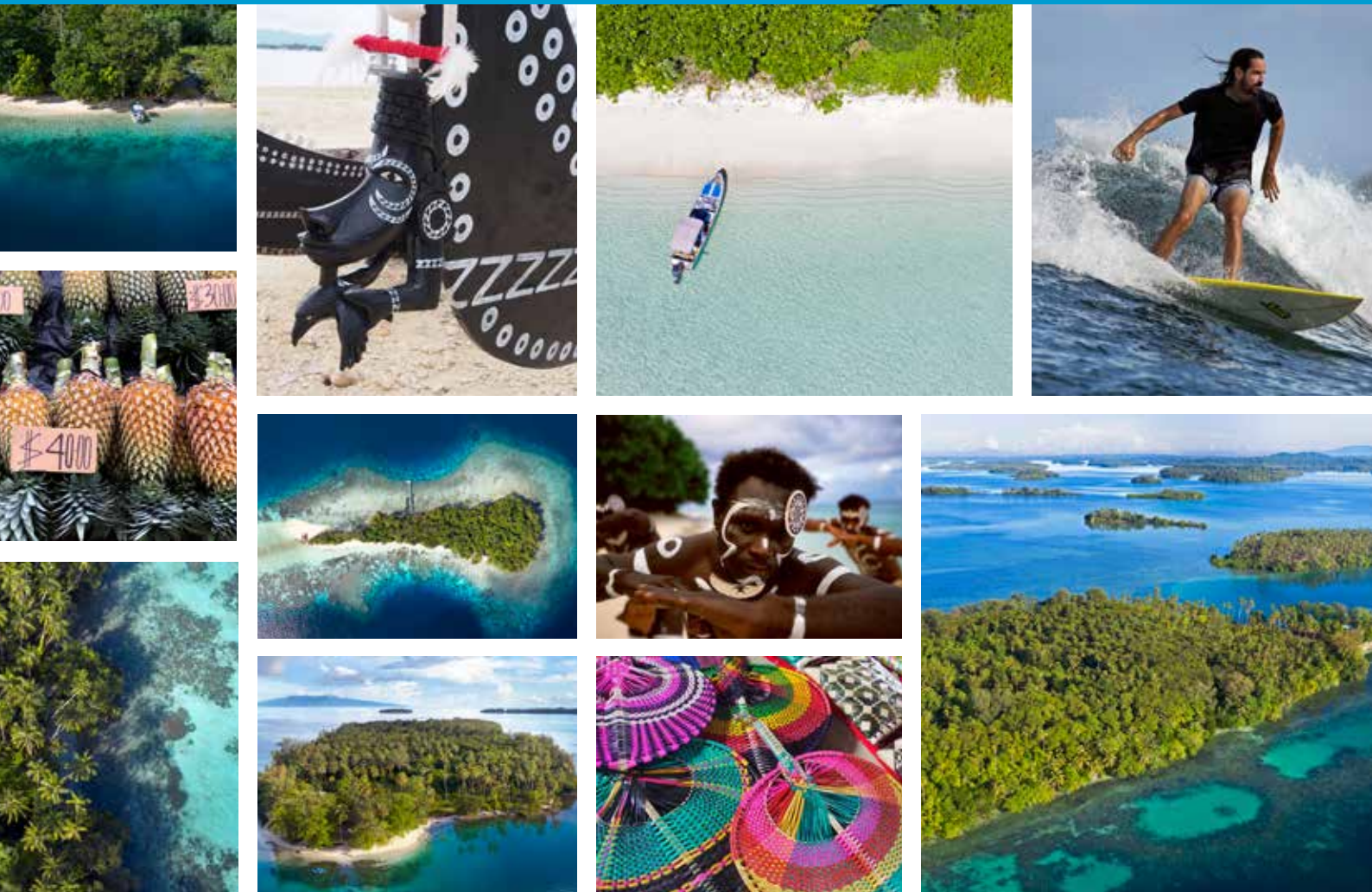


SOLOMON ISLANDS TOURISM: WESTERN PROVINCE INVESTABLE SITES

A portfolio of land with potential for tourism investment.



Acknowledgments

To compile this information, the project team travelled extensively in Western Province. This would not have been possible without the advice, logistical support, translations and guidance of many individuals from the tourism sector, and local communities. The team met and consulted with more than 100 landowners and titleholders and without their collaboration and engagement also, this work would not have been possible. IFC and MCT wish to thank all the Solomon Islands Government departments and agencies, private sector businesses, communities and individuals who have supported the preparation of this Portfolio. Tagio Tumas.

The information in this Portfolio was prepared by Solomon Islands' Ministry of Culture and Tourism (MCT) with support from the International Finance Corporation (IFC). It draws on the research and experience gained by IFC and MCT teams during the implementation of the IFC Western Province Tourism Investment Needs Assessment (2018); the IFC/MCT Western Province Tourism Registered Land Survey (2018-2020) and the IFC Environmental and Social Diagnostic Study (2021). It also includes excerpts from the Solomon Islands Tourism: Investor Guide. A guide to investing in land for tourism development (2021), which is available from MCT and InvestSolomons. IFC's work in the Solomon Islands 2017-2021 has been supported by Australian Aid and the New Zealand Foreign Affairs and Trade Aid Programme.



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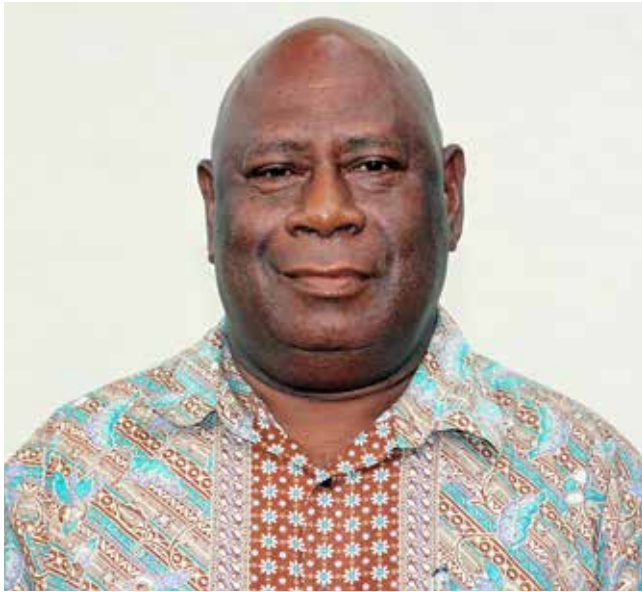
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Foreword

Ministry of Culture and Tourism

Tourism is a key priority for our government. We all agree Solomon Islands is a genuinely unspoilt tropical destination located in the southwestern Pacific Ocean. It is also remote. While that comes with challenges, it also presents significant opportunities.

Already, tourism is a priority sector playing an increasingly vital role in our economy. While the Solomon Islands Government has made clear its commitment to building up the tourism industry, and in turn creating jobs and wealth, we also recognize the crucial role that the private sector can play as an engine for growth.

Over the past few years, we have been listening to potential tourism investors to understand the key issues they face when investing in our country. A key ingredient for investment in tourism is land. However, a lack of investment-ready land and also land tenure issues that can cause conflict were identified as two issues preventing investors from investing in Solomon Islands' tourism sector.

Our investment teams, supported by the International Finance Corporation (IFC), set out to identify land in Western Province that would be suitable for tourism development and appealing to investors. We now have an inventory of registered investable sites with potential for tourism development, along with information on each land parcel to help investors in their selection of sites for their tourism investment project(s). We started in Western Province and, over the next one to two years, will continue to add more suitable land to the Portfolio.

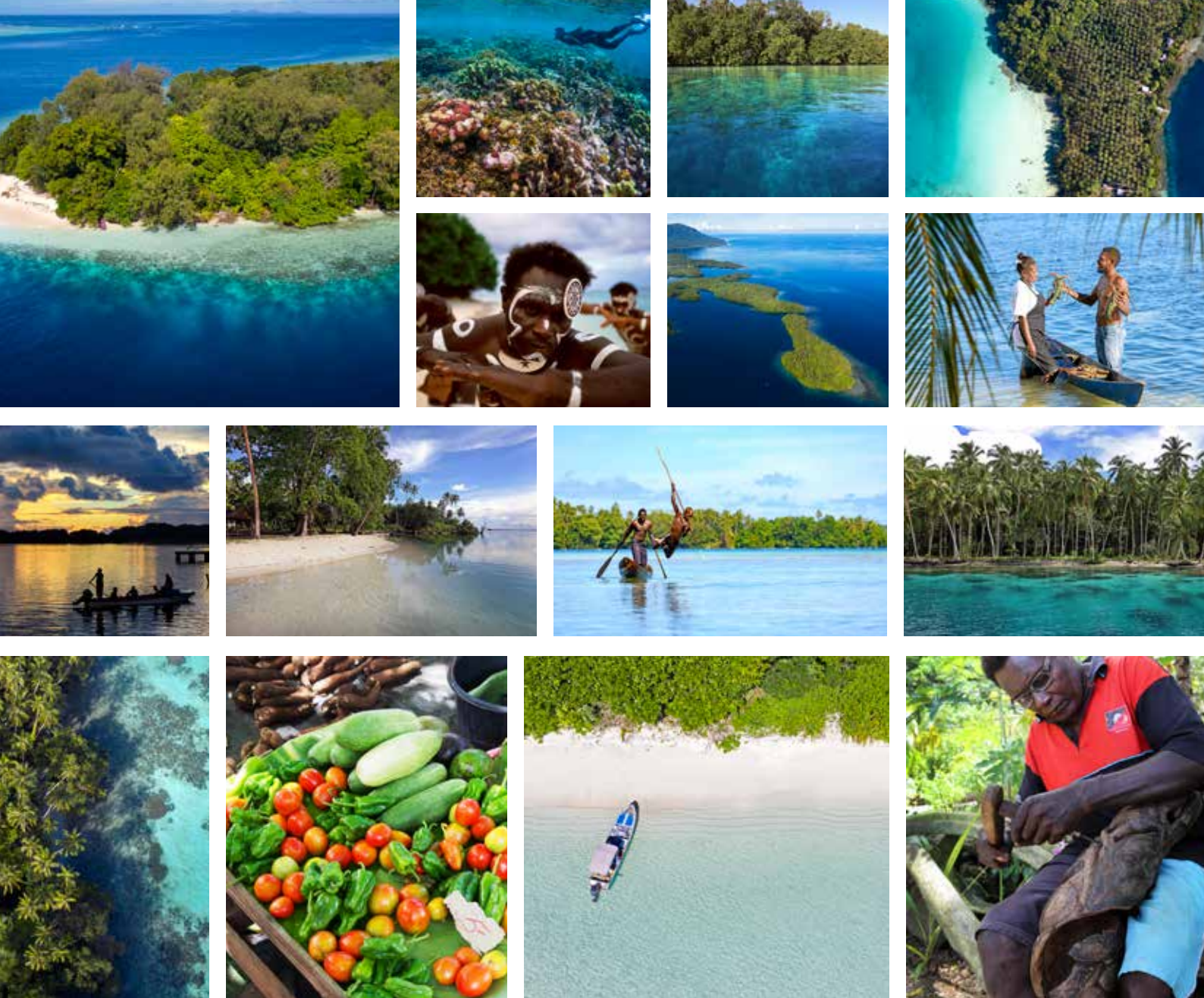
We encourage investors to take advantage of the many untapped tourism investment opportunities that our country has to offer and, to complement this Portfolio, we have also developed the *Solomon Islands Tourism: Investor Guide*. A guide to investing in land for tourism development which aims to assist potential tourism investors as they navigate the process of investing in land for the purpose of tourism in Solomon Islands. This Portfolio and the Investor Guide underscore the Solomon Islands Government's commitment to making our archipelago a better investment destination with a conducive business environment for investors.

We gladly welcome investors and are committed to facilitating the support and assistance needed when identifying land for tourism investment projects.

Please [contact](#) our investment officers at either the Tourism Division of the Ministry of Culture and Tourism or InvestSolomons. We look forward to working with you in the future.

Hon. Bartholomew Parapolo

Minister for Ministry of Culture and Tourism



Introduction

Introduction

Investors from the Pacific region have previously highlighted two key barriers to investing in Solomon Islands' tourism industry:

i) a lack of land for tourism development, and ii) limited information on investable land. Both barriers have contributed to a previously identified high investment risk profile for Solomon Islands tourism development transactions. To address these barriers, the Ministry of Culture and Tourism (MCT), supported by the International Finance Corporation (IFC), set out to pre-identify parcels of land (sites) in Western Province that could be suitable for tourism development.

This Portfolio, an inventory of legally-registered sites with tourism appeal, spans three tourism hubs in Western Province and summarizes each site's potential and key features.

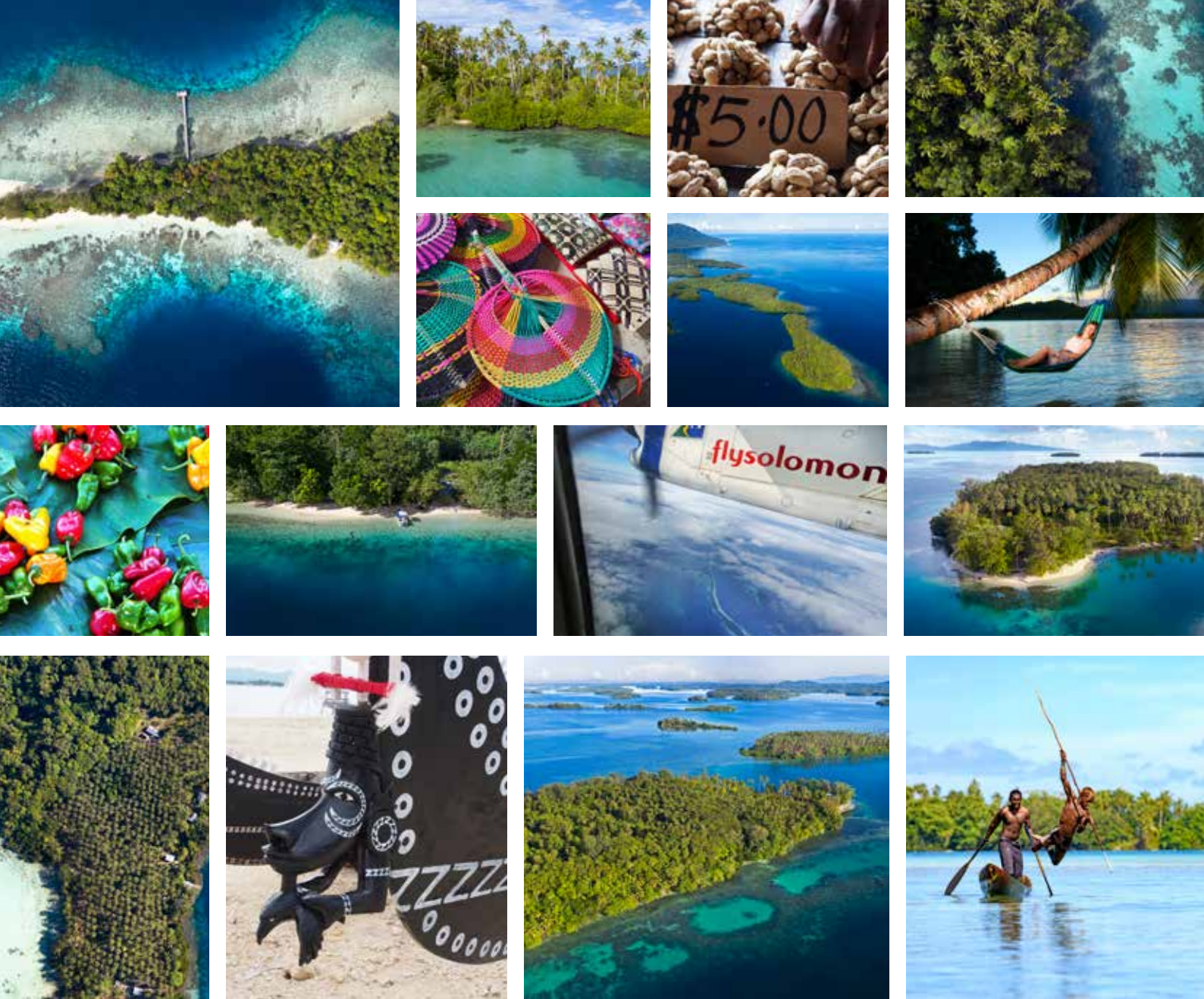
Once sites of interest are selected, prospective investors are invited to contact InvestSolomons or the Tourism Division of the Ministry of Culture and Tourism (MCT) for further information (see [Contact us](#)). Each of the sites in the Portfolio has a longer companion profile which includes analysis of tourism suitability, local context, environmental and social considerations and other details (refer [Section 2.2](#)) to allow a prospective investor to assess potential suitability for their project.

InvestSolomons and MCT can assist prospective investors to refine a shortlist of investable sites based on their specific needs and interests and will provide information and guidance on navigating the tourism investment processes in Solomon Islands. A companion guide to this Portfolio, *Solomon Islands Tourism: Investor Guide. A guide to investing in land for tourism development*, is available to further support prospective investors as they explore the potential of this stunning destination.

The Portfolio is structured as follows:

- [Section 1](#) introduces Solomon Islands to investors covering why investors should consider investing in Solomon Islands' tourism sector and provides key profile data for the country, tourism industry and Western Province.
- [Section 2](#) presents each investable site suitable for tourism development with a summary of key features.

Disclaimer: This Portfolio is not a definitive resource of all information regarding investable sites, the tourism sector in Solomon Islands or any other topic addressed herein. Inclusion of information in this Portfolio does not constitute and should not be construed as an endorsement by IFC. The contents of this Portfolio are intended for general informational purposes only and do not constitute legal, securities, or investment advice, an opinion regarding the appropriateness of any investment, or a solicitation of any type. IFC does not warrant or guarantee the accuracy, completeness, or currency of the information contained herein. The boundaries, colors, denominations and other information shown on any map in this document do not imply any judgment on the part of IFC concerning the legal status of any territory or the endorsement or acceptance of such boundaries. IFC shall not have any liability to any of the recipients of this Portfolio, nor to any other party in connection with or arising in any way from, or in relation to, the information contained in or any opinions expressed in the Portfolio, and accordingly, IFC does not accept any responsibility whatsoever for any action taken, or omitted to be taken by any party on the basis of any matter contained in, or omitted from, this Portfolio. Each recipient must exercise his/her own discretion in use of the Portfolio. Potential investors should conduct their own due diligence, spend time investigating the market, obtain professional advice where appropriate, and thoroughly investigate potential issues in entering the market before establishing business relationships in Solomon Islands.



SECTION 1:

Solomon Islands and Tourism

1.1 WHY INVEST IN SOLOMON ISLANDS TOURISM?

Solomon Islands has all the raw ingredients to become a successful tourism destination. It is a pristine archipelago with an abundance of natural, cultural and historical attributes. The islands and waters of Solomon Islands are still a little-known paradise¹ attracting visitors who want to experience the adventure and/or beauty they offer. Solomon Islands is home to remarkable biodiversity, especially marine life. Its lagoons offer some of the best scuba diving in the Asia-Pacific region² and its cultural activities and war history sites provide visitors with memorable experiences.

Prospective investors are welcomed into the country's tourism industry. Solomon Islands Government (SIG) is actively prioritizing private sector investment in tourism. It is driving a coordinated approach to investment by focusing resources on priority geographic areas of the country. Western Province, the largest of the nine Solomon Islands provinces, has been identified as the first priority area for investment due to its relatively high profile as an existing tourism destination, its natural beauty, and the international airport at Munda (refer to the location of Western Province on the map in [Figure 1](#)). Other provinces in Solomon Islands with tourism potential, however, are less developed in terms of infrastructure. These provinces are currently undergoing assessment to prioritize them for the investable site identification and selection process, with the subsequent inclusion of those sites in a future expanded portfolio.

Investment-ready land suitable for tourism development is available. SIG has created an inventory of investable sites that are registered and with clear title, commencing with land in Western Province. All such investable sites have been assessed for their suitability for tourism development. Detailed profiles for each site are also available to potential investors when considering the most appropriate site for their development.

Incentives to attract prospective investors. SIG offers incentives to new investors in tourism with a range of exemptions on import duties and tax holidays. Refer to <https://tourismsolomons.com/wp-content/uploads/2018/11/TourismIncentivesPackage.pdf>.

Evolving as a more prominent travel destination for tourists in the Pacific. With its untouched and raw natural beauty and improved tourism services, prior to the COVID-19 pandemic, Solomon Islands had attracted increasing numbers of tourists over the last five years. Whilst still a small volume of visitors, the country caters

to a range of niche market segments such as diving, surfing, fishing, bird watching, cruising, and battlefields.

Solomon Islands Government supports the development of sustainable hotels and resorts with potential to attract high-yield visitors. If land is sustainably developed, that could help to minimize any negative impacts on Solomon Islands' diverse range of natural and cultural tourism assets.³ Sustainably developed hotels and resorts also have the potential to attract high-yield visitors, helping to cover the relatively high cost of doing business in the Pacific.

Strategic location in the Pacific with access to diverse and growing visitor markets. Solomon Islands has access to robust regional tourism markets such as Australia, New Zealand, Fiji, Papua New Guinea (PNG), Vanuatu and the untapped potential of Asia. Close proximity to Australia and New Zealand offers potential to access a portion of their outbound travel markets of 9.5 million⁴ and 3.1 million⁵ trips per year, respectively. Two international airports located in the key destinations of the capital Honiara, Guadalcanal Province and in Munda, Western Province offer excellent access with a direct flight from Australia taking three hours, and flights from New Zealand taking just under five hours. Its closeness to Fiji, PNG and Vanuatu provides opportunities for long-haul visitors to these countries to extend their holidays with a stop-over in Solomon Islands, and also offers potential for a strong business market. Refer to [Section 1.3](#) below.

An improving investment and business climate. Solomon Islands has proved to be one of the most active reformers in the Pacific region, implementing reforms to modernize foreign investment processes, including business laws and registration, and improved investment incentives.⁶ As a result, the ease of investing and starting a business in Solomon Islands was ranked above the regional average for East Asia and Pacific in 2020⁷, while foreign investments in tourism, especially from the Pacific region, have been attracted and maintained. The quality of public-private dialogue to influence policy reforms has also improved following the signing of a memorandum of understanding between SIG and Solomon Islands Chamber of Commerce and Industry in 2017.

1 As referred to in the travel media, such as: <https://www.cntraveler.com/story/the-remote-solomon-islands-are-a-divers-paradise-in-the-south-pacific> and <https://www.qantas.com/travelinsider/en/explore/south-pacific/things-to-do-in-the-solomon-islands.html>

2 According to international dive travel agents. Source: IFC. 2018. Western Province Tourism Investment Needs Assessment.

