of urban development within the infrastructure rich existing settled areas	Identify urban expansion areas adjacent to existing urban zoned land	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite, Settlement
89.	Increased risk of rock fall in Kampong due to slope instability	New development in locations not affected by rock falls	Develop a long-term residential transition plan for Kampong towards safer existing and new residential areas	Identify suitable sites for the expansion of Kampong	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
90.	Lack of Housing affordability ( <i>RDO 2030 Strategic Plan</i> )	Ensure that Affordable Housing is provided	DITCRD to develop with the SoCI an Affordable Housing Strategy for the IOT that could be included in the Planning Strategy.  Include in this the establishment of a rent-to-buy system for public housing, a review of grants to ensure CI benefits (such as first home buyers and other initiatives related to affordable housing)  DITCRD to ensure adequate land provision for affordable housing in the future release of Crown land	Once an Affordable Housing Strategy is developed, grant density bonuses or other incentives for the provision of affordable housing in the scheme.	Poon Saan and Silver City, Phosphate Hill/Recreation Centre, Drumsite



## 4.9 Heritage

The Shire of Christmas Island has a Heritage Advisory Committee, assisted on an as needed basis by a heritage qualified professional, to provide valuable input into specific development proposals that may affect heritage sites and buildings.

The continued role of the Committee is to consider and make recommendations to the Shire for any development proposal within heritage areas.

### 4.9.1 Heritage

Item	Current Issue	Objectives	Strategic Planning Response	Planning Actions	Relevant Precinct
91.	Local heritage recognition in addition to Commonwealth heritage recognition	Protection of significant local heritage sites	The development and implementation of a Municipal Heritage Inventory for incorporation into the TPS	Draft scheme clauses to protect sites identified in the MI from incompatible development	Whole of Island
92.	Numerous places of heritage significance are found throughout the Island	Identify sites of heritage importance	Future development in close proximity to recognised places of heritage significance to be undertaken in consultation with relevant stakeholders prior to submission of planning application	As above	Whole of Island
93.	Uncertainty regarding heritage processes ( <i>RDO 2030 Strategic Plan</i> )	Protection of significant heritage sites	DITCRD, through the CISA process, to provide certainty regarding heritage processes. Research best innovative practice in heritage preservation to ensure that development is not stifled.  Will the CISA process identify heritage sites?	As above	Poon Saan and Silver City, Settlement, Drumsite, Gaze Road tourism & Commercial precinct

## 4.10 Community Facilities

Expansion and greater provision of community facilities remains necessary to support the current and future community of Christmas Island.

Existing recreational facilities at Phosphate Hill are to match community needs and expectation for expanded sports fields, additional change room facilities as well as general upgrades to the public realm to encourage greater activity in the precinct.

### 4.10.1 Community Facilities

Item	Current Issue	Objectives	Strategic Planning Response	Planning Actions	Relevant Precinct
94.	Lack of suitable active recreation facilities i.e. playing fields	Increase availability of recreational facilities/playing fields	Provision of additional playing fields adjacent to the cricket oval  Investigate the requirements and potential for CI to host an IOT Games, and prepare a plan to move the IOT more into nationally and internationally recognized sporting events ( <i>RDO 2030 Strategic Plan</i> )	Identify new areas for recreational facilities/playing fields and re-zone accordingly	Phosphate Hill/Recreation Centre
95.	Current golf course limited to 9 holes	Expand golf course to 18 holes	Investigate the development of additional golf course capability in the relevant precincts	Identify suitable site for expansion of the golf course and re-zone to public purpose-golf course or public open space.  Expand Reserve 43174 to include golf course expansion area and retain management order over the expanded reserve	Golf Course and Resort, Lily Beach Road, Phosphate Hill/Recreation Centre
96.	Future expansion of the three operational cemeteries	Increase capacity of existing cemeteries	Expand Christian cemetery northwards to Gaze Road, expand Chinese and Muslim cemeteries eastwards along Golf Course Road	Identify cemeteries expansion in scheme and re-zone/reserve accordingly	Settlement
97.	Lack of suitable venue for the Christian Fellowship Association		Include the provision of place(s) of worship in urban expansion areas and relevant Structure Plans	Draft clauses in the scheme to identify what information is required to support the use of sites for places of worship (e.g.: noise abatement, parking requirements, traffic management plans (if needed), times of operation, etc..)	Poon Saan and Silver City
98.	Lack of aged care facilities on the Island	Increase the amount of aged care facilities	Identification of a suitable location for aged-care facilities	Identify and re-zone suitable sites for aged care facilities.	Poon Saan and Silver City, Phosphate Hill/Recreation Centre
99.	Need for the establishment of a museum/ interpretive centre on the Island	Establish museum/interpretive centre	DITCRD to support and assist the SoCI with the implementation of the <i>2017 SSH Refurbishment Preliminary Design Concept</i>	Establish use classes for museums and/or interpretive centres	Gaze Road tourism & commercial precinct
100.	Future expansion of the CIDHS, and possible collocation of education services on the Island	Expand educational facilities	Include the provision of education facilities in urban expansion areas	Identify and re-zone sites suitable for educational facilities	Phosphate Hill/Recreation Centre
101.	Future expansion of the Christmas Island Hospital	Increase Hospital capacity	Implementation of the hospital expansion as outlined in the <i>2010 Light Industrial Area ODP</i>	Identify land requirements for hospital expansion and re-zone accordingly	Poon Saan and Silver City