

Ti Tree Research Farm Overview

EOI Supporting Document

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Acronyms	Full form
NT	Northern Territory
TTRF	Ti Tree Research Farm
TTWCD	Ti Tree Water Control District
ML	Megalitre
WEL	Water Extraction Licence

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1. Background

DAF seeks to identify and activate economic opportunities to encourage investment and growth in the agricultural sector. Continued development of horticulture in the regions will have strong economic benefits to the Northern Territory (NT).

NT Portion 3289, known as Ti Tree Research Farm (TTRF), is an unzoned estate in fee simple parcel owned by the Northern Territory of Australia, formerly used for horticulture research purposes by the NT Government. TTRF's parcel area is 9.44 hectares, accessed primarily via sealed Woodforde Road, approximately 14 kilometres south of the Ti Tree township.

TTRF is strategically located between Alice Springs and Tennant Creek and has been previously used for research into vegetable, cut flower and fruit growing. It was established in 1988 to support the emerging horticulture industry and although the farm is not currently undertaking any research, previous crops that have been grown and produced at the farm include grapes, asparagus, melons, cucurbits, stone fruit, mangoes, cut flowers, and onions.

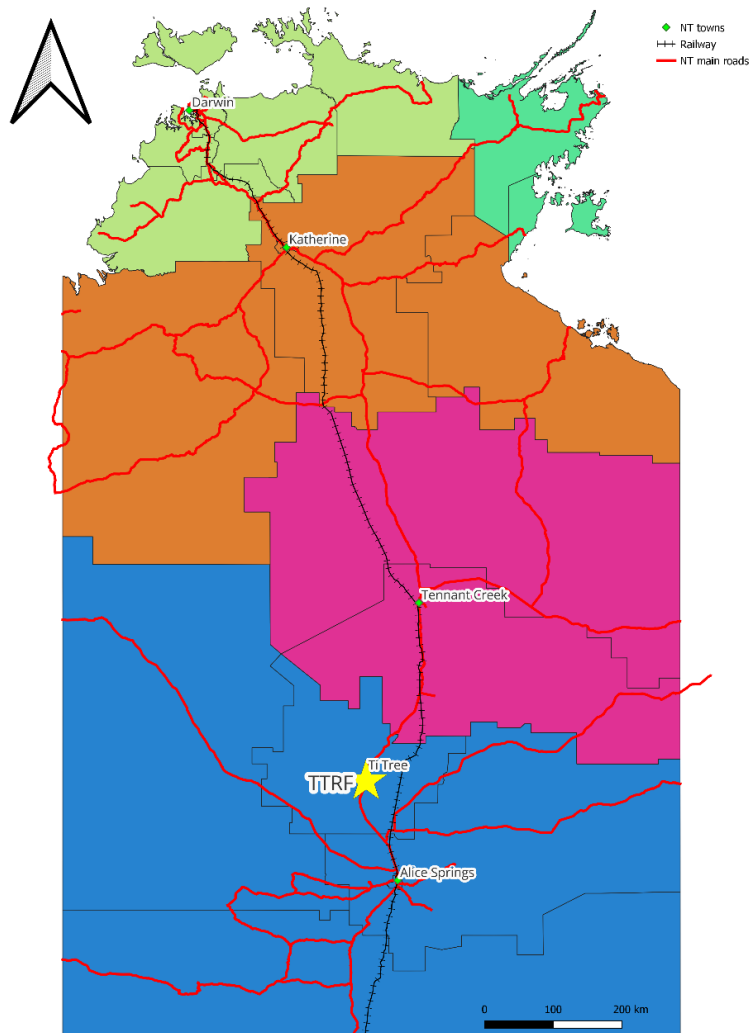


Figure 1. Location of Ti Tree Research Farm

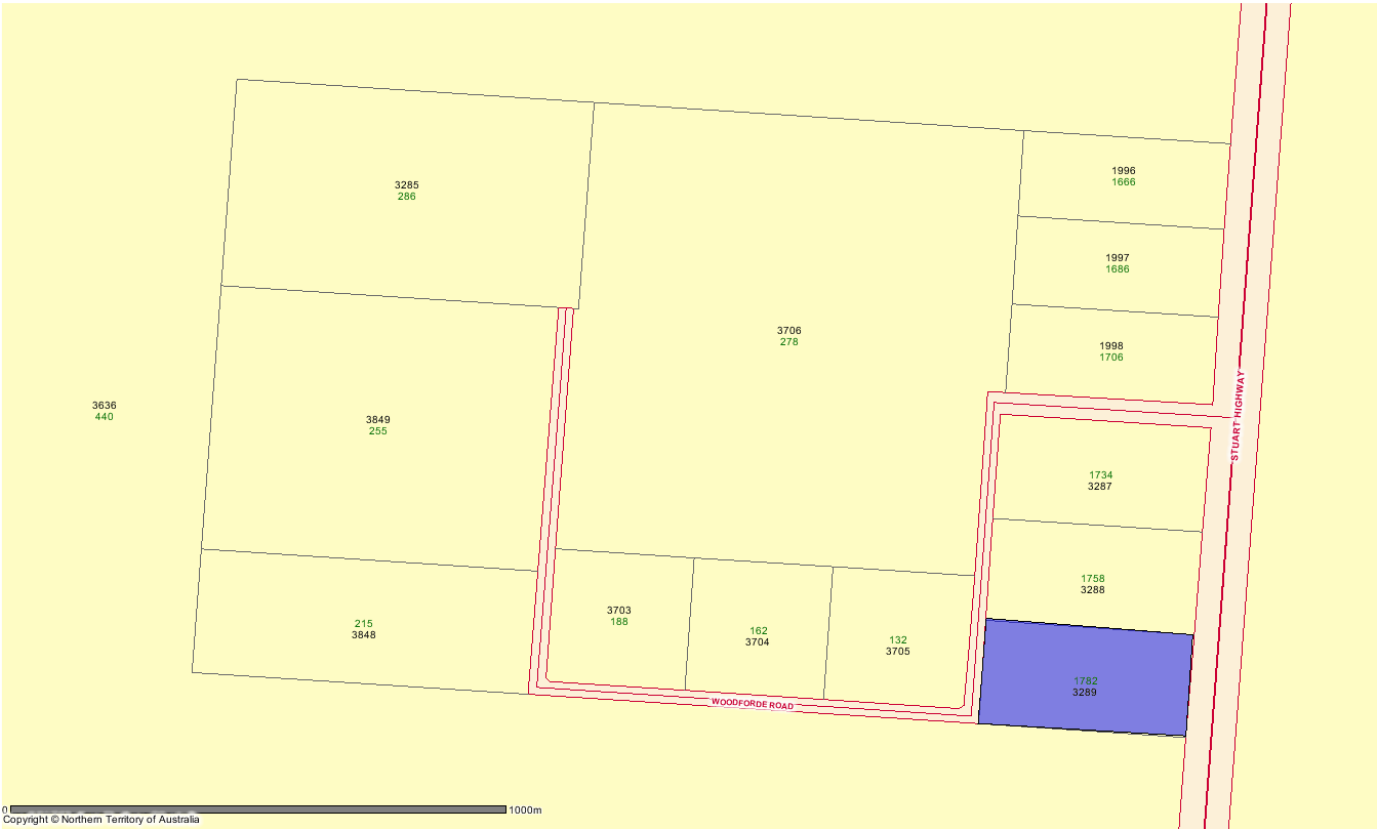


Figure 2. Location of Ti Tree Research Farm (NT Portion 3289) with surrounding properties