3 Coral reefs, beaches, lagoons, surf breaks, World War II sites, cultural heritage sites.

4 Australian Bureau of Statistics. 2020. ABS: Arrivals and departures: Visitor arrivals, short-term trips (seasonally adjusted) March 2020.

5 Stats NZ Tatauranga Aotearoa. 2020. International Travel: December 2019.

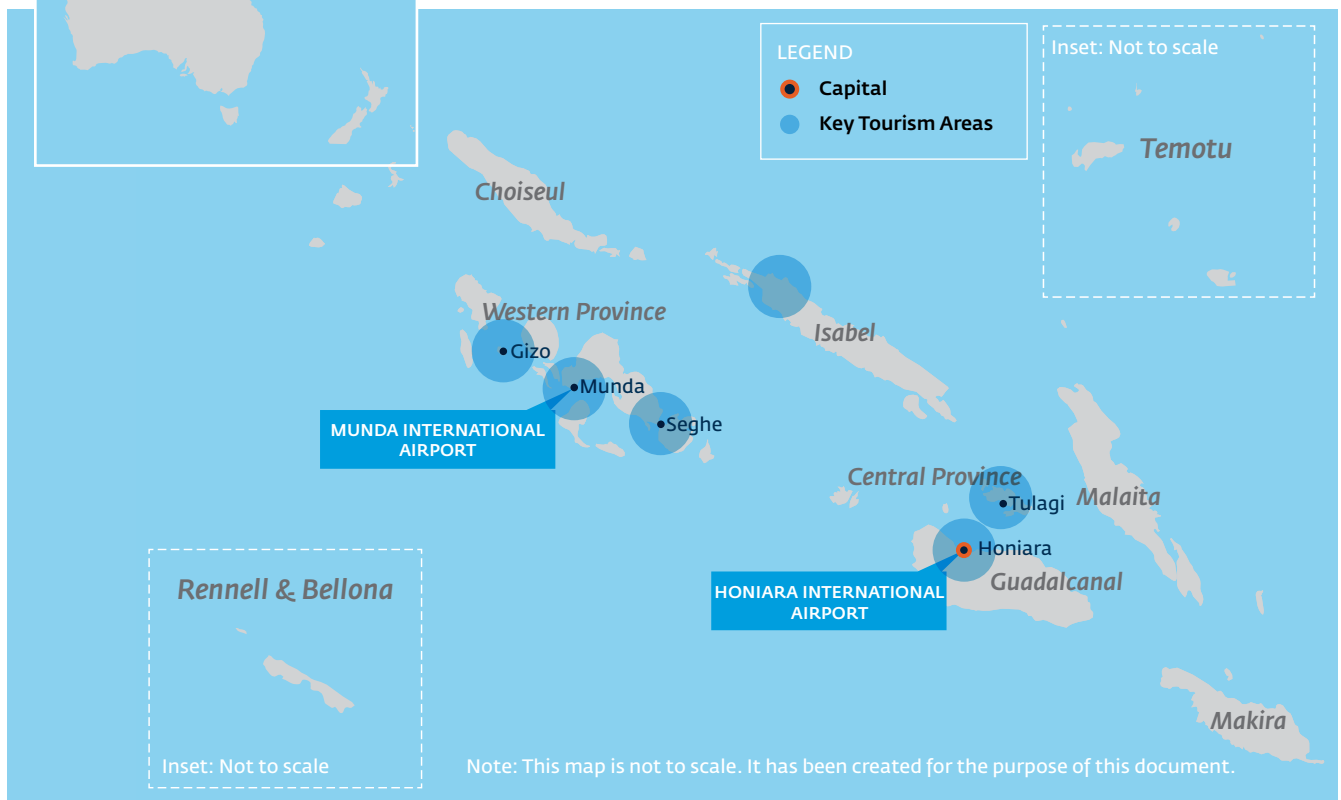
6 Asian Development Bank. 2016. Continuing Reforms to Stimulate Private Sector Investment. A private sector assessment for Solomon Islands; The Pacific Private Sector Development Initiative. 2020. Solomon Islands Country Overview. April 2020; and Ministry of Commerce, Industry and Labour and Immigration, Solomon Islands. 2021. Accessed online via: <https://www.commerce.gov.sb/departments-units/foreign-investment/functions-of-the-division/investment-promotion/why-invest-in-the-solomon-islands.html>.

7 World Bank Group. 2021. Economy Profile, Solomon Islands. Doing Business 2020 - World Bank Group. Accessed online via: <https://www.doingbusiness.org/content/dam/doingBusiness/country/s/solomon-islands/SLB.pdf>.



1.2 SOLOMON ISLANDS – KEY FACTS

Figure 1: Map of Solomon Islands and Key Tourism Areas



Currency	Solomon Islands Dollar (SBD)	Language	Official language English, Solomons' Pidgin is lingua franca
Capital	Honiara	Area	28,400 square kilometers
Population	720,000 ⁸ spread across more than 300 islands	GDP growth	2.7 percent ⁹
	74 percent of the population live in rural areas	GDP per capita	US\$ 2,373.63 ¹⁰
Priority sectors	Tourism, agriculture, fisheries, forestry, other services and mining		
Administration	Nine provinces representing nine main island groups (Guadalcanal, Western, Central, Choiseul, Isabel, Makira and Ullawa, Malaita, Renell and Bellona, Temotu)		
Politics	A Westminster-style parliamentary democracy, with a constitutional monarchy, and is part of the Commonwealth realm		
Economics	Economic indicators about Solomon Islands can be found at the Central Bank of Solomon Islands , Asian Development Bank , World Bank , and the International Monetary Fund ¹¹		
Culture	Majority Melanesian with sizable Micronesian and Polynesian populations		
Religion	Majority Christian.		

⁸ DFAT. 2021. Solomon Islands Market Insights. Connecting Australian Businesses to the World. Accessed online via: [DFAT.gov.au Solomon Islands Market Insights 2021](#). Population figure from 2019.

⁹ IBID. GDP growth figure from 2019.

¹⁰ World Bank. 2020. The World Bank Data. Accessed online via: [World Bank Data - Solomon Islands](#). GDP per capita figure from 2019.

¹¹ Full Links: Central Bank of Solomon Island <http://www.cbsi.com.sb>; Asian Development Bank <https://www.adb.org>; International Monetary Fund <https://www.imf.org/en/Home>; World Bank https://databank.worldbank.org/views/reports/reportwidget.aspx?Report_Name=CountryProfile&Id=b450fd57&tbar=y&dd=y&inf=n&zm=n&country=SLB



1.3 OVERVIEW OF SOLOMON ISLANDS TOURISM INDUSTRY

SOLOMON ISLANDS TOURISM INDUSTRY

- VISITOR OVERVIEW 2019 -

VISITOR ARRIVALS^a

28,907

Average annual visitor growth rate

↑ 8%
from 2015 to 2019



VISITOR OVERVIEW 2019

INTERNATIONAL VISITOR REVENUE^b

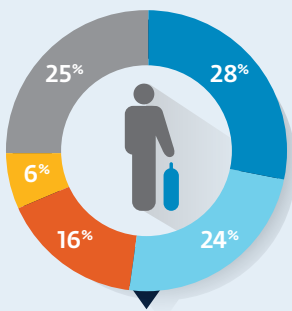
US \$91.4M

Share of GDP^c

10.5%

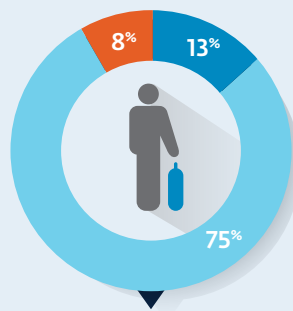
Share of employment^c

10.8%



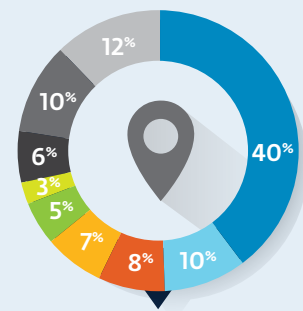
VISITORS BY PURPOSE^d

■ Holiday
 ■ Business
 ■ Visiting friends and family
 ■ Transit
 ■ Other



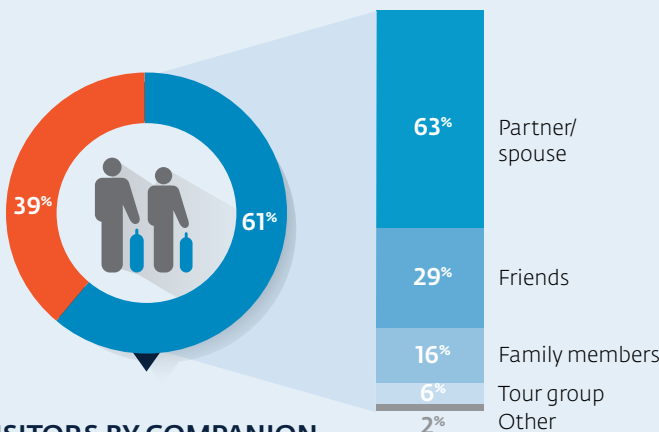
VISITORS BY AGE GROUP^e

■ 0 - 24 years
 ■ 25 - 64 years
 ■ 65 years and older



VISITORS BY COUNTRY^f

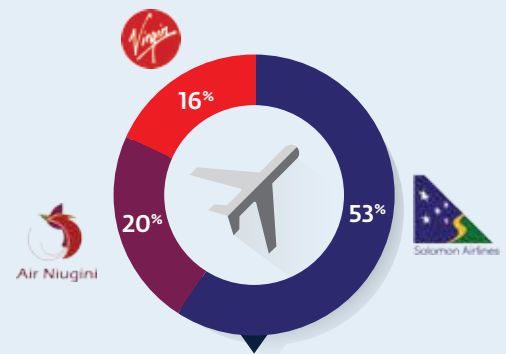
■ Australia
 ■ Fiji
 ■ PNG
 ■ New Zealand
 ■ Other Countries
■ USA
■ Japan
■ PICs^g
■ Asian^h
■ Otherⁱ



VISITORS BY COMPANION

■ Solo
 ■ Other

Multiple responses.
Total does not add up to 100 percent



VISITORS BY AIRLINE CARRIER^c

^a Solomon Islands National Statistics Office, Ministry of Finance and Treasury. Statistical Bulletin: No. 08/2020 released on 25 May 2020. Figure used is for 2019.

^b World Travel and Tourism Council (WTTTC). 2020. Solomon Islands 2020 Annual Research: Key highlights. <https://wttc.org/Research/Economic-Impact>

^c IBID

^d Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. January to June 2019.

^e Solomon Islands National Statistics Office. 2020. First Quarter 2020 Visitor Arrivals. 3 June 2020.

^f Solomon Islands National Statistics Office. First Quarter 2020 Visitor Arrivals. 3 June 2020.

^g Other Countries: PICs = all Pacific Islands countries

^h Other Countries: Asian = all other Asian countries, except Japan.

ⁱ Other Countries: Other = all other countries not listed that are not considered a Pacific or Asian nation.

SOLOMON ISLANDS TOURISM INDUSTRY

- HOLIDAY VISITOR OVERVIEW 2019 -

AVERAGE LENGTH OF STAY^j

12.5 nights

AVERAGE SPEND PER TRIP^k

US \$1,941

pre-paid in country

60% **40%**



A TYPICAL HOLIDAY TO SOLOMON ISLANDS

ACCOMMODATION
small island resorts or lodges

ACTIVITIES

Water sports
diving, fishing
or surfing

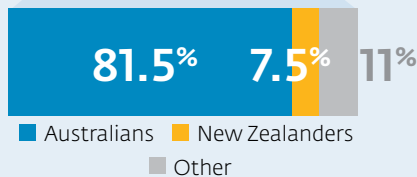
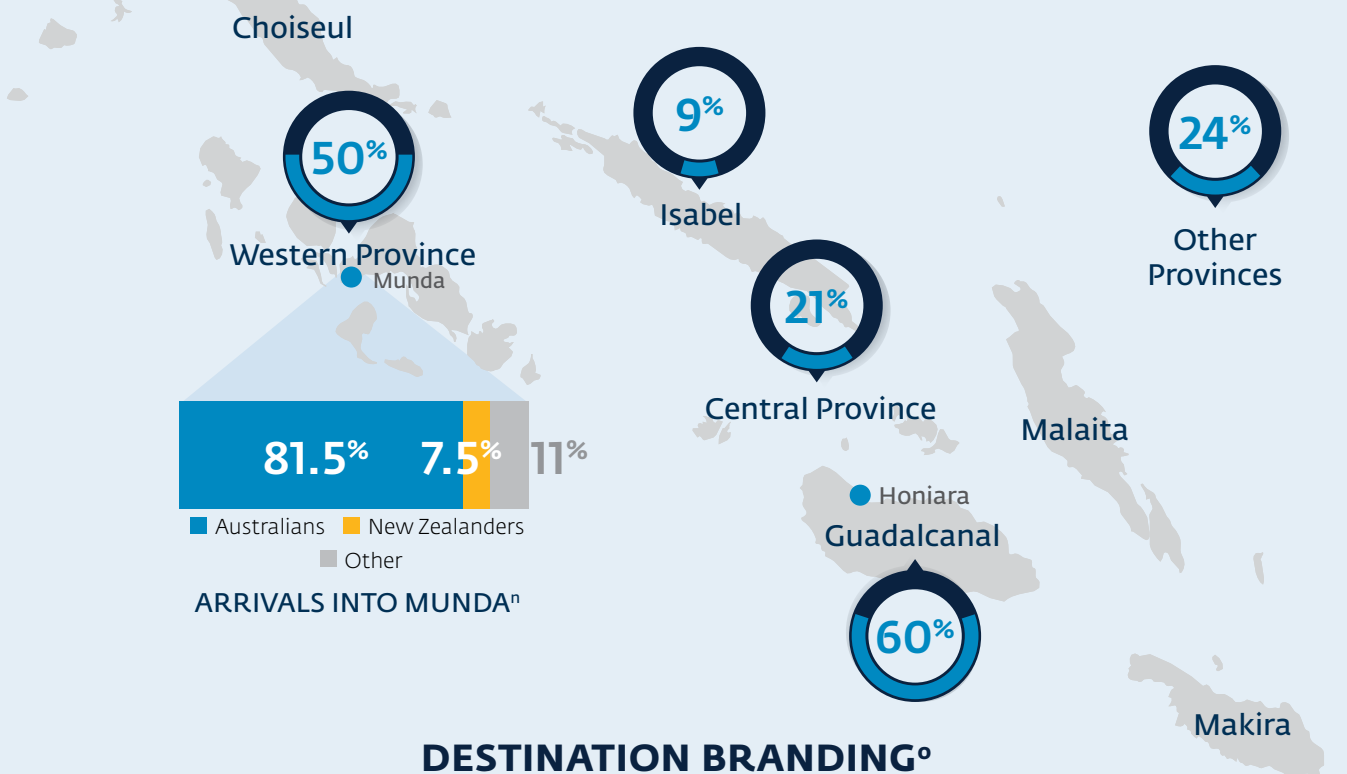
Ecotourism
bird and wildlife
watching, jungle
tours

Cultural
performances,
village tours,
cultural heritage
(kastom)^l sites or
WWII sites

Leisure
snorkeling, beach
volleyball, yoga,
lounging in a
hammock, wood
carving classes

VISITORS BY PROVINCE^m

Multiple responses.
Total does not add up to 100 percent



ARRIVALS INTO MUNDAⁿ

DESTINATION BRANDING^o



Brand Value: Raw South Pacific
Visit the country's tourism marketing body **Tourism Solomons^p** to learn more about the approach to marketing Solomon Islands as a tourism destination.

^j Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. Visitors to Western Province compared to Honiara/Guadalcanal. January 2018 to June 2019. <https://www.nztri.org.nz/sites/default/files/Solomon-Islands-Western-HoniaraGu-only-visitor.pdf>

^k Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. January to June 2019.

^l 'Kastom' is a pidgin word used to refer to traditional culture, including religion, economics, art and magic in Melanesia.

^m Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. January to June 2019.

ⁿ Solomon Islands National Statistics Office. First Quarter 2020 Visitor Arrivals. 3 June 2020.

^o <https://tourismsolomons.com/our-brand/>

^p www.tourismsolomons.com

1.4 SPOTLIGHT ON WESTERN PROVINCE

Out of the nine provinces in Solomon Islands, Western Province is by far the most popular for tourists. Small but regular numbers of international tourists have visited the province since the 1990's. There are several reasons why this area is a key tourism hub of the country. The geography of the province with its many islands, lagoons and extinct volcanoes makes it spectacularly beautiful. The reefs have some of the highest marine biodiversity in Asia-Pacific and it is recognized as a world-class dive destination.

Western Province Facts	
Area	5,475 km ² , consists of 11 main islands and hundreds of smaller ones.
Population	94,209, with 85 percent living in rural areas. ¹²
Economic activities	Tourism, fisheries, agriculture, forestry (logging and plantations).
Provincial capital	Gizo (population 7,177 ¹³ , located approximately 370 kilometers from Honiara).
Main tourism hubs	Gizo, Munda, and Seghe.
Airports	One international (Munda) and four regional (Gizo, Seghe, Ramata, and Ballalae).
Seaports	Noro and Gizo.
Visitor arrivals	Receives 50 percent of Solomon Islands international holiday visitors ¹⁴ - the most tourists of any province in Solomon Islands.
Average length of stay	7.3 nights per holiday visitor stay. ¹⁵
Holiday visitor source markets	Australia (81.5 percent), New Zealand (7.5 percent), and Other (11 percent). ¹⁶
Key activities	Fishing, diving, snorkeling, WWII history, surfing, sailing or cruising, nature-based activities, and cultural activities.
Handicrafts	Western Province is famous for high-quality hardwood carvings with mother of pearl inlays.

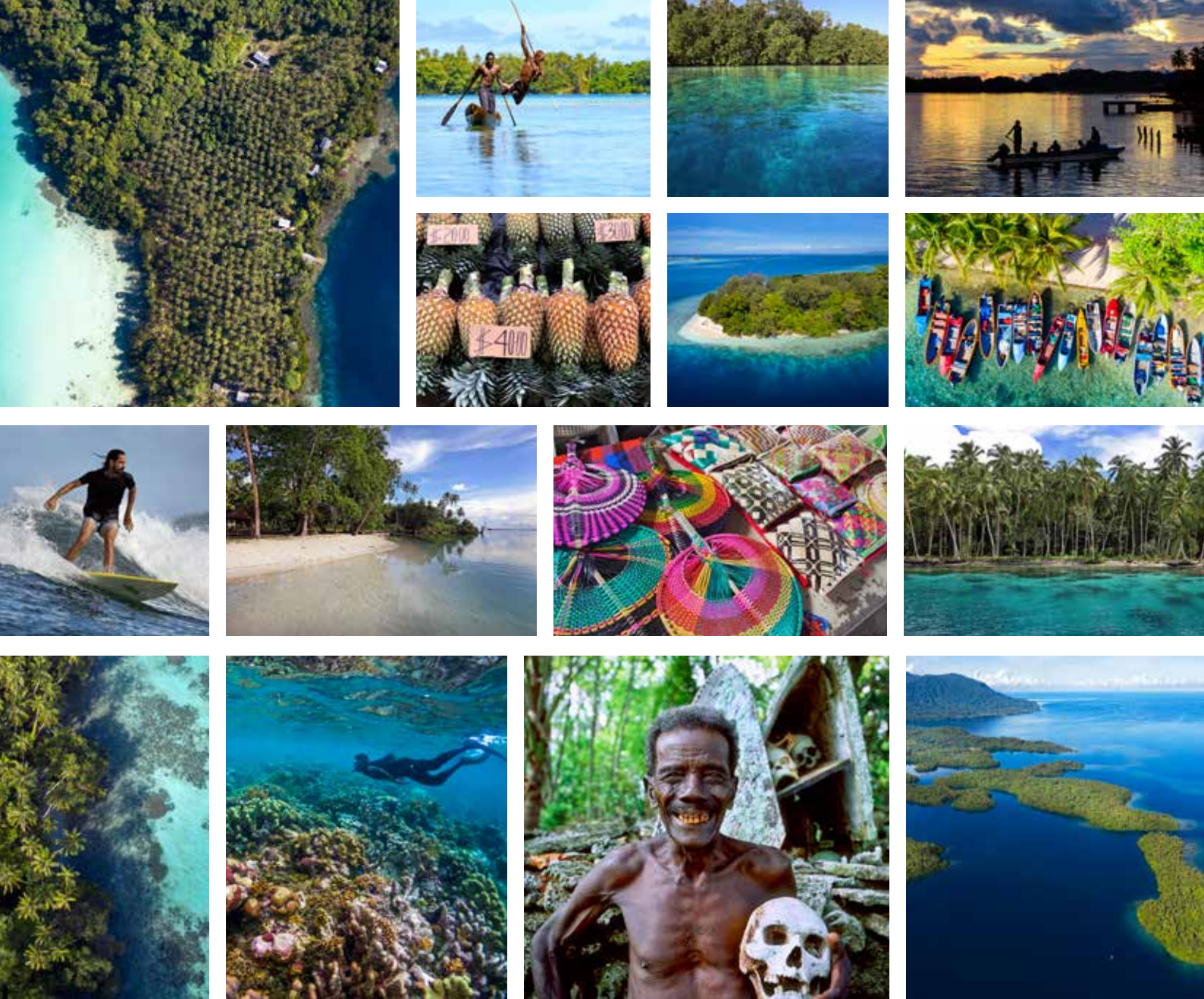
¹² Solomon Islands National Statistics Office. 2019. National Population and Housing Census Project. Released 16 November 2020.

¹³ United Nations Human Settlements Program. 2012. Solomon Islands. Gizo – Urban Profile. UN-Habitat.

¹⁴ Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. January to June 2019.

¹⁵ Solomon Islands Government. 2019. Solomon Islands International Visitor Survey. Visitors to Western Province compared to Honiara/Guadalcanal. January 2018 to June 2019.

¹⁶ Solomon Islands National Statistics Office. First Quarter 2020 Visitor Arrivals. 3 June 2020.



