

NON-PASTORAL USE PERMITS

DIVERSIFYING THE TERRITORY
UNLOCK THE POTENTIAL OF OUR LAND



PASTORAL LAND ACT AMENDMENTS

The Northern Territory Government has made it easier for pastoralists to diversify and generate alternate income streams through changes to the *Pastoral Land Act*.

Pastoral lessees can apply for permits to use parts of their lease for non-pastoral uses such as agriculture, horticulture, aquaculture, tourism and forestry.

The amendments to the Act give pastoralists an opportunity to take advantage of different markets.

Previously, parts of pastoral properties could be used for non-pastoral use activities but permits were only approved for up to five years and had to be renewed annually. Permits were provided to the lessee and were not transferable if the pastoral lease changed ownership.

Non-pastoral use permits can now be approved for 30 years, and can be renewed by applying to the Pastoral Land Board two years prior to its expiry.

The non-pastoral use permit is now registered to the lease and not issued to the lessee, providing longer term security for investment. The permit being registered to the lease has the likelihood of also increasing the value of a pastoral lease if the lease is going to be sold.

The changes give pastoralists greater certainty and confidence to explore and invest in longer term non-pastoral opportunities.

The primary operation of a pastoral lease must be for pastoral purposes, but pastoralists can operate other business enterprises like mango crops or tourism and camping operations side by side, providing two revenue streams.

Already local pastoralists are diversifying with these types of business enterprises being developed on pastoral leases throughout the NT.

ADVANTAGES

The Northern Territory Government recognises the pastoral industry cannot depend on cattle alone but needs to be able to diversify to unlock the potential of the land.

While pastoral production must remain the dominant industry on the property under the *Pastoral Land Act*, pastoralists can use part of their properties for crops

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or tourism to provide an extra buffer against hard times by creating new income streams.

The changes make it easier to apply for permits and invest in non-pastoral uses through a more streamlined process in accordance with other legislation like the *Native Title Act*.

The non-pastoral use permits will create a more even playing field between pastoral lease holders and freehold title owners in terms of land use, while giving a lessee more potential to generate income. The non-pastoral use permit may potentially increase the value of a pastoral lease, when considering it for sale purposes.

Diversifying allows pastoralists to capitalise on growing demand for produce and supports the Government's vision to accelerate development of the North.

WE CAN HELP

The Government has cut red tape to make it easier for pastoralists to diversify and develop new income streams.

The permits are administered by the Pastoral Land Board with support from the Department of Environment and Natural Resources and other Government agencies as required.

The Pastoral Land Board is responsible for the notification process under the *Native Title Act*, to ensure the new use complies with the provisions of this legislation.

The Department of Environment and Natural Resources and Department of Primary Industry and Resources can provide pastoralists with advice on land suitability, crops and potential markets.

Diversification expands the opportunity for increased income streams, so non-pastoral use permit fees are staged over an initial five year period to allow new developments on leases time to mature and be productive.

WHO CAN HELP?

About the Pastoral Land Act:

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Advice on land use:

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