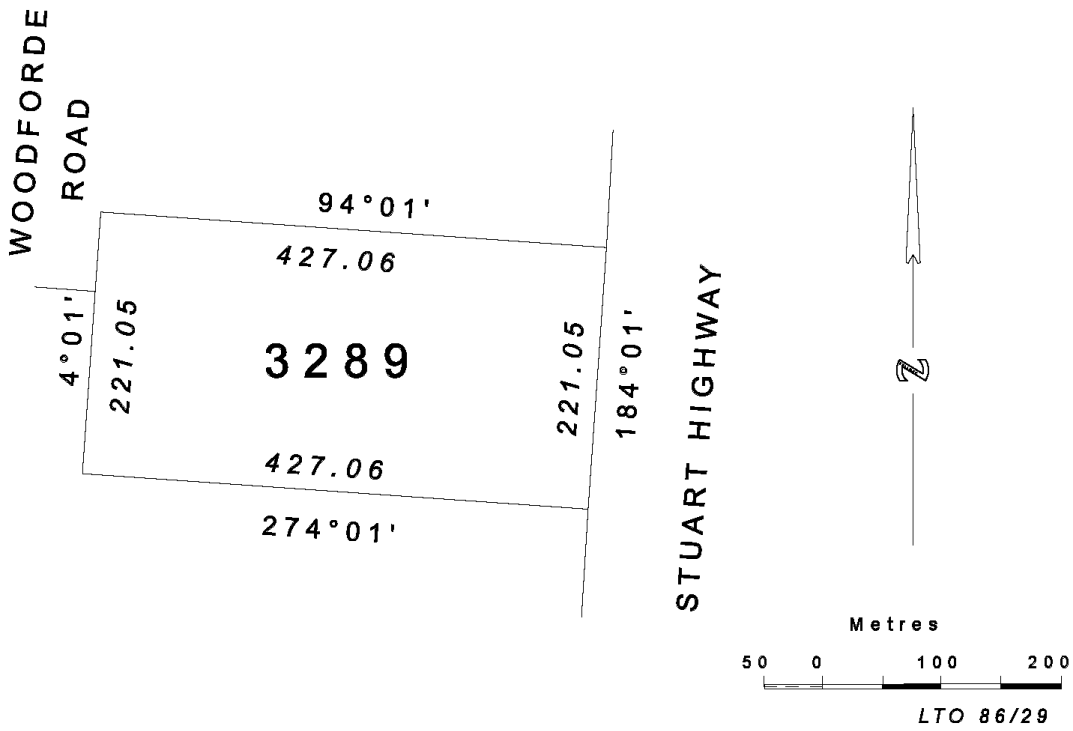


Figure 3. Site plan of Ti Tree Research Farm (NT Portion 3289)



Figure 4. Aerial imagery of Ti Tree Research Farm

2. Strategic Information

2.1. Water

Water Allocation Plan

TTRF sits over the Ti Tree Aquifer within the Ti Tree Water Control District (TTWCD). The *Ti Tree Water Allocation Plan 2020 - 2030* provides water management arrangements for both ground and surface water resources in the region. The Ti Tree Aquifer is recharged directly by rainfall, and seepage from river channels and their flood-out areas. The *Ti Tree Water Allocation Plan 2020 - 2030* is over allocated.

Groundwater Extraction Licence

TTRF has a groundwater extraction licence (WEL) for 76ML/year under licence TTWZ3149. The current WEL expires on 30 November 2031 and trading is permitted. The WEL is for irrigation purposes only; any stock and domestic water usage is not required to be licenced.

Provision of water to site

Water at the site is extracted from production bore [RN014881](#) and yields 5.3L/s with a recorded standing water level of 27.0 metres. The bore is located in the north-west corner of the lot.

2.2. Soils

The landforms, vegetation and soils across the areas surrounding TTRF include:

- Very deep (>1.5m) massive, red earths (sandy clay loam to clay loam sub soil, red kandosol)
- Level alluvial and sandy plains

Detailed and recent soil suitability mapping *Land Resources of the Ti Tree Area* carried out by the Department of Lands, Planning and Environment (DLPE), identified that the land immediately neighbouring TTRF is mostly Class 3 with reference to the Land Suitability Class Table below. Find out how to make your content accessible¹.