SECTION 2:

Untapped Potential: Introducing the Western Province Sites



2.1 OVERVIEW OF INVESTABLE SITES FOR TOURISM DEVELOPMENT

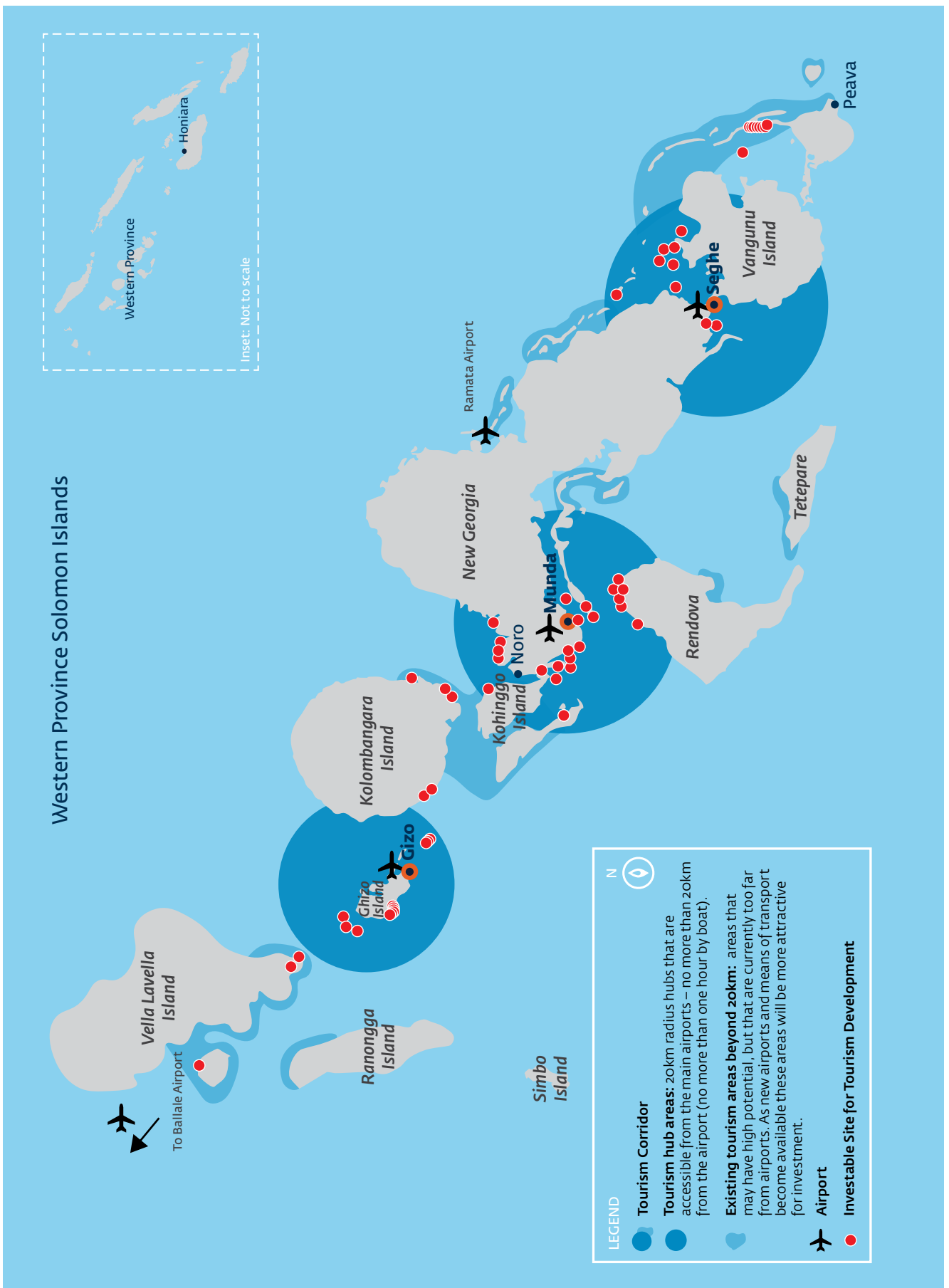
This section introduces over 60 registered investable sites potentially suitable for tourism development in Western Province, Solomon Islands. Each investable site has been categorized into one of three key tourism hubs (Gizo, Munda or Seghe) within a Western Province tourism 'corridor'. Each site is located within a 20 kilometer radius of an airport and no more than one hour by boat, or located just beyond the 20 kilometer radius yet within an existing tourism area. Refer to [Figure 2](#) below.

Summary information on each investable site has been provided to assist investors determine which sites may be suitable for their investment needs at an early stage of interest. The 'suitability' of a site for tourism development has been determined via a 'common-sense' approach using criteria and indicators. Whilst this approach is not scientific, it has been developed using expertise and insights from foreign investors from the Pacific region and tourism industry

specialists. Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

Investors are encouraged to study the full-length profiles (available from MCT and InvestSolomons after signing a non-disclosure agreement) carefully before deciding to take next steps on a specific site and to weigh the strengths and weaknesses of each site according to their specific needs. While the physical characteristics of a site will likely remain the same, its social and legal context and ownership status are highly dynamic. For this reason, once prospective investors have identified sites of interest, they should continuously liaise with MCT to ensure that as they move through their decision-making process they have the most up-to-date information available.

Figure 2: Map of Investable Sites for Tourism Development across Three Key Tourism Hubs in Western Province Tourism Corridor, Solomon Islands.



2.2 INFORMATION INCLUDED IN AN INVESTABLE SITE PROFILE

This Portfolio includes a summary of information for each investable site. Full-length site profiles are also available from the Tourism Division of MCT. Table 1 below provides an overview of the further information available:

Table 1: Outline of Information Provided in Full-Length Investable Site Profiles.

Photographs of Site

- Photographs of site, aerial or other.

Province and Sub-region

- **Province:** Western Province.
- **Sub-region:** one of 11 sub-regions in Western Province, categorized into one of three key tourism hubs – Gizo, Munda or Seghe.

Site Name, Number and Size

- Investable site name.
- **Title number:** 10-digit number with digits divided into three groups, Example: 123-002-0001. The number comes directly from the site Land Title Certificate. The first three digits are area specific; the second three digits refer to the parcel and the final four digits refer to any parcel subdivisions.
- Size in Hectares.

Location

- Site coordinates using World Geodetic System 1984¹⁷ (WGS84) as it appears in Google Maps.
- Location and distance to nearest airport.

Site Summary

- A brief summary description of the site, including the location, characteristics and land tenure.
- Area map indicating location of the site.
- Cadastral map showing the boundaries of the investable site.

Land Tenure

- Description of current land tenure, and owner/titleholder.
- Where relevant: clarity of title, length and type of lease, and current status.

Description

- Detailed description of characteristics of site and physical features.
- Distance to nearest airport and travel description.
- Occupation and usage: current tenants and usage of site.
- Communities and settlements in the immediate area of the site.

Tourism Features

- List of key tourism attractions and activities.

Suitability for Tourism Development

- Summary of tourism potential of the site, and strengths and weaknesses.

- Summary of potential environmental and social challenges for the investable site and surrounding area.

Usage, Access, Amenities and History

- Etymology, pronunciation and alternate site name.
- Communities near the investable site.
- Current occupation and usage.
- How the investable site is accessed.
- Water sources.
- Mobile phone networks.
- Unexploded Ordinance (UXO).
- Historical use by tribes, individuals.
- Known history of land ownership and commercial usage.

Tourism Attractions and Activities

- Description of current tourism activities in the area surrounding the site.
- Overview of tourism activities that could potentially be developed in the area.

Future Usage

- An overview of how the site may be developed, such as which areas of the parcel is more or less suitable for development, and an assessment of carrying capacity (number of rooms) in relation to the size of the parcel.

Tourism Development Suitability

- Tourism Development Suitability Index (TDSI) criteria to assist interested parties in comparing sites at an early stage of interest.
- Score from 1-10 (with 1 being least suitable, to 10 most suitable) against four criteria: tourism appeal, land tenure, access and connectivity, and environmental and social risks.

IFC Environmental and Social Diagnostic Study (ESDS)

- An overall risk rating of the investable site.
- Risk ratings for the following: natural hazards (coastal vulnerability and sea-level rises); social (presence of people, presence of livelihoods, remoteness of site and presence of cultural heritage); and environmental (terrestrial biodiversity and marine biodiversity).
- Highlighted environmental considerations.
- Highlighted local considerations.

¹⁷ World Geodetic System 1984 (WGS84) is a geographical coordinate system. The geographic coordinate system = horizontal datum + prime meridian + angular unit. Further information on WGS84 can be found at: <https://support.virtual-surveyor.com/en/support/solutions/articles/1000261351-what-is-wgs84->



2.3 GIZO TOURISM HUB

Gizo is the most established tourism hub in Solomon Islands and is situated in the westerly end of Western Province.

The town of Gizo is the capital of Western Province. With a population of just over 7,000 it is the second largest town in Solomon Islands after Honiara.

The main tourism activities in the Gizo hub are scuba diving, followed by fishing. Surfing, snorkeling, freediving, WWII heritage, cultural experiences, birdwatching and beach leisure are also popular activities. Tourists have the option to stay in Gizo, or on small resorts on nearby islands, such as Fatboys or Sanbis resorts.

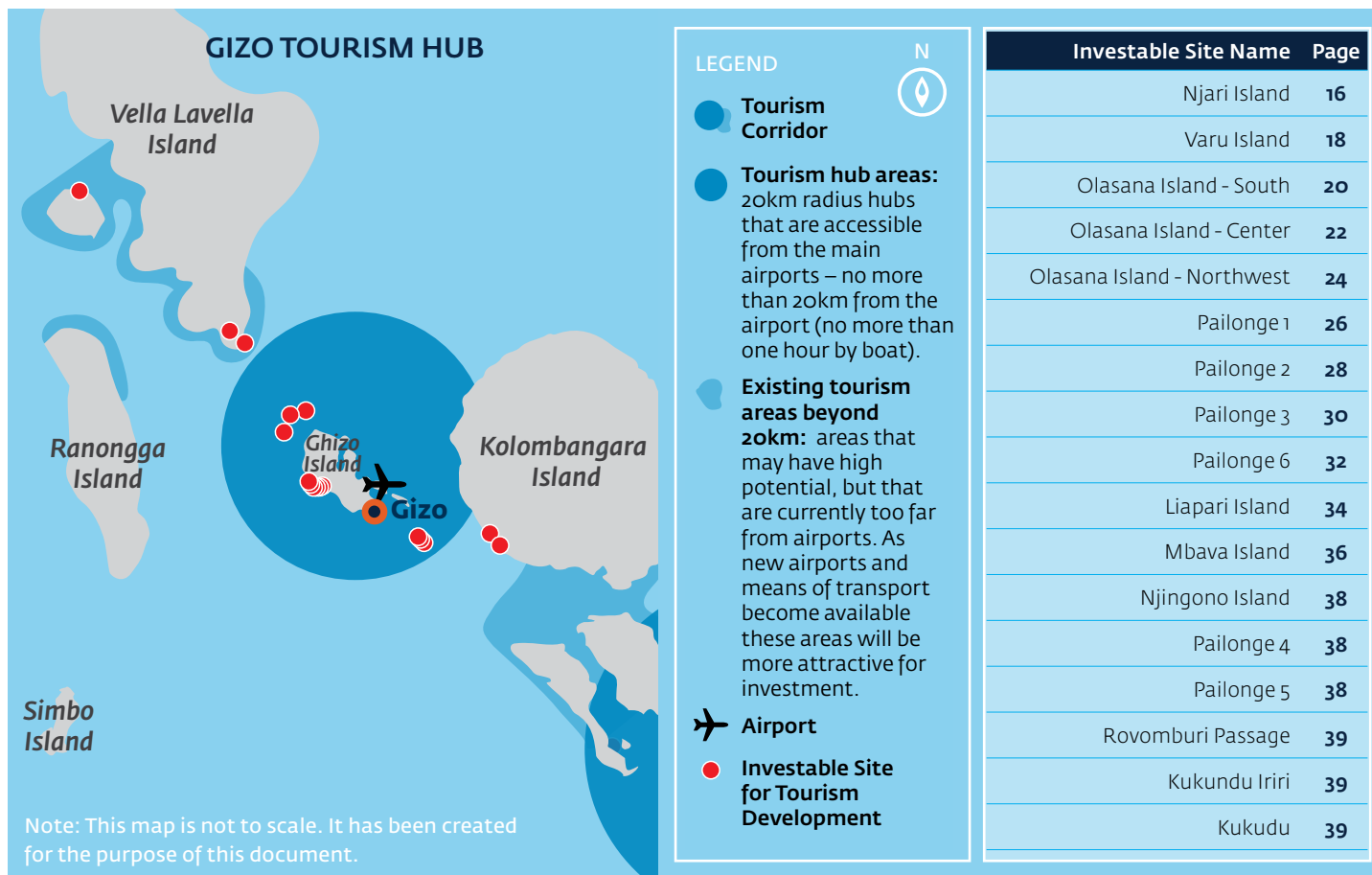
Gizo tourism hub has one of the most accessible surf waves in the country, in an area known as Pailonge on the southwest side of Gizo Island. The most famous attraction near Gizo is Kennedy Island where future US President John F. Kennedy was hiding with his crew after the sinking of PT 109 during WWII. There are several ship and plane wrecks from the war around Gizo which are regularly visited by local dive operators.

In the east of the hub is Kolombangara, the largest island in Western Province. A dormant stratovolcano that reaches an altitude of 1,770 meters dominating the scenic landscape. Tourists visiting Kolombangara volcano enjoy trekking and birdwatching in the cloud forest. There are also many interesting WWII relics along the coast of Kolombangara.

In the north west of the hub is Vella Lavella Island, which includes Mbava and Liapari Islands. Liapari is well known in the Pacific yachting community as offering the only well-resourced marina in Solomon Islands. Currently, most visitors are long distance sailors who stay for repairs.

The Gizo hub is easily accessible with regular flights from Honiara to Gizo Airport (Nusatupe) and by an overnight ferry service from Honiara. The area is serviced by mobile network towers that were upgraded to 4G in late 2020.

Figure 3: Map of Investable Sites for Tourism Development in Gizo Tourism Hub, Western Province Tourism Corridor, Solomon Islands.





Western Province
Gizo

Njari Island
097-016-0001 - 2.19 Hectares



Location

-8.014735, 156.756944

Njari Island is located three kilometers off the northwest tip of Gizo Island in northwest Western Province. Njari Island is in the middle of three small islands in this area. The direct line distance to Gizo Airport (Nusatupe) is 14.7 kilometers.

Site Summary

Njari Island is a beautiful uninhabited site located in northwest Gizo Lagoon. The island is covered by tropical foliage and fringed with beaches and a shallow lagoon. It is accessed by boat, and the distance to Nusatupe Airport near Gizo is 14.7 kilometers. Njari Island is used by a dive operator as a base for snorkelers and divers during day trips. The reefs surrounding the island have exceptionally high biodiversity. The island's attributes and its location make it suitable for tourism development.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	Foreign national.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

Njari Island has an elongated teardrop shape and is 380 meters long (west to east). The western end of the island is the widest at 130 meters. The eastern part is narrow, only 50-20 meters wide. Most of the northern and eastern sides of the island consist of beaches, especially the eastern tip which is a narrow sandspit that varies in size depending on the tide. Along the western end of the island, the shore mainly consists of coral rocks and gravel. At the middle of the southern side of the island, there is a well-built jetty used by boats who visit the island. Just inside the jetty is a cabana-style day shelter used by tourists. On the northern side of the island is a building used by island caretakers. The island is flat, with a slight elevation towards the western side. The vegetation is not thick and mainly consists of coastal trees interspersed by coconut palms.

From the eastern tip of the island, Varu Island is only 500 meters away. The site has a fringing reef running along the northern and western coasts of the island. The reef to the north has very high value marine biodiversity and it was recorded by the Nature Conservancy in 2004 as having the fourth highest fish count ever recorded worldwide for a single dive. As such, the diving and snorkeling from Njari Island is world-class. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. The area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Njari Island is located within the Gizo tourism hub and is close to the airport and several small resorts. There are numerous tourism activities in the immediate and wider area. Diving is one of the most popular tourism activities with numerous world-class dive sites. Several dive sites are close to Njari Island, with 15-20 sites in the wider Gizo area. The sites include spectacular reefs, walls, manta and shark dives and several wrecks from WWII. The reef system in this area is one of the most biologically rich ecosystems in Solomon Islands, with Njari Island of global significance with some of the highest fish and coral biodiversity in the world. The island is leased by a local dive operator who uses it as a base for diving and snorkeling day trips. Njari Island is regularly visited by expedition cruise ships and super yachts, and features in the program for several cruise companies. There are currently two dive operators in the area.



Suitability for Tourism Development*



Njari Island has potential for tourism development due to its beauty and that of the surrounding area. Additionally, the island is accessible from Gizo Airport (Nusatupe) and is already used for tourism operations. There is also a range of tourism attractions and activities in the wider area. From a tourism development perspective, it is one of the better registered sites in Western Province. However, the site is small and located in a high-value marine biodiversity hotspot. This means any development must take environmental impacts into consideration to an even higher degree than what would be required for other sites.

Strengths

- Beauty of the island and surrounding area.
- Location close to Gizo.
- Opportunities for a wide range of tourism activities in the immediate area.
- World-class diving and snorkeling on the doorstep of the island.

Weaknesses

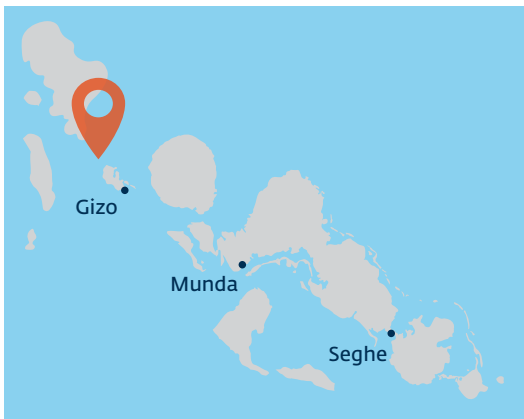
- Titleholder is currently using the island for tourism operations.
- Due to high marine biodiversity of this area, further development may be challenging.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Western Province
Gizo

Varu Island
079-016-0003 - 3.04 Hectares



Location

-8.016724, 156.765213

Varu Island is located three kilometers off the northwest tip of Gizo Island in northwest Western Province. Varu is the most easterly of three small islands in this area. The distance to Gizo Airport (Nusatupe) is 14 kilometers.

Site Summary

Varu Island is a beautiful 3.04-hectare island in northwest Gizo Lagoon. It is accessed by boat and the distance to Gizo Airport (Nusatupe) is 14.4 kilometers. The island is covered in tropical foliage and fringed with beaches and a shallow lagoon. The reefs surrounding the island have exceptionally high biodiversity and the area is well known for good diving and snorkeling.

Land Tenure

Perpetual Estate (PE - freehold)	National Individual.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The owner/titleholder is deceased. The title is in the process of being transferred to next of kin.

Description

Varu Island has a triangular shape and is 350 meters long (northwest to southeast). The middle of the island is the widest at 130 meters. The circumference of the island is 800 meters. Most of the coastline consists of sandy beach, particularly the southwest side of the island. The inner south side is challenging to enter by boat as it is very shallow. On the northern side of the island, it gets deep about 100 meters from shore. Hidden in the interior of the island is a well-built caretaker house. The island is low-lying and covered in vegetation, mainly she-oaks but also native trees and coconut palm trees.

The lagoon between Gizo and Varu is shallow and has many reefs reaching the surface. The island's northern side looks across the deep waters of Gizo Strait to Vella La Vella. From the western tip of the island, it is only 500 meters to neighboring Njari Island. During low tide it is possible to walk or swim across to this island. The site has a fringing reef running along the northern coast of the island. The reef to the north has high-value marine biodiversity and nearby Njari island was recorded by Nature Conservancy in 2004 as having the fourth highest fish count for a single dive worldwide. As such, the diving and snorkeling around Varu Island is world-class. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is 4G mobile network coverage in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Varu Island is located within the Gizo tourism hub and in close proximity to the airport and several resorts. There are many tourism activities in the immediate and wider area. The neighboring island (Njari) is leased by a local dive operator who uses it as a base for diving and snorkeling day trips. One of the most popular tourism activities in the Gizo area is scuba diving. There are currently two dive operators in the area, and a number of world-class dive sites. Several sites are close to Varu Island, and there are 15-20 in the wider Gizo area. The sites include spectacular reefs, walls, manta and shark dives and several wrecks from WWII. The reef system in this area is one of the most biologically rich ecosystems in Solomon Islands, with Varu and Njari Islands in particular being of globally outstanding ecoregion significance with some of the highest fish and coral biodiversity in the world. Tourism activities in the area include:

- **Scuba diving:** a range of sites, including Grand Central, Hot Spot and Toa Maru.
- **Big game fishing:** available in nearby Gizo Strait, Vella Gulf or reef fishing in Gizo Lagoon.
- **Birdwatching:** unique endemic birds are found on Gizo, Ranongga, Vella La Vella and Kolombangara Islands.
- **WWII heritage:** war relics on Kolombangara, Kohinggo, New Georgia and Rendova Islands.
- **Cultural experiences:** village visits and 'kastoms' heritage sites, such as skull shrines and war canoes in Vona Vona Lagoon.



Suitability for Tourism Development*



Varu Island has potential for tourism development due to the beauty of the island and surrounding area. The island is accessible from Gizo Airport (Nusatupe) and there is a range of tourism attractions and activities in the wider area. From a tourism development perspective, it is one of the higher potential sites in Western Province. However, the site is located in a high-value marine biodiversity hotspot. This means any development must take environmental impacts into consideration to an even higher degree than what would be required for other sites.

Strengths

- Beauty of island and surrounding area.
- Location close to Gizo.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Due to high marine biodiversity of this area, development could be challenging.
- The lagoon is shallow, making larger boat access difficult.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Gizo**

Olasana Island - Southeast
097-009-0012 - 2.18 Hectares



Location

-8.132720, 156.909699

Olasana Island is located in the southern end of Gizo Lagoon in Western Province. The distance to Gizo Airport (Nusatupe) is 6.5 kilometers. Olasana is divided into three blocks and this parcel is located in the center of the island.

Site Summary

Olasana Island is a beautiful uninhabited site located in southeast Gizo Lagoon. The island consists of tropical foliage and coconut groves fringed with beaches and a shallow lagoon. The island is easily accessed by boat, 6.5 kilometers from Gizo Airport (Nusatupe). Olasana is a popular picnic site for nearby resorts and is regularly visited by tourists, particularly the beach on the southeast end of the island. The island's attributes and convenient location make it highly suitable for tourism development.

Olasana Island is divided into three parcels. The size of Olasana (Southeast) is 2.18 hectares.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by a national individual.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	A local tourism operator has leased the parcel until 2045.

Description

Olasana Island has a tear drop shape and is 630 meters long (northwest to southeast) and 180 meters wide at its widest point. The size of the Olasana (Southeast) parcel, which includes the southeast one-third of the island, is 2.18 hectares. The northwest end of the island is narrower and ends in a sand spit. The southeast end is wider, and this is where visitors to the island usually land. The whole island is lined with beaches, which makes Olasana one of the most attractive islands in the area. The interior is flat and covered in coastal trees and coconut palms. Olasana is uninhabited and undeveloped, the only structure is a simple shelter in the southeast end used by day trippers during picnics.

The northwest end of the island faces nearby Mbambanga Island, where there are two resorts. The lagoon between the two islands is very shallow. The so-called protected side of the island faces westwards. This side of the island is very good for snorkeling with a healthy reef. There is a protective lagoon in front of the island, but it is a few meters deep. The southwest side of the island faces the open sea, where there are a few sand spit islands on the fringe of the lagoon. During WWII, future US President John F. Kennedy spent six days on Olasana hiding from the Japanese. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. The mobile network in the area was upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Olasana Island is located within the Gizo tourism hub and is within close proximity of the airport and several resorts. There are many tourism activities in the immediate and wider area. Due to the island's beauty and its white sandy beaches it is a popular stopover for tours in the area, and tourists from nearby resorts visit regularly to explore the island or snorkel the surrounding reefs. This particular parcel has been leased from the owner by a nearby resort.



The best known tourism attraction in the area is nearby Kennedy Island (WWII heritage) where future president John F. Kennedy and his shipwrecked crew hid from the Japanese, before swimming to Olasana. Kennedy Island is located two kilometers north of Olasana, and visitors to this island often visit Olasana afterwards.



One of the most popular tourism activities in the Gizo area is scuba diving. There are currently two dive operators in the area, and a number of world-class dive sites. Several dive sites are very close to Olasana island, and there are 15-20 sites in the wider Gizo area. The sites include spectacular reefs, walls, manta and shark dives and several wrecks from WWII. The reef surrounding Olasana is in good health and popular with divers and snorkelers.

Suitability for Tourism Development*



Olasana Island has very good potential for tourism development due to the beauty of the island and the surrounding area. Additionally, the island is close to Gizo Airport (Nusatupe) and already used for tourism excursions. There is also a range of tourism attractions and activities in this area. From a tourism development perspective, it is one of the best registered sites in Western Province. However, the island is split into three parcels and it will be challenging for investors to lease the whole island. There is an undetermined number of descendants of the original owners who would have to be consulted before any lease agreement could be realized. Unless the descendants can unify and appoint representatives of the owners, any investment on Olasana Island will be challenging. Additionally, the southeast parcel is currently leased out to a nearby resort.

Strengths

- Extraordinarily attractive site.
- Beauty of surrounding area.
- Location very close to Gizo.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- The island is split into three parcels. It might be difficult for an investor to lease and develop the island as one site.
- Parcel is currently leased out to a nearby resort.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Western Province
Gizo

Olasana Island - Center
097-009-0013 - 2 Hectares



Location

-8.131465, 156.908218

Olasana Island is located in the southern end of Gizo Lagoon in Western Province. The distance to Gizo Airport (Nusatupe) is 6.3 kilometers. Olasana is divided in three blocks and this parcel is located in the center of the island.

Site Summary

Olasana Island is a beautiful uninhabited site located in southeast Gizo Lagoon. The island consists of tropical foliage and coconut groves fringed with beaches and a shallow lagoon. The island is easily accessed by boat, only 6.3 kilometers from Gizo Airport (Nusatupe). Olasana is a popular picnic site for nearby resorts and is regularly visited by tourists, particularly the beach on the southeast end of the island. The island's attributes and convenient location make it highly suitable for tourism development.

Olasana Island is divided into three parcels. The size of Olasana (Center) is an estimated two hectares.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by three national individuals.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	All three Perpetual Estate titleholders are deceased. This is currently a deceased estate and the title needs to be transferred to the next of kin before any lease agreement can be made.

Description

Olasana Island has an elongated shape and is 630 meters long (northwest to southeast) and 180 meters wide at its widest point. The size of the Olasana (Center) parcel, which includes the middle one-third of the island, is two hectares. The northwest end of the island is narrower and ends in a sand spit. The southeast end is wider, and this is where visitors to the island usually land. The whole island is lined with beaches, which makes Olasana one of the most attractive islands in the area. The interior is flat and covered in coastal trees and coconut palms. Olasana is uninhabited and undeveloped, the only structure is a simple shelter at the southeast end used by day-trippers during picnics.

The northwest end of the island faces nearby Mbambanga Island where there are two resorts. The lagoon between the two islands is very shallow. The so-called inner side of the island faces westwards. This side of the island is very good for snorkeling with a healthy reef. There is a protective lagoon on the eastern side of the island, but it is a few meters deep. The southwest outer of the island faces the open sea, where there are a few sand spit islands on the fringes of the lagoon. During WWII, future US President John F. Kennedy spent six days on Olasana hiding from the Japanese. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a mobile network in the area which was upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Olasana Island is located within the Gizo tourism hub and is in close proximity to the airport and several resorts. There are numerous tourism activities in the immediate and wider areas. Due to the island's beauty and white sandy beaches, it is a popular stopover for tours in the area, and tourists from nearby resorts regularly visit to explore the island or snorkel the surrounding reefs.



The best known tourism attraction in the area is nearby Kennedy Island (WWII heritage), where future president John F. Kennedy and his shipwrecked crew hid from the Japanese, before swimming to Olasana. Kennedy Island is located two kilometers north of Olasana, and visitors to this island often visit Olasana afterwards.



One of the most popular tourism activities in the Gizo area is scuba diving. There are currently two dive operators in the area, and a number of world-class dive sites. Several dive sites are very close to Olasana island, and there are 15-20 sites in the wider Gizo area. These sites include spectacular reefs, walls, manta and shark dives and several wrecks from WWII. The reef surrounding Olasana is in good health and popular with divers and snorkelers. Some dive sites near Olasana include:

- Kennedy Island (Plum Pudding Island).
- Naru Gap.
- Yellow Corner.

Suitability for Tourism Development*



Olasana Island has very good potential for tourism development due to the beauty of the island and surrounding area. Additionally, the island is close to Gizo Airport (Nusatupe) and already used for tourism excursions. There is also a range of tourism attractions and activities in this area. From a tourism development perspective, it is one of the best registered sites in Western Province. However, the island is split into three parcels and it will be challenging for investors to lease the whole island. There is an undetermined number of descendants of the original owners who would have to be consulted before any lease agreement could be realized. Unless the descendants can unify and appoint representatives of the owners, any development on Olasana Island will be challenging.

Strengths

- Extraordinarily attractive site.
- Beauty of surrounding area.
- Location very close to Gizo.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- The island is split into three parcels. It might be difficult for an investor to lease and develop the island as one site.
- Owners are deceased. The title needs to be transferred to next of kin.

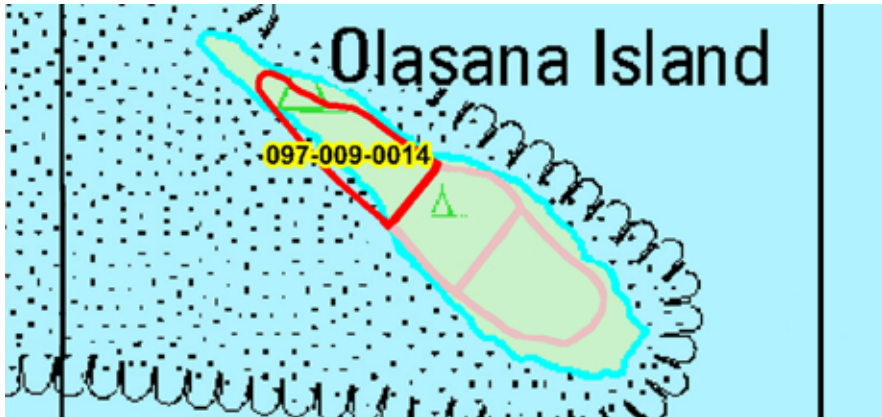
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Gizo**

Olasana Island - Northwest
097-009-0014 - 2.14 Hectares



Location

-8.130207, 156.906454

Olasana Island is located in the southern end of Gizo Lagoon in Western Province. The distance to Gizo Airport (Nusatupe) is six kilometers. Olasana is divided into three blocks and this parcel is located in the northwest of the island.

Site Summary

Olasana Island is a beautiful uninhabited site located in southeast Gizo Lagoon. The island consists of tropical foliage and coconut groves fringed with beaches and a shallow lagoon. The island is easily accessed by boat, only six kilometers from Gizo Airport (Nusatupe). Olasana is a popular picnic site for nearby resorts and is regularly visited by tourists, particularly the beach on the southeast end of the island. The island's attributes and convenient location make it highly suitable for tourism development.

Olasana Island is divided into three parcels. The size of Olasana (Northwest) is 2.14 hectares.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by three national individuals.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	All three Perpetual Estate titleholders are deceased. This is currently a deceased estate and the title needs to be transferred to the next of kin before any lease agreement can be made.

Description

Olasana Island has an elongated shape and is 630 meters long (northwest to southeast) and 180 meters wide at its widest point. The size of the Olasana (Northwest) parcel, which includes the northwestern one-third of the island, is 2.14 hectares. The northwest end of the island is narrower and ends in a sand spit. The southeast end is wider and this is where visitors to the island usually land. The whole island is lined with beaches, which makes Olasana one of the most attractive islands in the area. The interior is flat and covered in coastal trees and coconut palms. Olasana is uninhabited and undeveloped, the only structure is a simple shelter at the southeast end used by day-trippers during picnics.

The northwest end of the island faces nearby Mbambanga Island where there are two resorts. The lagoon between the two islands is very shallow. The protected side of the island faces westwards. This side of the island is very good for snorkeling with a healthy reef. There is a protective lagoon in eastern side of the island, but it is a few meters deep. The southwest coastline of the island faces the open sea, where there are a few sand spit islands on the fringes of the lagoon. During WWII, future US President John F. Kennedy spent six days on Olasana hiding from the Japanese. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a mobile network in the area which was upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Olasana Island is located within the Gizo tourism hub and is in close proximity to the airport and several resorts. There are numerous tourism activities in the immediate and wider areas. Due to the island's beauty and white sandy beaches, it is a popular stopover for tours in the area, and tourists from nearby resorts regularly visit to explore the island or snorkel the surrounding reefs. This particular parcel is currently leased by the owner to a nearby resort.

The best known tourism attraction in the area is nearby Kennedy Island (WWII heritage), where future president John F. Kennedy and his shipwrecked crew hid from the Japanese, before swimming to Olasana. Kennedy Island is located two kilometers north of Olasana, and visitors to this island often visit Olasana afterwards.



One of the most popular tourism activities in the Gizo area is scuba diving. There are currently two dive operators in the area, and a number of world-class dive sites. Several dive sites are very close to Olasana island, and there are 15-20 sites in the wider Gizo area. These sites include spectacular reefs, walls, manta and shark dives and several wrecks from WWII.



Suitability for Tourism Development*



Olasana Island has very good potential for tourism development due to the beauty of the island and surrounding area. Additionally, the island is close to Gizo Airport (Nusatupe) and already used for tourism excursions. There is also a range of tourism attractions and activities in this area. From a tourism development perspective, it is one of the best registered sites in Western Province. However, the island is split into three parcels and it will be challenging for investors to lease the whole island. There is an undetermined number of descendants of the original owners who would have to be consulted before any lease agreement could be realized. Unless the descendants can unify and appoint representatives of the owners any investment on Olasana Island will be challenging. Additionally, the southeast parcel is currently leased out to a nearby resort.

Strengths

- The beauty of the island.
- Scenic quality of the surrounding area.
- Location very close to Gizo.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

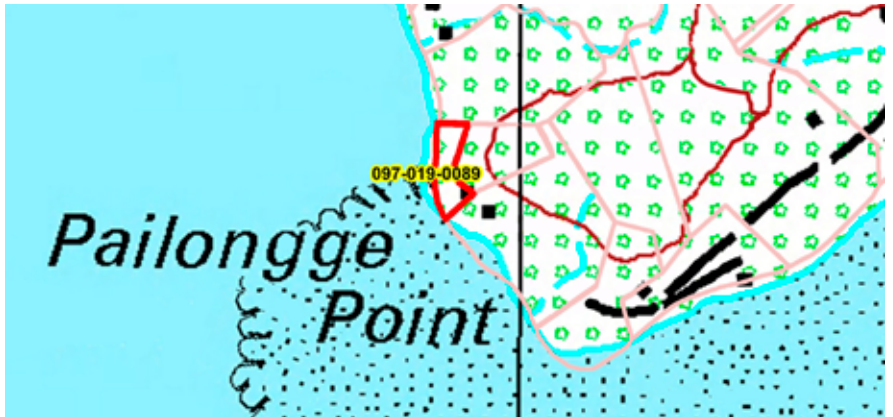
- The island is split into three parcels. It might be difficult for an investor to lease and develop the island as one site.
- Owners are deceased. The title needs to be transferred to next of kin.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Western Province
Gizo

Pailonge 1
097-019-0089 - 0.89 Hectares



Location

-8.093531, 156.784474

Pailonge is located on the southwest coast of Gizo Island, in northwest Western Province. The distance to Gizo Airport (Nusatupe) is 8.3 kilometers.

Site Summary

Pailonge 1 is a 0.89-hectare parcel located at Pailonge Point, an area located on the southwest coast of Gizo Island, in Western Province. This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach, with a shallow lagoon in front. Most visiting surfers stay at nearby resorts or in Gizo town. The site is conveniently accessed by road from the provincial capital Gizo. The location near the waves makes Pailonge a highly suitable location for a small tourism accommodation catering to surfers. The Perpetual Estate for this parcel is held by the Commissioner of Lands. The land title certificate is clear and up to date.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

Pailonge Point is divided into six coastal land parcels. Pailonge 1 is the first parcel on the western side of the point. There are more registered land parcels on either side of the point and further inland, but only the parcels close to the point have been surveyed.

This parcel is located around 350 meters northwest of the actual point. It has an irregular elongated rectangular shape, oriented from north to south. It is 150 meters long (north to south) and 45 meters wide (west to east). Most of the hill has great views over the ocean. The western boundary of the parcel is the beach facing the lagoon.

The lagoon in front of the site is shallow, but swimming and snorkeling are possible 85 meters further out past the reef. The waves are located south of the point, an estimated 800 meters from this site. The closest wave is outside Pailonge Point, but there are more waves further east in this bay. The view westward looks across the open water towards Ranongga and Simbo Islands. The block is covered by a mixture of coastal trees and coconut palms. The coastal road from Gizo to Saeraghi runs through the block, and there is one house near the road.

This area is considered 'off-grid', but power and water are scheduled to be connected in 2021 at the same time the road is upgraded. There is a 4G network on Gizo Island.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

The main tourism activity in Pailonge is surfing. Visiting surfers stay at nearby resorts or in Gizo town. There are also a couple of simple guesthouses nearby. The main tourism activity in the wider Gizo area is scuba diving, followed by fishing. This region is the most established tourism hub in Solomon Islands with a range of different types of accommodation and activities on offer. The following tourism activities are available in the Gizo area:

- **Surfing:** Pailonge is the most accessible wave in the country.
- **Scuba diving:** world-class diving offered by two dive centers in the area.
- **Snorkeling and freediving:** reefs and lagoons right in front of Pailonge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **WWII heritage:** Kennedy Island, US and Japanese plane and shipwrecks.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Beach leisure:** some spectacular beaches in the area, such as Saeraghi beach north of Pailonge.

Many more tourism activities in and around Gizo could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



There is tourism development potential at Pailonge 1 for surf accommodation (surf lodge, surf camp) due to proximity to a well known surfing area. Additionally, the location is within reach of a range of tourism attractions and activities in the wider area, in particular scuba diving. The convenient access from Gizo further adds to the appeal of this site. The proximity to Pailonge Village and relations with the local community is something investors need to consider as well.

Strengths

- Close proximity to well known surf wave.
- Easy access from Gizo town and airport.
- Opportunities for a wide range of tourism activities in the area.
- Scenic beauty of the site and wider Gizo area.
- Plans to connect Pailonge to Gizo grid (power and water).

Weaknesses

- Small size of parcel.
- Land tenure might be challenged by local residents.
- Site in close proximity to local village.

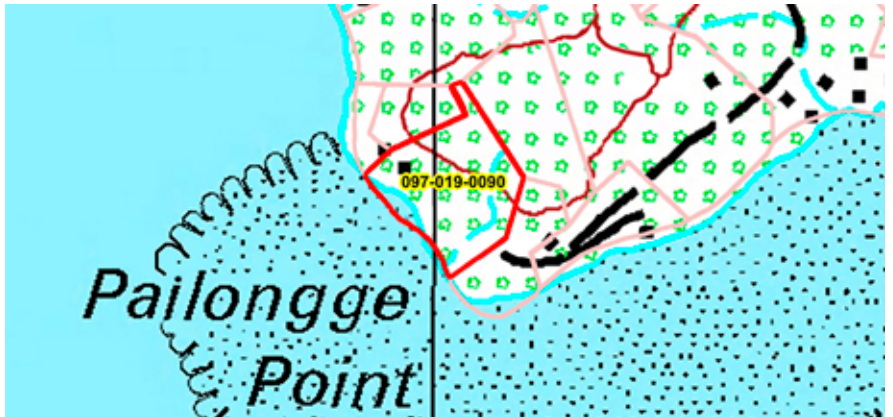
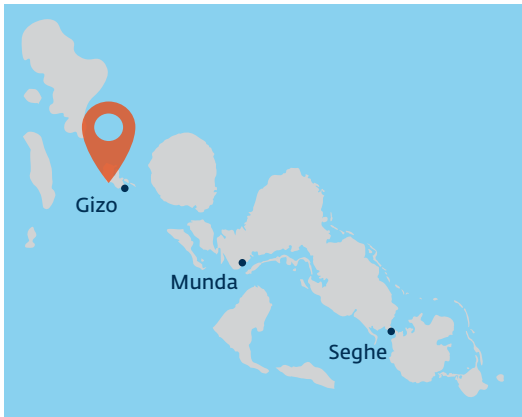
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province
Gizo

Pailonge 2
097-019-0090 - 4.45 Hectares



Location

-8.094386, 156.785659

Pailonge is located on the southwest coast of Gizo Island, in northwest Western Province. The distance to Gizo Airport (Nusatupe) is 8.3 kilometers.

Site Summary

Pailonge 2 is a 4.45-hectare parcel located at Pailonge Point, an area located on the southwest coast of Gizo Island, in Western Province. This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach, with a shallow lagoon in front. Most visiting surfers stay at nearby resorts or in Gizo town. The site is conveniently accessed by road from the provincial capital Gizo. The location near the waves makes Pailonge a highly suitable location for a small tourism accommodation catering to surfers. The Perpetual Estate for this parcel is held by the Commissioner of Lands. The land title certificate is clear and up to date.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands, on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

Pailonge Point is divided into six coastal land parcels. Pailonge 2 is the second parcel on the western side of the point. There are more registered land parcels on either side of the point and further inland, but they have not been surveyed.

This parcel is located around 150 meters northwest of the actual point. It has an irregular square shape, with a narrow strip protruding from the northern end. It is approximately 200 meters wide (northwest to southeast) and 200 meters across. The western boundary of the parcel is an attractive beach facing the lagoon.

The lagoon in front of the site is shallow, but swimming and snorkeling are possible 85 meters further out past the reef. The waves are located south of the point, an estimated 700 meters from this site. The closest wave is outside Pailonge Point, but there are more waves further east in this bay. The view westward looks across the open water towards Ranongga and Simbo Islands. The block is covered by a mixture of coastal trees and coconut palms. The coastal road from Gizo to Saeraghi runs through the block, and there is a cluster of houses near the road.

This area is considered 'off-grid', but power and water are scheduled to be connected in 2021 at the same time the road is upgraded. There is a 4G network on Gizo Island. The owner (Commissioner of Lands) has been an absent landlord for decades and the local community may make claims on this site. This should be clarified before any investment goes ahead.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

The main tourism activity in Pailonge is surfing. Visiting surfers stay at nearby resorts or in Gizo town. There are also a couple of simple guesthouses nearby. The main tourism activity in the wider Gizo area is scuba diving, followed by fishing. This region is the most established tourism hub in Solomon Islands with a range of different types of accommodation and activities on offer. The following tourism activities are available in the Gizo area:

- **Surfing:** Pailonge is the most accessible wave in the country.
- **Scuba diving:** world-class diving offered by two dive centers in the area.
- **Snorkeling and freediving:** reefs and lagoons right in front of Pailonge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **WWII heritage:** Kennedy Island, US and Japanese plane and shipwrecks.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Beach leisure:** some spectacular beaches in the area, such as Saeraghi beach north of Pailonge.



Western Solomons Surfing Association

There are many additional tourism activities in and around Gizo that could be further developed, particularly ecotourism and cultural tourism activities.

Suitability for Tourism Development*



There is tourism development potential at Pailonge 2 for surf accommodation (surf lodge, surf camp) due to proximity to a well known surfing area. Additionally, the location is within reach of a range of tourism attractions and activities in the wider area, in particular scuba diving. The convenient access from Gizo further adds to the appeal of this site. The proximity to Pailonge Village and relations with the local community is something investors need to consider as well.

Strengths

- Close proximity to well known surf wave.
- Easy access from Gizo town and airport.
- Opportunities for a wide range of tourism activities in the area.
- Scenic beauty of the site and wider Gizo area.
- Plans to connect Pailonge to Gizo grid (power and water).

Weaknesses

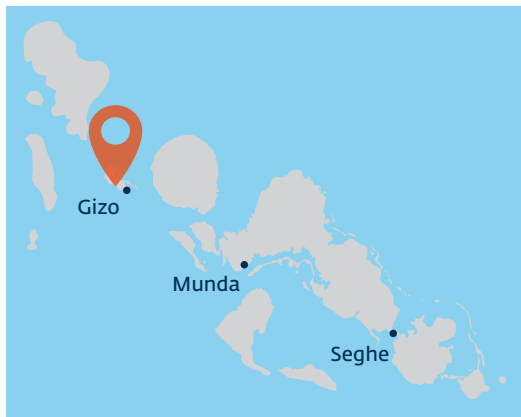
- Small size of the parcel.
- Land tenure might be challenged by local residents.
- Small settlement on the site.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Western Province
Gizo

Pailonge 3
097-019-0091 - 2.35 Hectares



Location

-8.095813, 156.786449

Pailonge is located on the southwest coast of Gizo Island, in northwest Western Province. The distance to Gizo Airport (Nusatupe) is 8.2 kilometers.

Site Summary

Pailonge 3 is a 2.35-hectare parcel located at Pailonge Point on the southwest coast of Gizo Island, in Western Province. This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach and a shallow lagoon in front. Most visiting surfers stay at nearby resorts or the provincial capital Gizo. The site is conveniently accessed by road from Gizo. The location near the waves makes Pailonge 3 a highly suitable location for small-scale tourism accommodation catering for surfers. The Fixed-Term Estate for this parcel is held by a national individual. The land title certificate is clear and up to date.

Land Tenure

**Perpetual Estate
(PE - freehold)**

Commissioner of Lands on behalf of Solomon Islands Government.

**Fixed-Term Estate
(FTE - leaseholder)**

FTE valid until 2062, held by a national individual.

**Current status
(2021)**

The land title for this parcel is a deceased estate and needs to be transferred to next of kin.