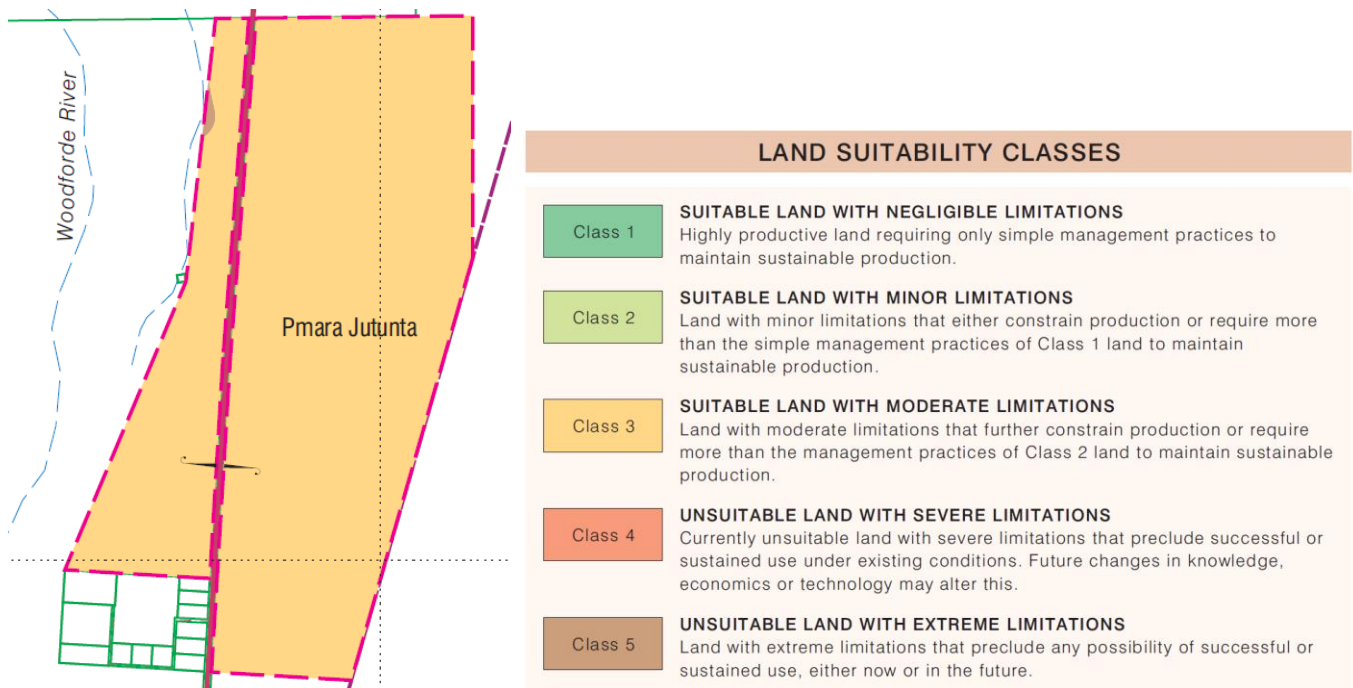


Figure 6. Land suitability classes

2.3. Infrastructure

Existing TTRF infrastructure consists of multiple buildings and structures including:

Structure	Size or quality
Bathroom and laundry facilities	approx. 6m ²
Carport	approx. 36m ²
Office	approx. 13m ²
House	approx. 171m ²
Chemicals store and wind break	approx. 45m ²
Workshop, storage/garden shed	Area unknown
Cool rooms	Quantity, condition and capacity unknown
Water tanks	Quantity, condition and capacity unknown
Boundary fencing	Condition unknown

Trellis and wind-break trees

Trellis is in disrepair

Table 1. TTRF infrastructure

TTRF features power, water, sewer, and telecommunications *in situ*, as well as an existing grape trellis, wind-break trees, various shed structures and a dwelling. All assets, improvements and services are in the as found condition and no warranty is made as to their function, operation or suitability for any particular purpose.

The township of Ti Tree, approximately 14 km north of the site, is a small settlement that has several community and traveller facilities including a hotel, police station, school, and caravan park. This township is the first substantial stop heading north from Alice Springs and is the largest community between Alice Springs and Tennant Creek.