Description

Pailonge Point is divided into six coastal land parcels. Pailonge 3 is the parcel right at the tip of the point. There are more registered land parcels further away from the point and further inland, but they have not been surveyed.

Pailonge Point is a small hill overlooking the waves. The parcel has an irregular elongated shape and diagonally oriented from northeast to southwest. It is approximately 240 meters long and 120-60 meters wide. The parcel can be described as having two sections, divided by the Gizo-Saeraghi road which cuts through the block. Each half of the block is located northeast and southwest of the road. The southern boundary of the parcel is the beach facing the lagoon.

The lagoon in front of the site is shallow, but swimming and snorkeling is possible 200 meters further out past the reef. The waves are located south of the point, an estimated 450 meters from this site. The closest wave is outside Pailonge Point, but there are more waves further east in this bay.

The view westward looks across the open water towards Ranongga and Simbo Islands. The block is covered by a mixture of coastal trees and coconut palms.

There are a few buildings on the northwest side of the road. Pailonge is considered 'off-grid', but power and water are scheduled to be connected in 2021 at the same time the road is upgraded. There is a 4G network on Gizo Island.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

The main tourism activity in Pailonge is surfing. Visiting surfers stay at nearby resorts or in Gizo town. There are also a couple of simple guesthouses nearby. The main tourism activity in the wider Gizo area is scuba diving, followed by fishing. This region is the most established tourism hub in Solomon Islands with a range of different types of accommodation and activities on offer. The following tourism activities are available in the Gizo area:

- **Surfing:** Pailonge is the most accessible wave in the country.
- **Scuba diving:** world-class diving offered by two dive centers in the area.
- **Snorkeling and freediving:** reefs and lagoons right in front of Pailonge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **WWII heritage:** Kennedy Island, US and Japanese plane and shipwrecks.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Beach leisure:** some spectacular beaches in the area, such as Saeraghi beach north of Pailonge.

There are many additional tourism activities in and around Gizo that could be further developed, particularly ecotourism and cultural tourism activities.



Brenden Mautoa

Suitability for Tourism Development*



There is tourism development potential at Pailonge 3 for surf accommodation (surf lodge, surf camp) due to proximity to a well known surfing area. Additionally, the location is within reach of a range of tourism attractions and activities in the wider area, in particular scuba diving. The convenient access from Gizo further adds to the appeal of this site. The proximity to Pailonge Village and relations with the local community is something investors need to consider as well.

Strengths

- Close proximity to well known surf wave.
- Easy access from Gizo town and airport .
- Opportunities for a wide range of tourism activities in the area.
- Scenic beauty of the site and wider Gizo area.
- Plans to connect Pailonge to Gizo grid (power and water).

Weaknesses

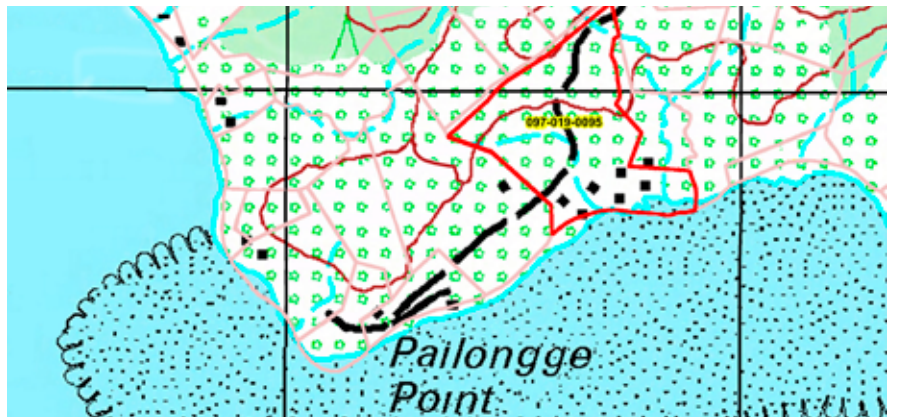
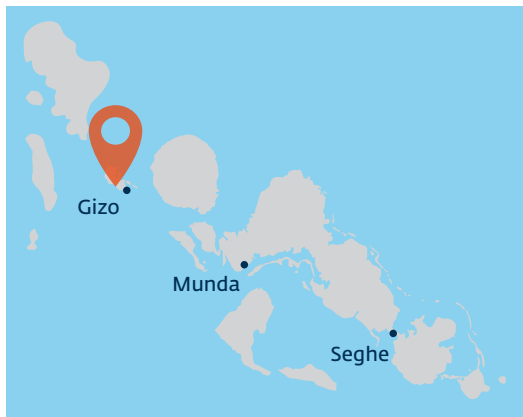
- Small size of parcel.
- Land tenure might be challenged by local residents.
- Site in close proximity to local village.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Western Province
Gizo

Pailonge 6
097-019-0095 - 10.78 Hectares



Location

-8.093155, 156.792335

Pailonge is located on the southwest coast of Gizo Island, in northwest Western Province. The distance to Gizo Airport (Nusatupe) is 7.9 kilometers.

Site Summary

Pailonge 6 is a 10.78-hectare parcel located at Pailonge Point, an area located on the southwest coast of Gizo Island, in Western Province. This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach, with a shallow lagoon in front. Most visiting surfers stay at nearby resorts or in the provincial capital Gizo. The site is conveniently accessed by road from Gizo. The location near the waves makes Pailonge a highly suitable location for a small tourism accommodation catering to surfers. The Perpetual Estate title is held by the Commissioner of Lands. The land title certificate is clear and up to date.

Land Tenure

**Perpetual Estate
(PE - freehold)**

Commissioner of Lands on behalf of Solomon Islands Government.

**Fixed-Term Estate
(FTE - leaseholder)**

Not applicable.

**Current status
(2021)**

The land title for this parcel is clear and up to date.

Description

Pailonge Point is divided into six coastal land parcels. Pailonge 6 is the fourth parcel on the eastern side of the point. There are more registered land parcels on either side of the point and further inland, but they have not been surveyed. This parcel is located an estimated 750 meters northeast of the actual point. It has an irregular rectangular shape, oriented diagonally (northwest to southeast). It is approximately 300 meters long along the coast and 300-350 meters deep. The southern boundary of the parcel is the beach facing the lagoon.

The lagoon in front of the site is shallow, but swimming and snorkeling are possible 150 meters further out past the reef. The waves are located south of the point, 650 meters from this site. The closest wave is outside Pailonge Point, but there are more waves further east in this bay.

The view southwestward looks across the open water towards Ranongga and Simbo Islands. Much vegetation near the coast has been cleared, but further inland is covered in a mixture of tropical forest and coconut palms. The interior of the block is an elevated hill.

The coastal road from Gizo to Saeraghi runs through the block, and there is a small settlement next to the road. Pailonge is considered 'off-grid,' but power and water are scheduled to be connected in 2021, at the same time the road is upgraded. There is a 4G network on Gizo Island. Some of the FTE titleholders live onsite.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

The main tourism activity in Pailonge is surfing. Visiting surfers stay at nearby resorts or in Gizo town. There are also a couple of simple guesthouses nearby. The main tourism activity in the wider Gizo area is scuba diving, followed by fishing. This region is the most established tourism hub in Solomon Islands with a range of different types of accommodation and activities on offer. The following tourism activities are available in the Gizo area:

- **Surfing:** Pailonge is the most accessible wave in the country.
- **Scuba diving:** world-class diving offered by two dive centers in the area.
- **Snorkeling and freediving:** reefs and lagoons right in front of Pailonge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **WWII heritage:** Kennedy Island, US and Japanese plane and shipwrecks.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Beach leisure:** some spectacular beaches in the area, such as Saeraghi beach north of Pailonge.

There are many additional tourism activities in and around Gizo that could be further developed, particularly ecotourism and cultural tourism activities.



Western Solomons Surfing Association

Suitability for Tourism Development*



There is tourism development potential at Pailonge 6 for surf accommodation (surf lodge, surf camp) due to proximity to a well known surfing area. Additionally, the location is within reach of a range of tourism attractions and activities in the wider area, in particular scuba diving. The convenient access from Gizo further adds to the appeal of this site. The proximity to Pailonge Village and relations with the local community is something investors need to consider as well.

Strengths

- Close proximity to well known surf wave.
- Easy access from Gizo town and airport.
- Opportunities for a wide range of tourism activities in the area.
- Scenic beauty of the site and wider Gizo area.
- Plans to connect Pailonge to Gizo grid (power and water).

Weaknesses

- Small size of parcel.
- Land tenure might be challenged by local residents.
- Site in close proximity to local village.

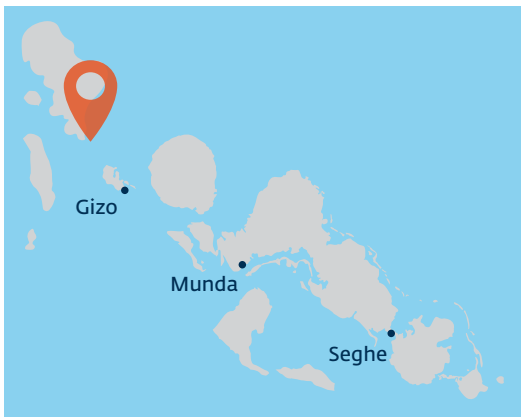
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Vella Lavella**

Liapari Island
079-004-0003 - 83 Hectares



Location

-7.951440, 156.712012

Liapari Island is located off the southern end of Vella Lavella Island, in northwest Western Province. The distance to Gizo Airport (Nusatupe) is 23.2 kilometers.

Site Summary

Liapari is a beautiful 83-hectare island off Vella Lavella Island. Accessible by boat from Gizo, Liapari is well known in the yachting community as offering the only well-resourced marina in Solomon Islands. Currently, most visitors are long distance sailors who stay for repairs. The island is an old coconut plantation, which is well maintained. Liapari is separated from the larger Vella Lavella Island by a lagoon to the north and a narrow inlet to the west. There are attractive beaches on the protected side of the island. The marina is located at the northeast tip of the island. The island's attributes and the existing marina underline the parcel's tourism development potential. The Fixed-Term Estate for this parcel is held by a national limited company. The land title certificate is clear and up to date.

Land Tenure

Perpetual Estate (PE - freehold)

Four national individuals act as trustees for a local tribe.

Fixed-Term Estate (FTE - leaseholder)

FTE valid until 2053 is held by a nationally-registered limited company.

Current status (2021)

The land title for this parcel appears to be clear and up to date.

Description

Liapari Island has an irregular triangular shape and is 1,650 meters long (northeast to southwest) and 930 meters at its widest point. The northern end of the island is wider, towards the southern end it becomes somewhat narrower approximately 650 meters across. The circumference of the island is 4,380 meters.

The island is an old copra farm, and the vegetation is a mix of old plantation and native trees. There is also a new Noni fruit plantation at the northern end. The island's caretakers have looked after the old plantation and well-maintained tracks run around and through the island. While the island can be described as flat, there is a slight rise of several meters towards the center.

Liapari is separated from the larger Vella Lavella Island by a narrow strip of water to the west. This area is good for swimming as it is generally protected from wind and waves. North of the island is the lagoon where visiting yachts anchor. The lagoon-facing side of the island has a nice beach. The side facing the sea is more exposed and the coastline mainly consists of coral stones. The marina and associated workshops are located at the northern end of the island. The marina is well known in the South Pacific yachting community as one of the few locations offering safe berthing, haul out and repair services in the region.

The area is serviced by mobile network towers that were upgraded to 4G in late 2020. The titleholders of the island, who own and operate the marina, are interested in partnerships with tourism developers.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

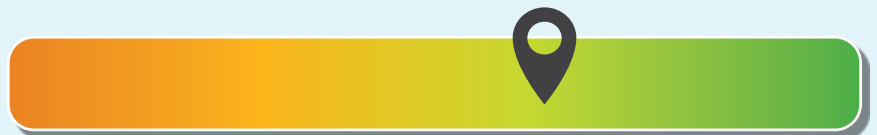
The main tourism activities around Liapari are yachting, fishing and scuba diving. Most visitors to Liapari are long distances sailors. Apart from offering marina services, Liapari also arranges fishing charters, and there is accommodation at the marina. On nearby Vella Lavella Island, there is a dive operator and a small guesthouse. Yachties staying at Liapari marina often explore the surrounding area. Tourism activities in the area include:

- **Yacht marina:** well-known across the South Pacific as a safe reliable anchorage with repair services.
- **Scuba diving:** dive operator located on nearby Vella Lavella.
- **Fishing charters:** Liapari marina regularly arranges fishing charters in Gizo Strait and Vela Gulf.
- **Birdwatching:** Vella Lavella has an endemic bird species and is regularly visited by bird tour operators.
- **WWII heritage:** war relics on Vella Lavella and other islands in the area.
- **Island tours:** explore nature and culture of nearby islands.

There are many additional tourism activities on Liapari and Vella Lavella Islands that could be further developed, particularly nature, WWII heritage and cultural tourism activities.



Suitability for Tourism Development*



Liapari Island has excellent tourism development potential, due to the appealing features of the site and opportunities for a range of tourism activities in the immediate area. The marina offers further opportunities that add to the overall allure of this site.

Strengths

- Attractive and well-maintained site.
- Location is already well known in the South Pacific yachting community.
- Opportunities for a wide range of tourism activities in the area.
- Existing infrastructure and staff onsite will expediate resort development.

Weaknesses

- Distance to Gizo Airport (Nusatupe).
- Boat travel to site can be challenging during bad weather.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Vella Lavella**

Mbava Island
079-006-0004 - 2,084 Hectares



Location

-7.819508, 156.539452

Mbava Island is situated off the west coast of Vella Lavella Island, in the northwest region of Western Province. The distance to Gizo Airport (Nusatupe) is 44 kilometers.

Site Summary

Mbava Island is a 2,084-hectare parcel located off the west coast of Vella Lavella Island. It is accessed by boat from Gizo. The island is an old coconut plantation and cattle station, and the vegetation consists of tropical forests and overgrown coconut groves. In some sections there are long beautiful beaches, particularly on the west. Due to its remote location there are few visitors, but a dive operator on neighboring Vella Lavella Island regularly arranges trips there. The beauty of the island and the large size of the parcel makes this site appealing for tourism development, but the remoteness is a challenge. The Perpetual Estate for this parcel is held by a national individual, who is acting as a trustee for a local tribe.

Land Tenure

Perpetual Estate (PE - freehold)	Five national individuals acting as trustees for a local tribe (four deceased).
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	Due to the death of some trustees, the title needs to be updated.

Description

Mbava Island has an irregular round shape, measuring five kilometers (north to south), and six kilometers (west to east) at its widest point. The western side is fairly smooth and lined with beaches. On the eastern side the coastline is more irregular and broken by small lagoons and inlets. Of note is Singataravana Harbor to the north, a natural harbor offering good anchorage and Somolo Harbor, where the island caretakers live. The parcel encompasses 95 percent of the island's surface area, but there are two small parcels along the east coast, which have been split from the main parcel.

There used to be a coconut plantation and cattle station on the island, but these are no longer in use and the plantation is overgrown. The interior of the island consists of a low mountain covered in native forest. There were logging activities there in the recent past, with some logging roads through the interior. There is a shallow lagoon surrounding most of the island, and the reefs are in good condition. Scuba divers from Vella Lavella Island usually dive on the reef on the northwest side of the island. The west coast has long beaches. Unusually, the coastline there is lined with she-oaks, which gives this coastline a different look. The only inhabitants are the island caretakers and their families who live on the southeast side. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is 4G mobile network coverage on the island.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the immediate area is scuba diving. Most tourists visiting Mbava are guests of a dive operator on nearby Vella Lavella Island. Visiting yachts sometimes anchor in the natural harbor on the island, which is known as a safe anchorage by sailors. Due to the remoteness of the island, it receives few visitors. Existing and potential tourism activities in the area include:

- **Scuba diving:** beautiful reefs on the northwest side of the island, including a Japanese WWII plane wreck.
- **Yacht anchorage:** there is a deep sheltered anchorage often used by visiting yachts.
- **Cultural experiences:** visits to local villages and tambo-sites on nearby islands.
- **Surfing:** potential for surfing at unexplored breaks off nearby Ranongga Island.
- **Nature tourism:** explore island's ecosystem including forests, mangroves, cave systems and unique local birdlife.
- **Fishing:** the waters of Wilsons Strait and Beagle Channel are known for good blue water fishing.

Due to the low number of visitors, tourism activities have not been explored to their full potential. It is likely that more sites of interest exist in this area.



Suitability for Tourism Development*



Mbava Island has good tourism development potential due to the island's attractive features and area's potential for tourism attractions and activities. The large size of the parcel means there is room for several developments on the island, with potential for expansion. However, the remoteness of the site and questions around the title are factors which investors need to consider.

Strengths

- Large parcel with available land.
- Attractive site with interesting features.
- Beauty of the location and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Remoteness of site and distance to Gizo Airport (Nusatupe).
- Boat travel to site challenging during bad weather.
- Status of title unclear.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Gizo Njingono Island 097-016-0002

Njingono Island is a small 0.77-hectare uninhabited site located in northwest Gizo Lagoon in Western Province. Njingono is the most westerly of three small islands in this area. It is accessed by boat, and the distance to Gizo Airport (Nusatupe) is 15 kilometers. The island is covered in tropical foliage and fringed with beaches and a shallow lagoon. The reefs surrounding the island have exceptionally high biodiversity. Although the appeal and accessibility of the island makes it attractive for tourism, the small size and exposed location means this island may only be suitable for small-scale development. The Fixed-Term Estate title for this parcel is held by a national individual.



Gizo Pailonge 4 097-019-0092

Pailonge 4 is a 2.35-hectare parcel located at Pailonge Point on the southwest coast of Gizo Island, in Western Province. The site is conveniently accessed by road from Gizo and is 8.2 kilometers from Gizo Airport (Nusatupe). This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach and a shallow lagoon in front. Most visiting surfers stay at nearby resorts or the provincial capital Gizo. Pailonge 4 is a highly suitable location for small-scale tourism accommodation catering for surfers. The Fixed-Term Estate for this parcel is held by five national individuals.



Gizo Pailonge 5 097-019-0094

Pailonge 5 is a 10.04-hectare parcel located at Pailonge Point on the southwest coast of Gizo Island, in Western Province. The site is conveniently accessed by road from Gizo and is 8.1 kilometers from Gizo Airport (Nusatupe). This location is well known for surfing and the waves break a few hundred meters off the beach, south of the point. The coastline along Pailonge Point is lined with a white sandy beach and a shallow lagoon in front. Pailonge 5 is a highly suitable location for small-scale tourism accommodation catering for surfers. The Perpetual Estate is held by the Commissioner of Lands. The land title certificate is clear and up to date.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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Vella Lavella **Rovomburi Passage 079-004-0002**

Rovomburi Passage is a 131.16-hectare coastal site at the southern end of Vella Lavella Island in Western Province. The site is accessible by boat from Gizo and is 24 kilometers from Gizo Airport (Nusatupe). The Rovomburi Passage parcel is an uninhabited old coconut plantation now overgrown. On the eastern side of the parcel, is a lagoon and narrow strip of water separating the site from Liapari Island. Currently, most visitors to this area are long distance sailors seeking repairs at the only proper marina on Liapari Island. The Perpetual Estate for this parcel is held by trustees of a local tribe. The land title needs to be updated due to the death of some trustees.



Kolombangara **Kukundu Iri 097-020-0001**

Kukundu Iri is a 320-hectare coastal land parcel located on the west coast of Kolombangara Island in Western Province. The island is usually accessed from Gizo, but can also be reached from Noro. The distance to Gizo Airport (Nusatupe) is 12.3 kilometers. The northern part of this parcel includes Iri Village and there is also a lake along the coast. The coastal section is uninhabited and there is room for development along the coast. Tourists visiting Kolombangara Island, a dormant stratovolcano that reaches an altitude of 1,770 meters, usually come for birdwatching and stay at a nearby guesthouse. The Perpetual Estate for this parcel is held by a Land Trust Board.



Kolombangara **Kukudu 097-020-0006**

Kukudu is a 458-hectare coastal land parcel located on the west coast of Kolombangara Island in Western Province. The island is accessed from Gizo, but can also be reached from Noro. The distance to Gizo Airport (Nusatupe) is 12.3 kilometers. The northern part of this parcel includes Kukudu Village, which is the regional Seventh Day Adventist (SDA) mission headquarters. The southern part is uninhabited and there is room for development along the coast. Tourists usually visit Kolombangara Island for birdwatching and stay in a guesthouse just north of the site. The Fixed-Term Estate title is held by a national religious organization. The land title certificate is clear and up to date.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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2.4 MUNDA TOURISM HUB

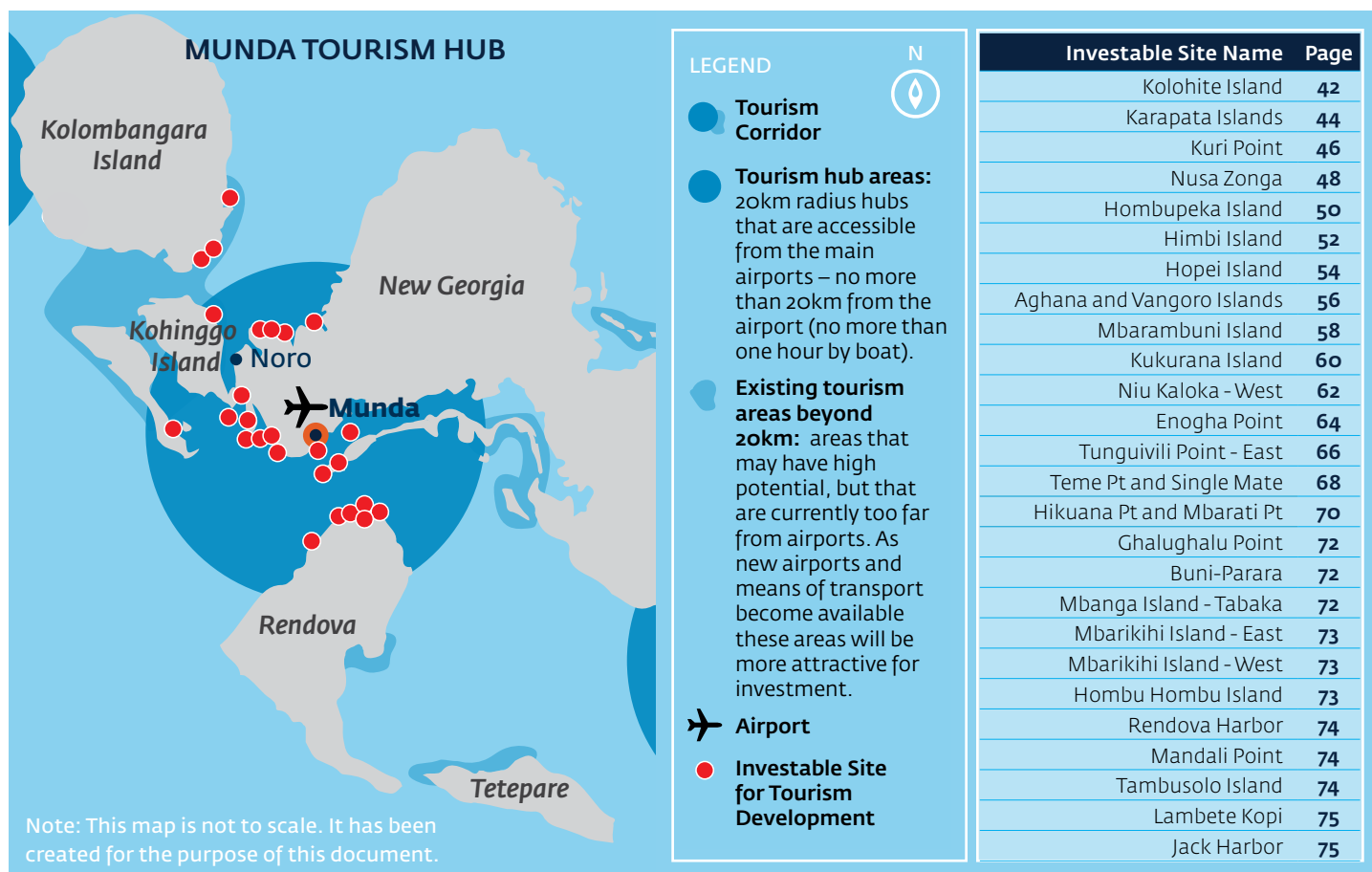
The Munda tourism hub is located in the central part of Western Province and includes: the towns of Munda and Noro and surrounding areas; Vona Vona and Roviana Lagoons; the eastern coast of Kolombangara Island and also north Rendova Island. Most tourists visiting this hub base themselves either in the town of Munda, or in the Vona Vona Lagoon.

The Munda tourism hub includes some of the longest running tourism operators in the country - Zipolo Habu Resort and Agnes Gateway Hotel. Currently, the main tourism activities are scuba diving, fishing and visits to WWII heritage sites. Other tourism activities include birdwatching, nature walks, island excursions, and cultural experiences.

The Munda tourism hub is home to Solomon Islands' second and newest international airport. Prior to COVID-19 the Munda International Airport was receiving direct flights once a week from Brisbane, Australia improving the hub's accessibility for international visitors. The hub is also serviced by regular flights from Honiara and an overnight ferry service from Honiara.

The Munda hub is serviced by mobile network towers that were upgraded to 4G in late 2020.

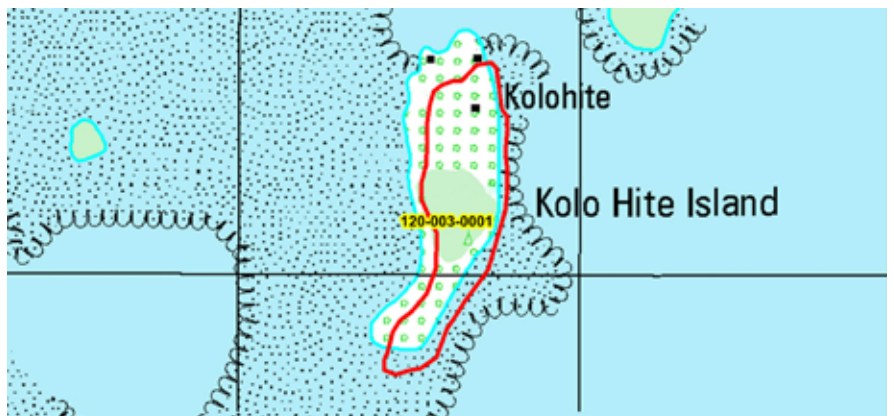
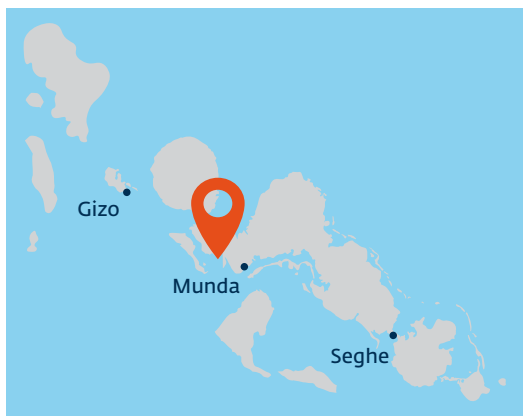
Figure 4: Map of Investable Sites for Tourism Development in Munda Tourism Hub, Western Province Tourism Corridor, Solomon Islands.





**Western Province
Vona Vona Lagoon**

Kolohite Island
120-003-0001 - 16.19 Hectares



Location

-8.307852, 157.198652

Kolohite Island is located in the eastern fringe of Vona Vona Lagoon, in central Western Province. It is 7.5 kilometers south of Noro Port. The direct line distance to Munda International Airport is eight kilometers. This Island is an ideal location for a small to medium-sized resort.

Site Summary

Kolohite Island is a 16.19-hectare uninhabited island located in southeast Vona Vona Lagoon in Western Province. The island is easily accessible by boat from either Munda or Noro. The island is an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. The island is surrounded by a lagoon and the northern end has an attractive beach. Near the beach, a clearing is used for picnics and camping by domestic tourists. Visiting yachts often anchor just north of the island. The attributes of the island and its convenient location make it highly suitable for tourism development.

Land Tenure

Perpetual Estate (PE - freehold)

The Perpetual Estate (ownership) is held by Commissioner of Lands, on behalf of Solomon Islands Government.

Fixed-Term Estate (FTE - leaseholder)

A Fixed-Term Estate (leasehold) valid until 2053 is held by a national individual. The Leaseholder may enter into contractual agreements with third parties, but needs written consent of the owner.

Current status (2021)

The land title certificate for this parcel is clear and up to date.

Description

Kolohite Island has an irregular, elongated oval shape, oriented from north to south. It is 950 meters long (north to south), 260 meters wide (west to east) at its widest point. The southern end is narrower and turns slightly to the west. The circumference of the island is 2,200 meters. The northern end of the island ends in a flat cleared area with an attractive beach. This area is used for picnics and has a caretaker's cabin. The southern part of the island consists of an old overgrown coconut plantation and is more thickly vegetated. Towards the south, there is a slight rise of a few meters towards the center of the island.

The coastline around the southern part of the island consists of coral gravel and stones. The western side of the island looks into Vona Vona Lagoon. The lagoon on this side is very shallow and there are extensive seagrass beds. The southern point of the island looks out across Blanche Channel and Rendova Island.

The western side of the island overlooks Mbang Island. On this side of the island, the water is deeper and features healthy coral, making it a good snorkeling spot. Due to its location and surrounding sea, the island is breezier and experiences more comfortable temperatures than the larger islands. Any development on this site would need to be designed as off-grid, as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activities in the immediate area are scuba diving and fishing, followed by cultural site visits. Most tourists visiting Vona Vona Lagoon are based in Munda or Zipolo Habu Resort. This resort is located on Lola Island, 3.8 kilometers west of Kolohite. This resort offers a range of activities, but is best known for fishing. Visiting yachts regularly anchor in the lagoon just north of Kolohite and it is known as a safe anchorage. Some of the tourism activities in the area include:

- **Scuba diving:** mainly organized by Dive Munda, visiting liveboard dive boats and yachts. Within 10-30 minutes of Kolohite, there are several well-known dive sites, including a few WWII plane wrecks.
- **Fishing charters:** mainly organized by Zipolo Habu Resort, with deep-sea, reef, lagoon and river fishing led by experienced fishing guides.
- **Cultural experiences:** Skull Island with a warrior chief skull shrine, and village experiences in Mandou Village in Vona Vona Lagoon.
- **Surfing:** Skull Island Break is located 3 kilometers southwest of Kolohite. This wave is described as an inconsistent right-hander, with a clean break during the right combination of swell and wind.
- **WWII heritage:** apart from several underwater plane and shipwrecks, there are a number of relics in Vona Vona and nearby New Georgia and Kolombangara Islands, including a US M3A1 Stuart tank and several Japanese naval guns.
- **Island excursions:** there are several uninhabited "paradise" islands nearby that are regularly visited by tourists, for example Bikiki Island that has a beautiful beach and good snorkeling.
- **Yacht anchorage:** there is a deep sheltered anchorage often used by visiting yachts. So-called super yachts are increasingly stopping over at Kolohite. Expedition cruise ships have also used Kolohite for excursions.



Suitability for Tourism Development*

Kolohite Island has excellent tourism development potential, due to the proximity to Munda International Airport and a range of tourism attractions and activities in the wider area. As a potential resort site, Kolohite is one of the most attractive in Western Province. There is sufficient space for a small-to medium-sized resort on the island. The proximity to Noro International Port offers further opportunities. The clear and stable land tenure adds to the overall allure of this site.

Strengths

- Location close to Munda and Noro.
- Attractive site.
- Beauty of Vona Vona Lagoon and surrounding area.
- Opportunities for a wide range of tourism activities in the area.
- Clear and stable land tenure.

Weaknesses

- The shallow lagoon on the west side of the island is not suitable for swimming.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province Vona Vona Lagoon

Karapata Islands 121-010-0001 - 9.5 Hectares



Location

-8.281983, 157.206933

Karapata Islands are located in east Vona Vona Lagoon in central Western Province, five kilometers south of Noro. The direct line distance to Munda International Airport is 8.5 kilometers.

Site Summary

Karapata Islands is a 9.5-hectare parcel consisting of two uninhabited islands located in east Vona Vona Lagoon in Western Province. The islands are easily accessible by boat from Noro or Munda. The vegetation consists of thick tropical foliage and mangroves. The two island sites are located in a channel which is the entrance to Diamond Narrows Passage, which connects Vona Vona Lagoon with Noro.

Land Tenure

Perpetual Estate (PE - freehold)

Five nationals are listed as owners.

Fixed-Term Estate (FTE - leaseholder)

Not applicable.

Current status (2021)

The five owners listed on the land title are descendants of the original owner. One of the owners is deceased and next of kin have not been formally appointed. The land title needs to be updated.

Description

The two Karapata islands have similar features and characteristics. They are both oval-shaped and oriented from north to south, flat and covered in thick vegetation. The largest island (Karapata Lavata) is located to the west of the smaller Karapata Hite. The latter is slightly more north, with 120 meters separating the two islands.

Karapata Lavata (7.2 hectares): Is 380 meters long (north to south) and 270 meters wide (west to east) at its widest point.

Karapata Hite (2.3 hectares): Is 245 meters long (north to south) and 140 meters wide (west to east) at its widest point.

The islands are located between Mbanga and Kohinggo Islands, at the entrance to Diamond Narrows Passage. This channel connects south Vona Vona with Noro and sees regular boat traffic. The location is protected from weather and wind. Islands located deep inside the lagoon are protected, but the water inside the lagoon is often murky and described as "green". Islands further out in the lagoon are closer to open water and surrounded by clear water and healthy coral reefs. This area is described as having blue water and being more attractive from a tourism perspective. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. The area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

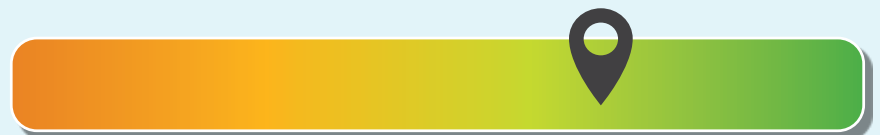
Tourism Features

Currently, the main tourism activities in the area are scuba diving, fishing and cultural site visits. Most tourists visiting Vona Vona Lagoon are based in Munda or at Zipolo Habu Resort. This resort is located on Lola Island, five kilometers southwest of Kolohite. It offers a range of activities, but is best known for fishing. Tourism activities in the area include:

- **Scuba diving:** mainly organized by Dive Munda. Within 20-30 minutes of Karapata Islands, there are several well-known dive sites, including a few WWII plane wrecks.
- **Fishing charters:** mainly organized by Zipolo Habu Resort with deep-sea, reef, lagoon and river fishing led by experienced fishing guides.
- **Cultural experiences:** Skull Island with a warrior chief skull shrine, and village experiences in Mandou Village in Vona Vona Lagoon.
- **Surfing:** Skull Island Break is located in Vona Vona Lagoon. This wave is described as an inconsistent right-hander, with a clean break during the right combination of swell and wind.
- **WWII heritage:** apart from several underwater plane and shipwrecks, there are a number of relics in Vona Vona and nearby New Georgia and Kolombangara Islands, including a US M3A1 Stuart tank and several Japanese naval guns.
- **Island excursions:** several uninhabited "paradise" islands nearby that are regularly visited by tourists, for example Bikiki Island, which has a beautiful beach and good snorkeling.



Suitability for Tourism Development*



Karapata Islands have potential for tourism development due to the beauty of Vona Vona Lagoon. Additionally, the islands are relatively close to Munda International Airport and there are numerous tourism attractions and activities in this area. However, the islands themselves are not conventionally attractive. There is also an undetermined number of descendants of the original owners who would need to be consulted before any lease agreement could be realized.

Strengths

- Location close to Munda and Noro.
- Beauty of the Vona Vona Lagoon and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Not a conventionally attractive site.
- Due to the large number of titleholders' next of kin, lease negotiations may be challenging for investors.

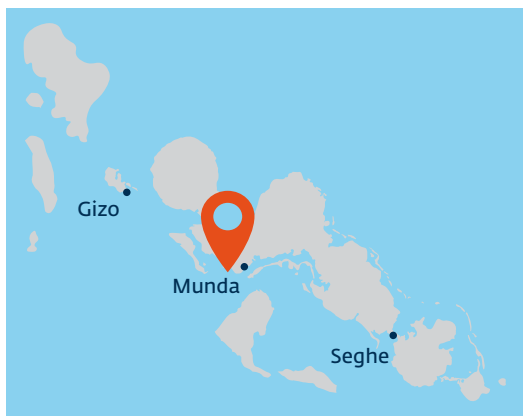
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province
Vona Vona Lagoon

Kuri Point
120-008-0006 - 80 Hectares



Location

-8.316046, 157.212885

Kuri Point is located on Mbanga Island, between Noro and Munda in central Western Province. The point is nine kilometers south of Noro and 6.5 kilometers west of Munda.

Site Summary

Kuri Point is located between Munda and Noro in Western Province, in the southeast corner of Vona Vona Lagoon. Kuri Point is the southern tip of Mbanga Island. The island is separated from the much larger New Georgia Island by a mangrove swamp area. Currently, there is no development or inhabitants on the Kuri Point parcel, which is an old coconut plantation. But, further north on Mbanga island, there is a community of students and teachers near two boarding schools. In 2018, the landowners were approached by investors to discuss Kuri Point as the location for a high-end casino resort. The island is accessed by boat, either from Noro or Munda.

Land Tenure

Perpetual Estate (PE - freehold)

The Perpetual Estate (ownership) is held by four national individuals, as joint owners.

Fixed-Term Estate (FTE - leaseholder)

Not applicable.

Current status (2021)

The land title for this parcel appears to be clear.

Description

The size of this parcel, which consists of the southern tip of Mbanga Island, is 80 hectares. The parcel has an irregular rectangular shape, oriented from north to south. It is 1,500 meters long (north to south), 460 meters wide (west to east) at its narrowest point and 940 meters wide at its widest point. Most of the parcel consists of waterfront, except the northern boundary where Kuri Point is attached to the rest of Mbanga Island.

The western side of Kuri Point has a view into Vona Vona Lagoon. This side has a narrow beach a few hundred meters north of the point. The southern tip faces Blanche Channel and Rendova Island. On the point itself, there remains a Japanese gun from WWII. The eastern side of the point has a view towards Munda and Roviana Lagoon. Near the point on the eastern side, there is a shallow bay with a beach. Further north along the point, the coastline is lined with mangroves. The parcel is flat and covered in vegetation. Most is an old overgrown coconut plantation, but there is also some native forest. Some has been logged in recent years, and there is a logging road through the interior of Mbanga Island.

Any development on this site should be designed as 'off-grid', as there is no access to public services. There is a mobile network in the area, which was upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

The main tourism activity in the area is scuba diving, fishing and visits to WWII heritage and cultural sites. Tourists in this area usually stay in Munda, or at Zipolo Habu Resort in Vona Vona Lagoon. Most tourists staying in Munda join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. The diving in the Munda area and surrounds is considered world-class and there are many dive sites within easy reach of Mbanga Island. Nearby Zipolo Habu Resort specializes in fishing and has trained guides and equipment for this purpose. There is also a wave at Vona Vona Lagoon that is surfable when conditions are right.

Apart from underwater plane wrecks, there are many interesting WWII sites on land in and this area, such as:

- Remains of Japanese naval guns on Kuri Point.
- Peter Joseph WWII Museum in Munda.
- US tank at nearby Kohinggo Island.
- Lubarua Island: PT-109 base where former United States President John F. Kennedy was based when sunk off Gizo.



Suitability for Tourism Development*



Kuri Point has excellent tourism development potential, due to its proximity to Munda International Airport and to a range of tourism attractions and activities in the wider area. From a resort development perspective, this site is one of the most attractive in Western Province. This has been highlighted by the fact that investors recently have shown an interest in this location. Due to the size of the parcel, there is room for a large development with scope to expand. The proximity to Noro Port offers further opportunities.

Strengths

- Location close to Munda and Noro.
- Attractive site.
- Beauty of Vona Vona Lagoon and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Potential for community dissension due to proximity to well-established schools.

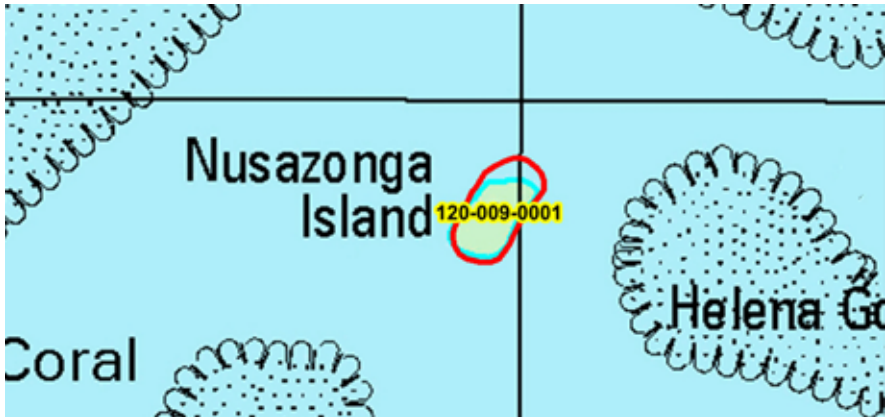
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Roviana Lagoon**

Nusa Zonga
120-009-0001 - 2 Hectares



Location

-8.329851, 157.238024

Nusa Zonga Island is located in Roviana Lagoon, east of Munda, in central Western Province. Its exact location is 500 meters west of Munda Point, the western approach to Munda International Airport. The distance to Munda International Airport by boat is four kilometers.

Site Summary

Nusa Zonga Island is a two-hectare island located in Roviana Lagoon in Western Province, near Munda. The island consists of tropical foliage and coconut groves fringed by beaches and is surrounded by a shallow lagoon. The island is easily accessed by boat, only 3.5 kilometers from nearby Munda Port.

With its white sandy beaches and swaying coconut palms, Nusa Zonga is one of the more attractive islands in the area. The immediate area of Roviana and Vona Vona is regularly visited by dive and tour operators, and there is an opportunity to develop a range of additional activities in the area.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by Commissioner of Lands, on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	A Fixed-Term Estate is held by a Church Trust Board. The lease is a 75-year grant, valid from 1 January 1978 to 30 April 2053.
Current status (2021)	The land title certificate for this parcel is clear. The tenure of the island is undisputed and well recognized locally.

Description

The size of this parcel, which encompasses the entire island, is two hectares. The island has an elongated oval shape, diagonally oriented from southeast to northwest. It is 150 meters long and 60 meters wide. The circumference of the island is 380 meters. There used to be a trading station and a mission on the island, but all that remains today are some graves and a mission memorial. The island is uninhabited and covered in vegetation, mainly coconut trees and native coastal trees. Its entire perimeter is fringed by a beach and at the northwest end, there is a wide sandbar. The best area for swimming is the beach on northern end of the island. There are coral reefs surrounding most of the island, with clear access from the beaches. The island is flat, and very low. The northern side of the island faces nearby Munda Point, which is the beginning of the landing strip of Munda International Airport. The southern end faces the open ocean with good views of Rendova Island, Roviana Lagoon and surrounding islands.

The island is located inside the western part of Roviana Lagoon. A relatively shallow lagoon surrounds the island. This offers some protection from waves during storms. Because of its location, surrounded by sea on all sides, the island is breezier with more comfortable temperatures than nearby Munda. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

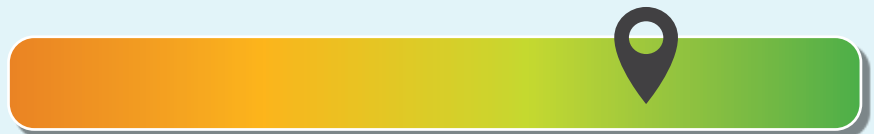
Nusa Zonga is used as a weekend picnic site by people in the Munda area due to its white sandy beaches and nearby snorkeling areas. Local church youth groups also use the island for overnight camping.

The main tourism activity in the immediate area is scuba diving, followed visits to WWII heritage and cultural sites in the area. Fishing is another popular activity for Munda-based tourists. Most stay in Munda and join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. There are a handful of other accommodation providers in Munda, but excursions are mainly arranged by Agnes.

The diving in the Munda area and surrounds is considered world-class and there are many dive sites within easy reach of Nusa Zonga. In addition to beautiful reefs and amazing marine life, there are many WWII plane wrecks around Munda.



Suitability for Tourism Development*



Nusa Zonga Island has very good potential for tourism development due to its beauty and the surrounding area. Additionally, the island is close to Munda International Airport. There is also a range of tourism attractions and activities in the wider area that could be utilized. The title and land tenure is undisputed and the titleholder is a reputable organization. The limiting factor is the small size of the parcel and the presence of a heritage site on the island.

Strengths

- Beauty of the island and surrounding area.
- Location very close to Munda.
- Opportunities for a wide range of tourism activities in the immediate area.
- Clear title and undisputed land tenure.

Weaknesses

- Limited size.
- Island is located under flight path of Munda International Airport.
- Historical and religious significance of the island locally.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Roviana Lagoon**

Hombupeka Island
121-003-0001 - 3.88 Hectares



Location

-8.335520, 157.266115

Hombupeka Island is located in Roviana Lagoon, just south of Munda, in central Western Province. It is the most westerly of the four islands nearby Munda. The distance to Munda International Airport is one kilometer.

Site Summary

Hombupeka Island is a 3.88-hectare site located in Roviana Lagoon in Western Province, nearby Munda. The island consists of tropical foliage and coconut groves fringed by beaches and surrounded by a shallow lagoon. The island is easily accessed by boat, only 650 meters from nearby Munda. There is currently a small tourism operation on the southern part of the island, with some bungalows and a restaurant. A Munda-based dive operator uses the beach on the island for diver training. The island's attributes and its convenient location make it high potential for tourism development.

Land Tenure

Perpetual Estate (PE - freehold)	Four nationals listed as owners, with the island split into two equal shares.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The land title for this parcel is clear and updated. The tenure for the island is undisputed, but the two sides of the family have informally split the island in two.

Description

The size of this island is 3.88 hectares. It has an elongated irregular shape oriented north to south. It is 340 meters long (north to south) and 140 meters wide (west to east) at its widest point. The island is inhabited and an estimated one-third has been cleared of vegetation. There are several residential buildings concentrated on the northern and eastern sides of the island.

There are a few new tourism bungalows on the southern block. Similar to many islands in this area, Hombupeka is an old overgrown coconut plantation, but there are still many large native trees on the island. The western side remains undeveloped and covered by vegetation. The southern end is narrow and mainly covered in mangrove trees and low bushes. Most of the island is fringed with narrow beaches interspersed with rockier sections. In some places, the owners have installed rock walls to limit coastal erosion. The island can be described as flat, but there is a gentle rise and a low hill towards the center. The northern side of the island faces nearby Munda township, while the south faces the open ocean with a good view of Rendova Island. The eastern side overlooks New Georgia Island and Roviana Lagoon. Views from all sides of the island are spectacular. Surrounding the island is a relatively shallow lagoon. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. The area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

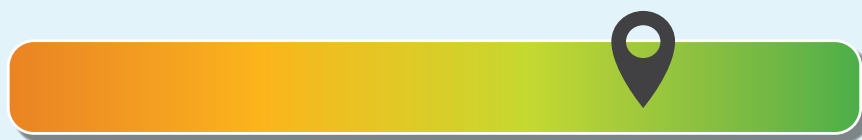
Currently, there is limited tourism accommodation on the southern block of Hombupeka Island. The location close to Munda means that all activities offered by other operators, such as Agnes Gateway Hotel, are available for this operator. The current operation is new and under development, but guests staying there can enjoy typical island and beach leisure activities. A nearby dive center has started using the island's beach for scuba diving classes. Yachts often anchor in front of Hombupeka Island.



The main tourism activity in the immediate area is scuba diving, followed visits to WWII heritage and cultural sites in the area. Fishing is another popular activity for Munda-based tourists. Most staying in Munda join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. There are a handful of other accommodation providers in Munda, but excursions are mainly arranged by Agnes.

The diving in the Munda area and surrounds is considered world-class and there are many dive sites within easy reach of Hombupeka. In addition to beautiful reefs and marine life, there are several WWII plane wrecks in and around Munda. Snorkeling is possible at Hombupeka, but the islands further out in the lagoon have better reefs and clearer water.

Suitability for Tourism Development*



Hombupeka Island has good potential for tourism development due to its beauty and that of the surrounding area. Additionally, the island is close to Munda International Airport and is already used for tourism. There is also a range of tourism attractions and activities in the wider area that could be utilized. The island is split into two parcels, and contact between the two owner groups is limited. Unless the descendants can settle their differences and appoint representatives, any investment on Hombupeka Island will be challenging. There is an option to co-invest or buy the existing tourism operation "Castaway Lagoon Resort" on the southern block and upgrade and expand it. If investors use one of the two blocks, it might be advisable for the owners to first officially divide the land parcel by mutation to avoid future legal disputes over land.

Strengths

- Beauty of the island and surrounding area.
- Location close to Munda.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- Limited size.
- Island is split into two parcels. It is highly unlikely the whole island could be leased due to the presence of resident owners.
- Due to the number of titleholders' next of kin, it would be challenging for investors to identify representatives of owners to negotiate with.

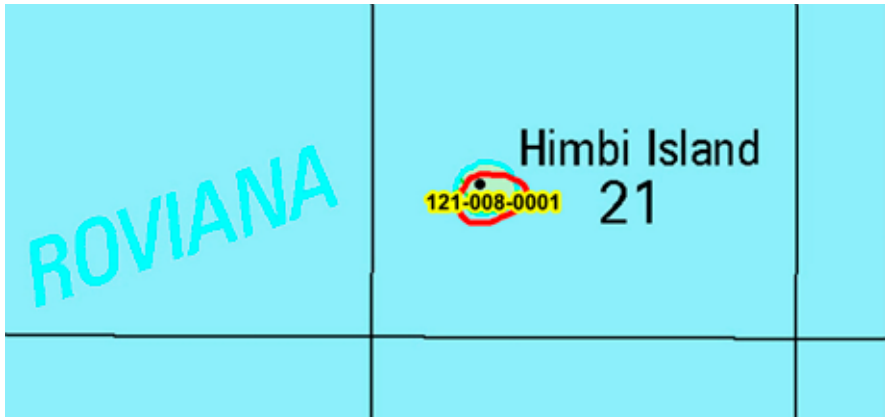
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province
Roviana Lagoon

Himbi Island
121-008-0001 - 1.5 Hectares



Location

-8.334288, 157.313345

Himbi Island is located in the middle of Roviana Lagoon, east of Munda, in central Western Province. The island is one kilometer north of Nusa Roviana village. The straight-line distance to Munda International Airport is 4.7 kilometers.

Site Summary

Himbi Island is a small 1.5-hectare site located inside Roviana Lagoon in Western Province, not far from Munda. The island consists of thick tropical foliage and coconut groves fringed by mangroves. The island is easily accessed by boat, only 4.7 kilometers from Munda on nearby New Georgia Island. The island is uninhabited and rarely visited.

Land Tenure

Perpetual Estate (PE - freehold)	Five nationals listed as owners, with the island split into four equal shares.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The five owners listed on the land title are descendants of the original owner. One of the owners is deceased and next of kin have not been formally appointed. The land title needs to be updated.

Description

The size of this parcel, which encompasses the entire island, is 1.5 hectares. The circular island has a circumference of 400 meters and a diameter of 130 meters. Himbi Island is overgrown and covered in thick vegetation, a mixture of coconut trees, mangroves and large coastal trees. Most of the coastline is fringed by mangroves. There is a small beach on the western side shadowed by large overhanging trees. The island can be described as flat, but there is a gentle rise and a low hill towards the center. On top of the low hill is an old abandoned building. The soil is coral gravel, which is well drained. There are no creeks, ponds or swampy areas on the island.

The island is surrounded by a shallow reef, which has been damaged by coral mining. The location of the island, inside the lagoon leeward of Nusa Roviana and Sasevela Islands, is sheltered. Even during very rough weather, the island is not as exposed to waves as other islands in the area. The water inside the lagoon is often described as "green" and is not as clear as the water around islands further towards the open sea. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. The area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, tourists do not visit Himbi Island. But, there are tourist activities in this part of Roviana Lagoon. The main activity is scuba diving. Within five kilometers of the island, there are several well-known dive sites regularly visited by divers. Tourists also sometimes travel past Himbi on the way to Tetepare Island or Titiru Ecolodge on Rendova Island. Others travel through the lagoon on day trips to visit WWII heritage sites, such as Lumbaria Island or go fishing in Blanche Channel.

Most tourists visiting the area are based in Munda and join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. There are a handful of other accommodation providers in Munda, but excursions are mainly arranged by Agnes.



Suitability for Tourism Development*



Himbi Island has potential for tourism development due to the beauty of the Roviana Lagoon area. Additionally, the island is close to Munda International Airport and there are a range of tourism attractions and activities in this area. However, the island itself is not conventionally attractive and the small size of the parcel is a limiting factor. There is also an undetermined number of descendants of the original owners who would need to be consulted before any lease agreement could be realized. Unless the descendants can unify and appoint representatives of the owners, any investment on Himbi Island will be difficult.

Strengths

- Location close to Munda.
- Beauty of Roviana Lagoon.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- Small size.
- Not a conventionally attractive site.
- Due to the large number of next of kin of the titleholders, lease negotiations may be challenging.

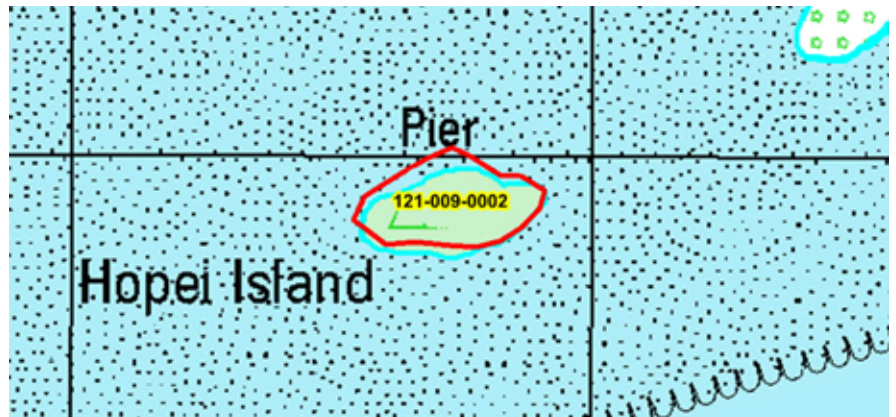
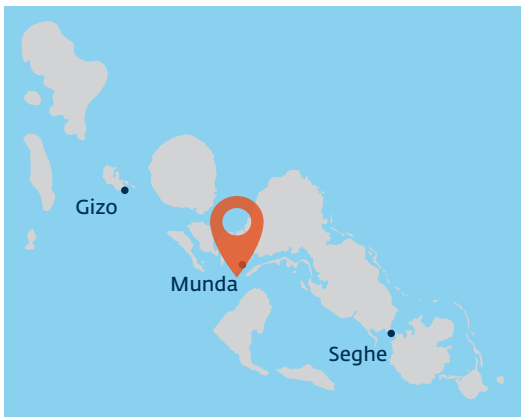
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



Tourism Solomons (Chris McLennan)

**Western Province
Roviana Lagoon**

Hopei Island
121-009-0002 - 4.7 Hectares



Location

-8.356038, 157.262942

Hopei Island is located in Roviana Lagoon, south of Munda, in central Western Province. The direct line distance to Munda International Airport is 3.2 kilometers. This Island is an ideal location for a small- to medium-sized resort.

Site Summary

Hopei Island is a 4.7-hectare uninhabited island located in Roviana Lagoon, Western Province, not far from Munda. The island consists of tropical foliage and coconut groves fringed with beaches and a shallow lagoon. The island is easily accessed by boat, only three kilometers from Munda International Airport on nearby New Georgia Island. The island is a popular picnic site for the Munda area and is regularly visited by tourists, particularly the beach on the eastern end. The attributes of the island and the convenient location makes it highly suitable for tourism development.

Land Tenure

Perpetual Estate (PE - freehold)	Five nationals listed as owners, with the Island split into four equal shares.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The five owners listed on the land title are descendants of the original owner. The island has been divided among the families into four blocks, from west to east. The land title for this parcel is not clear and needs to be updated. One of the owners is deceased and next of kin have not been formally appointed.

Description

The size of this parcel, which includes the entire island, is 4.7 hectares. The island has a narrow oval shape and is 350 meters long (west to east) and 160 meters wide at its widest point. The circumference of the island is 850 meters. The eastern end of the island ends in a beach and sand spit facing nearby Hombu Hombu Island. There is a bungalow in the middle of the island and a day shelter for tourists in the east end.

Most of the island is fringed with beaches, except sections of the northwest side where the coastline is rockier. The southern coastline of the island faces the open ocean with a good view of Rendova Island. The western end is similar to the south side of the island. The northern coastline of the island faces towards Munda with a view of New Georgia island and the islands in Vona Vona Lagoon. The island can be described as flat, but there is a gentle rise and a low hill towards the center of its western zone. Similar to many other islands in this area, Hopei is an old overgrown coconut plantation, but there are still many large native trees on the island. A shallow lagoon surrounds most of the island and boat access is best from the northern side of the island. Any development on this site must be designed as 'off-grid', as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

Credit photos: Tourism Solomons (Chris McLennan)

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, Hopei Island is popular with Munda-based tourists as a picnic and swimming spot and for evening barbecues. Trips are arranged by Agnes Gateway Hotel that has an agreement with the owners (who are related) to use the beach on the eastern end of the island. A few day shelters have been built near the beach to accommodate visitors. Scuba divers, mainly from Dive Munda, also come here for surface intervals or sunset drinks. Tourists also sometimes visit the island by kayak from Munda. The basic bungalow on the island used to be offered to tourists for overnight stays, however it is currently in need of some repairs and maintenance before it can host overnight guests.

The main tourism activity in the immediate area is scuba diving, followed by fishing and visits to Lumbaria Island (WWII heritage) in Rendova Lagoon. Most tourists visiting the area are based in Munda and join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. There are a handful of other accommodation providers in Munda, but excursions are mainly arranged by Agnes.



Tourism Solomons (Chris McLennan)



Suitability for Tourism Development*



Hopei Island has very good potential for tourism development due to its beauty and surrounding area. Additionally, the island is close to Munda International Airport and there are a range of tourism attractions and activities in this area. There is an undetermined number of descendants of the original owners who would have to be consulted before any lease agreement could be realized. Unless the descendants can unify and appoint representatives of the owners, any investment on Hopei Island will be difficult.

Strengths

- Beauty of island and surrounding area.
- Location very close to Munda.
- Opportunities for a wide range of tourism activities in the immediate area.
- Low ESDS risk rating.

Weaknesses

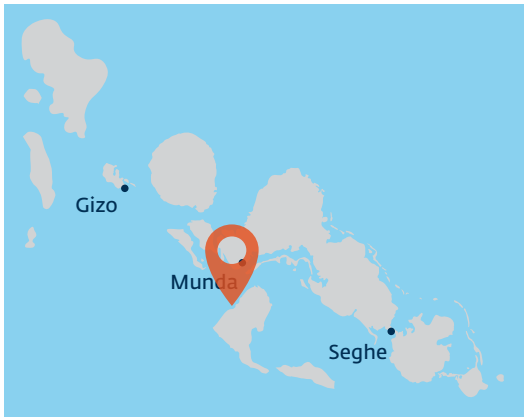
- Due to the large number of next of kin of the titleholders, it is challenging for investors to identify representatives of the owners to negotiate with.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



**Western Province
North Rendova**

Aghana and Vangoro Islands
121-002-0001 - 79 Hectares



Location

-8.459881, 157.280758

Aghana and Vangoro Islands are located off the northwest coast in Rendova Island in central Western Province, six kilometers southwest of Rendova Harbor. The distance to Munda is 15 kilometers.

Site Summary

Aghana and Vangoro Islands are situated off the northwest coast of Rendova Island in Western Province. The two islands are part of the Kenelo estate, which is an old coconut plantation and cattle station. The parcel also includes land on Kenelo Point on Rendova Island, just south of the two islands. The islands consist of tropical foliage and coconut groves fringed with beaches and coral reefs, set against the mountainous backdrop of Rendova Island. The islands are easily accessed by boat from Munda on nearby New Georgia Island, 15 kilometers away.

Nearby Rendova Lagoon is regularly visited by dive and tour operators, and there is an opportunity to develop a range of additional activities in the area. During WWII, north Rendova experienced heavy fighting and there are several historical sites of interest in the area.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate is held by a locally prominent family.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

The size of this parcel, which includes Aghana and Vangoro Islands, and parts of the Kenelo estate on Rendova Island, is 79 hectares. The first two islands are old overgrown coconut plantations.

Vangoro Island is the smaller of the two at seven hectares. It is located just north of Aghana. The island has an elongated oval shape which is diagonally oriented. It is 580 meters long (southwest to northeast) and 170 meters wide (west to east) at its widest point. There is a shallow lagoon in front of the island (northwest side) with a fringing coral reef. On this side, there is also a narrow beach. The inner section of the island is a protected lagoon which has calm waters, suitable for anchorage.

Aghana Island is the larger of the two islands at 47 hectares. The island has a very irregular shape and looks like two islands joined together by a narrow land bridge. From north to south, the island is 1.2 kilometers long. From west to east at its widest point, the island is one kilometer across. The main part of the island is between 250 to 400 meters wide. There is a shallow lagoon in front of the island and coral reefs surrounding most of the island with clear access to the water along the western side. The most beautiful beaches are along the west coast, one at the northwest side of the island and another inside the bay on the southwest side of the island.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Tourists rarely visit Kenelo estate currently, but there are tourist activities in and around Rendova Lagoon, some eight kilometers northeast. The main tourism activity in north Rendova is scuba diving, followed by visits to nearby Lumbaria Island, which was where former United States President John F. Kennedy was stationed at the time of the sinking of his boat PT-109 during WWII.

There are many more potential tourism activities on the islands and in the greater Kenelo/north Rendova region:

- Snorkeling and freediving along the northern house reef of the islands.
- Swimming and beach leisure on the west side of the islands.
- Very good fishing around Kenelo: big-game fishing in Blanche Channel or fishing for reef fish from the outside of Kenelo Point.
- Stand Up Paddleboard (SUP) or kayaking in the lagoon inside the islands.
- Nature walks and bushwalking in the hills behind Kenelo, including visits to caves and waterfalls.
- Trekking to the top of dormant volcano Mount Mbuloro on Rendova Island (1,050 meters).
- Birdwatching: Solomons is known for its many endemic species.
- Cultural experiences: village visits and cultural performances by locals on the island.
- Potential yacht anchorage inside the islands and marina at Kenelo.



Suitability for Tourism Development*



Aghana and Vangoro Islands have very good potential for tourism development due to the beauty of the islands and the surrounding area. Additionally, the island is relatively close to Munda International Airport and there are opportunities for a wide range of tourism activities to be developed in this area. From an investment perspective, the land tenure is solid and the owners are prominent in the community.

Strengths

- Beauty of islands and surrounding area.
- Land tenure appears to be solid and the owners are prominent in Solomon Islands.
- No local communities as immediate neighbors.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- Presence of crocodiles.
- Access during storms: crossing the Blanche Channel in rough weather can be difficult.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



**Western Province
North Rendova**

Mbarambuni Island
121-004-0001 - 40 Hectares



Location

-8.401316, 157.356828

Mbarambuni Island is a barrier island located in the northern fringes of Rendova Lagoon in central Western Province. The direct line distance to Munda International Airport is 12.2 kilometers.

Site Summary

Mbarambuni Island is a 40-hectare uninhabited island located off the coast of Rendova Island in Western Province. It is one of the barrier islands around Rendova Lagoon. The island consists of tropical foliage and overgrown coconut groves fringed with rocky beaches and mangroves. The island is set against the backdrop of a dormant volcano on Rendova. Mbarambuni is accessed by boat from Munda on nearby New Georgia Island, 12.2 kilometers away.

Rendova Lagoon is regularly visited by dive and tour operators, and there is an opportunity to develop a range of additional activities in the area. During WWII, this area witnessed heavy fighting and there are several historical sites of interest near the island.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by Commissioner of Lands, on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	A Fixed-Term Estate is held by a national individual. The lease is a 75-year grant, valid from 1 Jan 1978 to 31 Dec 2053.
Current status (2021)	The land title for this parcel is clear and up-to-date.

Description

The size of this parcel, which includes the entire island, is 40 hectares. The island has a long and narrow shape. It is 1940 meters long (west to east) and between 150-250 meters wide. The eastern end of the island has a small round 300 m x 250 m island attached to it, connected by a narrow 50-meter-wide land tongue. The island acts as a buffer providing protection to an inner lagoon and Rendova Island. The western side has a small beach facing nearby Kukurana Island. The northern "outside" of the island is facing Blanche Channel and the open ocean. The outside consists of large overhanging trees with rocky sections interspersed with smaller sandy areas. The eastern end is similar to the outside, but more exposed. The inside shore facing Rendova Island mainly consists of mangroves. The island is flat, but there is a gentle rise of a couple of meters towards the center.

Mbarambuni is similar to other islands in this area, as it is an old overgrown coconut plantation with extensive secondary forest, and many large native trees on the island. There are coral reefs surrounding most of the island with clear access to the water except in the mangroves on the inside of the island. The lagoon inside the island is closed in and resembles a small lake, with thick mangroves and several smaller islands between Mbarambuni and the Rendova. Any development on this site should be designed as off-grid, as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the north Rendova region is scuba diving, followed by visits to nearby Lumbaria Island (WWII Heritage). Most tourists visiting the area are based in Munda and join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel.

The only tourism accommodation in the area is Titiru Ecolodge (4.5 kilometers southeast), which regularly arranges cultural experiences and village tours to nearby Ughele Village on northeast Rendova. Yachts sometimes anchor in Rendova Lagoon. The anchorage is described in popular yachting guides such as "South Pacific Anchorages".

Some well-known dive sites regularly visited by divers near Mbarambuni are:

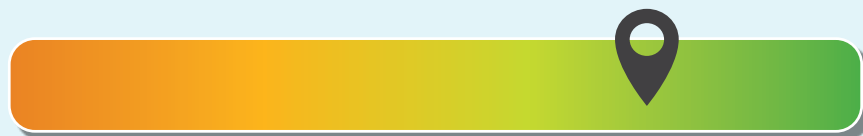
- **Rainbow Wall:** 1.5 kilometers northwest.
- **Haibe Reef:** 5.5 kilometers west.
- **US Douglas SBD-4 Dauntless (well preserved plane wreck):** just south of the island.
- **US Bell P-39 Airacobra (well preserved plane wreck):** Rendova Lagoon.



North of Mbarambuni, across the Blanche Channel along the outer reefs and islands surrounding Roviana Lagoon, there are 15 additional dive sites within 4-10 kilometers of the island. In addition to the underwater wrecks, there are other WWII-related sites nearby. The most interesting is Lumbaria Island, which was where former United States President John F. Kennedy was stationed at the time of the sinking of his boat PT 109. Several more airplane wrecks, US and Japanese, can be found on nearby Rendova Island. Most are severely damaged or in remote locations in the interior of the island.



Suitability for Tourism Development*



Mbarambuni Island has the potential for tourism development due to its scenic location and beauty of the surrounding area. Additionally, the island is relatively close to Munda International Airport and there are opportunities for a wide range of tourism activities to be developed in this area. From an investment perspective, the land tenure appears to be solid.

Strengths

- Land parcel includes whole island.
- Scenic setting of island.
- Relatively close to Munda.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

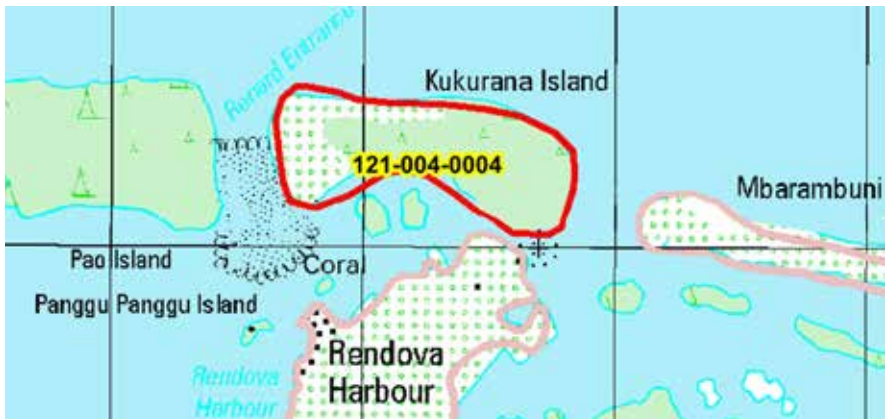
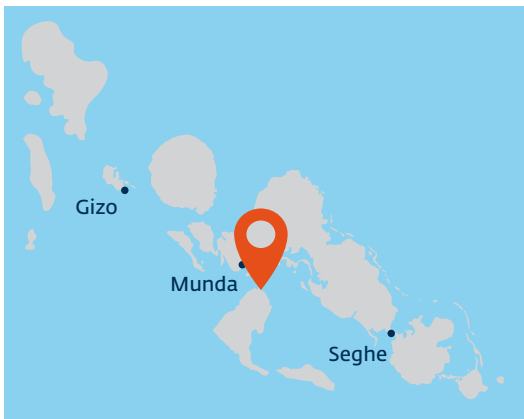
- No real beaches on the island.
- Potentially challenging "kastom" fee negotiations with neighboring communities.
- Presence of crocodiles in nearby rivers.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
North Rendova** **Kukurana Island**
121-004-0004 - 37 Hectares



Location

-8.396442, 157.338937

Kukurana Island is located in the northern fringe of Rendova Lagoon in central Western Province. The straight line distance to Munda International Airport is 10.5 kilometers.

Site Summary

Kukurana Island is a 37-hectare uninhabited site located off the coast of Rendova Island in Western Province, Solomon Islands. The island consists of tropical foliage and coconut groves fringed with beaches and coral reefs, set against the mountainous backdrop of Rendova Island. The island is easily accessed by boat from Munda on nearby New Georgia Island, 10 kilometers away.

Rendova Lagoon is regularly visited by dive and tour operators, and there is an opportunity to develop a range of additional activities in the area. During WWII, this area witnessed heavy fighting and there are several historical sites of interest near Kukurana.

Land Tenure

Perpetual Estate (PE - freehold)	The Perpetual Estate (ownership) is held by Commissioner of Lands, on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	A Fixed-Term Estate is held by a national individual. The lease is a 50-year grant, valid from 1 May 2017 to 30 April 2067.
Current status (2021)	The land title for this parcel appears clear and up-to-date.

Description

The size of this parcel, which encompasses the entire island, is 37 hectares. The island is kidney-shaped and is 1,200 meters long (west to east) and 450 meters wide at its widest point. The middle of the island is somewhat narrower at 270 meters. The island is uninhabited, but has a caretaker's hut and a small jetty. In 2020, construction began on a few tourist bungalows in the western end, which has a 200-meter-long beach facing nearby Pao Island. The northern side of the island faces the open ocean, with large overhanging trees with rocky sections interspersed with smaller beach areas. The eastern end is similar to the outside, but less exposed. The inside shore, facing Rendova Island, has a rocky shore covered in mangrove bushes and trees. The island is flat, but there is a gentle rise of a couple of meters towards the center.

The soil is dry and there are no creeks, ponds or swampy areas on the island. There are coral reefs surrounding most of the island with clear access to the water, except in the mangrove areas on the inside of the island. The best area for swimming and snorkeling is the western side along the passage between Kukurana and Pao Islands. Any development on this site would need to be designed as 'off-grid', as there is no access to public services. This area is serviced by mobile network towers that were upgraded to 4G in late 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the immediate area is scuba diving, followed by visits to nearby Lumbaria Island (WWII heritage). Most tourists visiting the area are based in Munda and join excursions organized by a local dive operator (Dive Munda) or the main accommodation provider Agnes Gateway Hotel. The closest tourism accommodation is Titiru Ecolodge (eight kilometers southeast). Titiru Ecolodge regularly arranges cultural experiences and village tours to nearby Ughele Village on northeast Rendova. Yachts sometimes anchor in the lagoon inside Kukurana Island. The anchorage is described in popular yachting guides such as "South Pacific Anchorages".

Some well-known dive sites regularly visited by divers near Kukurana are:

- **Rainbow Wall:** 400 meters north.
- **Haipe Reef:** 4.5 kilometers west.
- **US Douglas SBD-4 Dauntless (well preserved plane wreck):** three kilometers southeast.
- **US Bell P-39 Airacobra (well preserved plane wreck):** 1.5 kilometers southeast.



Suitability for Tourism Development*



Kukurana Island has good potential for tourism development due to its beauty and the surrounding area. Additionally, the island is relatively close to Munda International Airport and there are opportunities for a wide range of tourism activities to be developed in this area. From an investment perspective, the land tenure appears to be clear but may need to be re-confirmed before investment.

Strengths

- Beauty of island and surrounding area.
- Relatively close to Munda.
- Opportunities for a wide range of tourism activities in the immediate area.

Weaknesses

- Potentially challenging "kastom"-fee negotiations with neighboring communities.
- Presence of crocodiles in nearby rivers.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

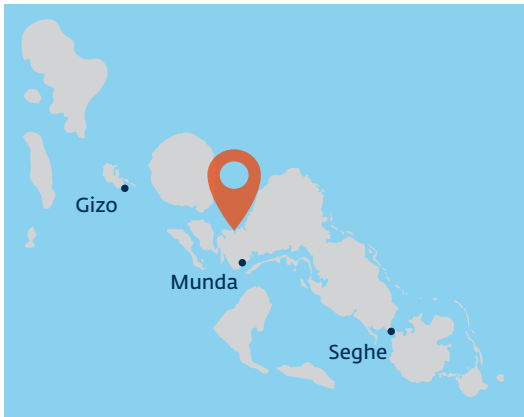
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**Western Province
North West New Georgia**

Niu Kaloka - West
098-005-0008 - 11 Hectares



Location

-8.189881, 157.257233

Niu Kaloka is located in the western part of New Georgia Island in central Western Province, eight kilometers northeast of Noro Port. The distance to Munda Airport by road and sea is 29.6 kilometers.

Site Summary

Niu Kaloka (West) is an 11-hectare coastal land parcel located on the western part of New Georgia Island. The site is accessible by boat from Noro, which is linked with Munda Airport by road. There is also unsurfaced road access from Noro. The parcel is undeveloped, uninhabited and covered in forest. The reef in front of the site is sometimes visited by Munda-based divers. There are also two WWII underwater wrecks nearby. The Fixed-Term Estate for this parcel is held by two national individuals. The land title is clear, up to date and the tenure appears stable.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE valid until 2054 is held by two national individuals.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

Niu Kaloka (West) is a coastal site with a rectangular shape. The parcel is an estimated 600 meters long (northwest to southeast), and 300 meters wide. The site is located just west of the entrance to a natural harbor known as Mbaeroko.

The coastline overlooks Kula Gulf with a spectacular view of Kolombangara Island, which is a highlight of the landscape in this part of Western Province. Kolombangara is a dormant stratovolcano that reaches an altitude of 1,770 meters.

The waterfront features a few small beach areas, but most of the coastline consists of coral rocks. Some 200 meters off the coast is a coral reef that offers protection and is good for diving and snorkeling.

The inland part of the site is covered in forest, a mixture of native trees and coconut palms. Parts of this coastline used to be a coconut plantation, but it is now overgrown. The block is low and flat, but there is a slight elevation towards the back boundary.

The parcel is uninhabited, but there are small settlements surrounding the site. Boats usually land directly at the shore during good weather. Nearby Mbaeroko harbor offers more protected all-weather anchorage for larger boats. From the harbor, it is only 500 meters to Niu Kaloka (West). In the past, Mbaeroko was used as a logging camp and there is often fishing and cargo boats anchored there.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. If the proposed Munda-Mbaeroko Road development is realized, access to this site would improve drastically.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in this area is visiting the WWII battle site at Enogha Point. Divers and sport fishermen also sometimes visit the area, but visitor numbers are relatively low due to the distance from Munda where most tourists are based. Yachts sometimes visit the area as well. Tourism activities in the area include:

- **WWII heritage:** Enogha Point was one of the battle sites during the 1943 New Georgia Campaign.
- **Scuba diving:** several well-known dive sites are nearby, including WWII wrecks such as Japanese freighter Kashi Maru and a US F4F Wildcat plane.
- **Fishing charters:** searching for the elusive spot tail bass in nearby rivers or blue water fishing in Kula Gulf.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Nature tourism:** opportunities to explore nearby rivers, lagoons and forests.

Due to the low number of visitors to this area, tourism activities have not been explored to their full potential. It is very likely that more sites of interest exist near this site.



Suitability for Tourism Development*



Niu Kaloka (West) has tourism development potential due to its attractive coastal location and proximity to a range of tourism attractions and activities in the wider area. There is sufficient space for a small- to medium-sized resort on this parcel and the clear land tenure adds to the appeal of this site. The remoteness of the site and the possibility of logging and industrial operations nearby are factors investors need to consider as well.

Strengths

- Attractive coastal site.
- Opportunities for a wide range of tourism activities in the area.
- Clear land tenure.

Weaknesses

- Remoteness of site and distance to closest airport.
- Possible logging/industrial activities near site (Mbaeroko Harbor).
- Risk of uncleared unexploded ordinance (UXO) from WWII battle in this area.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
North West New Georgia**

Enoghae Point
098-005-0070 - 305.5 Hectares



Location

-8.174550, 157.290603

Enoghae Point is located in the western part of New Georgia Island in central Western Province, 17.3 kilometers north of Munda. The distance to Munda International Airport via Noro Port by road and sea is 33.4 kilometers.

Site Summary

Enoghae Point is a 305.5-hectare coastal land parcel located on the western part of New Georgia Island. The site is accessible by boat from Noro, which is linked with Munda International Airport by road. The parcel contains a number of different environments, such as a beach, saltwater lagoon as well as coastal and inland forests. The most famous feature of the site is the Japanese 140 millimeter guns at Enoghae Point, where a battle took place during WWII. This site and nearby dive and fishing spots are sometimes visited by Munda-based tourists. The attributes of the site and opportunities for tourism activities in the area make this site attractive for tourism development. The Fixed-Term Estate for this parcel is held by a national individual. The land title is clear, up to date and the tenure appears stable.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE valid until 2058 is held by a national individual.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

The Enoghae Point parcel is a coastal site with an irregular rectangular shape. The parcel is 3,000 meters long (southwest to northeast), and 700-1,200 meters wide. The northern tip of the parcel gives the site its name.

South of the point is a small beautiful beach, but most of the coastline consists of coral rocks. One interesting feature of this coastline is a large lagoon, which looks almost like a lake. There is a narrow entrance to the lagoon just south of the point. This lagoon could be an interesting feature in a future tourism development. Some 200 meters off the coast is a coral reef that provides protection from waves and offers opportunities for diving and snorkeling.

The inland part of the site is covered in jungle-like vegetation. There is a slight elevation towards the back boundary and a few low hills. There is a freshwater source on site, with several freshwater rivers nearby. Inside the northern side of the point, is a natural harbor which can be used as an entry point for larger boats. This area is well-protected from waves and wind. Looking out towards the sea from the coast is the spectacular view of Kolombangara Island, a dormant stratovolcano that reaches an altitude of 1,770 meters.

The site is uninhabited apart from one family who are relatives of the titleholder and act as caretakers of the site. Any development would need to be designed as 'off-grid', as there is no access to public services. If the proposed Munda-Mbaeroko Road development is realized, access to this site will improve dramatically.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity on this site is visits to the WWII battle site at Enoghae Point where the remains of four Japanese 140 millimeter guns can be seen. Divers and sports fishermen also sometimes visit the area, but due to the distance from Munda where most tourists are currently based, visitor numbers are relatively low. Yachts sometimes visit the area as well. Tourism activities in the area include:

- **WWII heritage:** Enoghae Point was one of the battle sites during the 1943 New Georgia Campaign.
- **Scuba diving:** within a couple of kilometers of this site are several well known dive sites, including WWII wrecks such as Japanese freighter Kashi Maru and a US F4F Wildcat plane.
- **Fishing charters:** searching for the elusive spot tail bass in nearby rivers or blue water fishing in Kula Gulf.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Nature tourism:** many opportunities to explore nearby rivers, lagoon and caves.
- **Yacht anchorage:** just south and north of Enoghae are natural harbors where visiting yachts sometimes stay.

Due to the low number of visitors to this area, tourism activities have not been explored to full potential. It is likely that more sites of interest exist near this site.



Suitability for Tourism Development*



Enoghae Point has good tourism development potential, due to the large size of the parcel and proximity to a range of tourism attractions and activities in the wider area. As a potential resort site, Enoghae Point ranks high and the clear and stable land tenure adds to its allure. The remoteness of the site and the risk of remaining Unexploded Ordnance (UXO) are challenges that investors need to consider.

Strengths

- Large land parcel with option to sub-divide.
- Attractive site and beauty of north New Georgia coastline.
- Opportunities for a wide range of tourism activities in the area.
- Clear and stable land tenure.

Weaknesses

- Remoteness of site and distance to closest airport.
- Risk of uncleared UXO from WWII battle on site.
- Untested community relations, there are no other developments in this area.

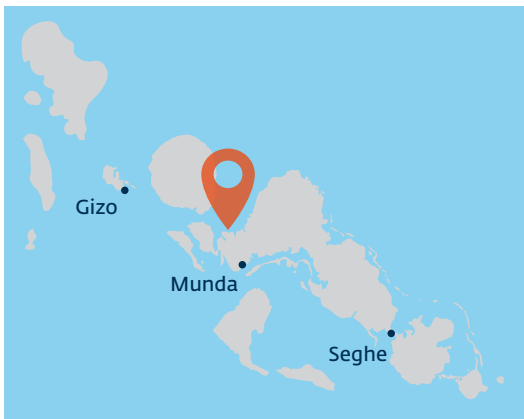
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
North West New Georgia**

Tunguivili Point - East
098-005-0071 - 123.45 Hectares



Location

-8.189300, 157.221951

Tunguivili Point is located in the western part of New Georgia Island in central Western Province, 4.5 kilometers northeast of Noro Port. The distance to Munda International Airport by road and sea is 25.5 kilometers.

Site Summary

Tunguivili Point is a 123.45-hectare coastal parcel located just north of Noro. The site is accessible by boat from Noro, which is linked with Munda International Airport by road. The area is an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. There is an attractive beach east of the point, the most suitable area for tourism development. This region is sometimes visited by Munda-based divers and WWII heritage tours. Due to a village located on the point, sub-division of the parcel may be considered. The Perpetual Estate (ownership) of this parcel is held by a national individual, who is deceased.

Land Tenure

Perpetual Estate (PE - freehold)	National individual (deceased).
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	The title of this parcel is in the process of being transferred to next of kin.

Description

Tunguivili Point (East) is a coastal site consisting of a headland, just between the open ocean and entrance to Noro. The area with potential for tourism development is the eastern side of the parcel, therefore "east" has been added to the name. The parcel is half-moon-shaped and oriented diagonally across the point. It is 1,800 meters long (southwest to northeast), and 800 meters at its widest point.

The point features a village where many descendants of the owner live. Considering the large size of the parcel, the highest potential area for tourism development is the northeast section, which has an attractive beach and is removed from the village.

The northeast section is uncleared and uninhabited, with vegetation consisting of an old coconut plantation and coastal trees. There is also a small protected lagoon, which may provide an interesting feature for a tourism development. The lagoon could also be a protected boat landing for a future tourism operation.

The northern side of the parcel overlooks Kula Gulf with a spectacular view of Kolombangara Island, which dominates the landscape in this part of Western Province. Kolombangara is a dormant stratovolcano that reaches an altitude of 1,770 meters.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. In the near future, there might be road access to this location from Noro. The area is serviced by mobile network towers that were upgraded to 4G in December 2020.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

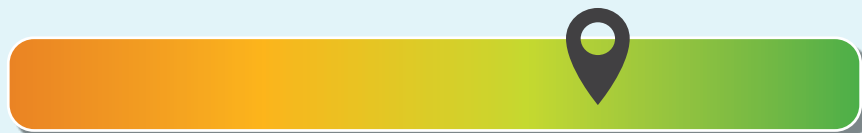
Currently, the main tourism activities in this area are visiting WWII heritage sites and scuba diving. Sports fishermen also sometimes visit the area, but visitor numbers are relatively low due to the distance from Munda where most tourists are currently based. Yachts sometimes visit the area. Tourism activities in the area include:

- **WWII heritage:** several sites on surrounding islands, including Enogha Point guns.
- **Scuba diving:** several well-known dive sites are near this site, including WWII plane and shipwrecks.
- **Fishing charters:** searching for the elusive spot tail bass in nearby rivers or blue water fishing in Kula Gulf.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Nature tourism:** many opportunities to explore nearby rivers, lagoons and forests.

Due to the low number of visitors to this specific area, tourism activities have not been explored to their full potential. It is likely that more sites of interest exist. This location is near Kolombangara and Kohinggo Islands, where more tourism activities and attractions are available.



Suitability for Tourism Development*



Tunguivili Point has tourism development potential due to its coastal location and proximity to a range of tourism attractions and activities in the wider area. The village located on the parcel presents both challenges and opportunities. The land tenure needs to be clarified before any investment can go ahead.

Strengths

- Site located in attractive coastal area.
- Opportunities for a wide range of tourism activities in the area.
- Location close to Noro Port.

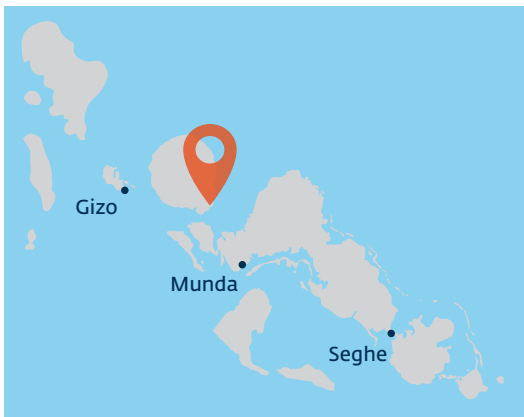
Weaknesses

- Distance to closest airport.
- Untested community relations, village located on parcel.
- Lack of clarity on land tenure due to deceased estate.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



**Western Province
Kolombangara** **Teme Pt and Single Mate**
098-007-0011 - 78 Hectares



Location

-8.119535, 157.167181

The Teme Pt and Single Mate land parcel is located on the southeast coast of Kolombangara Island in central Western Province. The distance to Munda International Airport is 25.5 kilometers.

Site Summary

Teme Pt and Single Mate is a 78-hectare coastal land parcel located on the southeast coast of Kolombangara Island in Western Province. This site can be accessed from Munda via Noro, or from Gizo. Kolombangara Island is one of the largest in Western Province and is dominated by a dormant stratovolcano that reaches an altitude of 1,770 meters. Teme Pt and Single Mate is just east of Ringgi, the main settlement on south Kolombangara. Tourists usually visit WWII heritage sites around an old Japanese airfield located immediately to the west of this parcel. The coastline in this area has potential for tourism development. The future land tenure of this site is unclear.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	Government-owned land in this area is scheduled to be returned to customary landowners in 2021. However, this process has been delayed.

Description

The Teme Pt and Single Mate parcel is a narrow, elongated peninsula that is oriented from northeast to southwest. It is 2,150 meters long, and 300-500 meters wide from west to east.

Inside the peninsula is a large lagoon, known as Teme or Disappointment Cove. This lagoon is accessed through a narrow passage at the southern end of the peninsula, where there is also a small settlement.

The coastal strip is low-lying, but there is a row of low hills just behind the coast. The area is an old coconut plantation that has secondary regrowth coastal forest more than 50 years old. The vegetation along the coastline comprises mainly of mangroves. There have been extensive logging activities in the interior of this parcel, but most of the forest remains standing. There is a fringing reef along the coastline facing Blackett Strait between Kolombangara and Kohinggo Islands.

Most visitors come to this area to see the WWII relics scattered around the old airport. There is a risk of unexploded Ordinance (UXO) in that area.

The most interesting site for tourism development is along the strip of land between the peninsula and smaller lagoon. This area is scenic and well suited for marine sports and ecotourism activities.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a 4G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity on Kolombangara is nature tourism, mainly birdwatching and bushwalking. There are also interesting WWII relics on the southeast part of the island. In the wider Gizo/Munda region, scuba diving is the most popular activity. Most tourists visiting southeast Kolombangara stay at a guesthouse in Ringgi, or at resorts in the Munda or Gizo area. Tourism activities in the area include:

- **WWII heritage:** war relics around Japanese airfield on southeast Kolombangara.
- **Birdwatching:** Kolombangara is known for its prolific birdlife, which include endemic species.
- **Ecology:** near the top of the volcano is Imbu Rano ecolodge, with many hiking trails into the cloud forest.
- **Scuba diving:** good dive sites just off the coast and more in the wider Gizo/Munda area.
- **Fishing charters:** opportunities for many types of fishing around the island.
- **Cultural experiences:** visits to local villages and tambo-sites.

There are many additional tourism activities on Kolombangara Island that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Teme Pt and Single Mate Point has tourism development potential, due to its appealing coastline and proximity to a range of tourism attractions and activities in the wider area. However, due to the lack of clarity around the future land tenure, this parcel may not be suited for investment at this time.

Strengths

- Beauty of Kolombangara Island and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Government-owned land in this area is scheduled to be returned to customary landowners.
- Livelihood activities and small settlements on the site.
- Risk of UXO on the site.

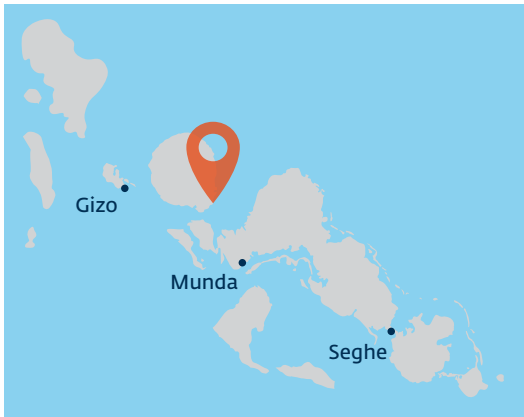
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**Western Province
Kolombangara**

**Hikuana Pt and Mbarati Pt
098-007-0012 - 39.2 Hectares**



Location

-8.106127, 157.175018

The Hikuana and Mbarati Points land parcel is located on the southeast coast of Kolombangara Island in central Western Province. The distance to Munda International Airport is 26.7 kilometers.

Site Summary

Hikuana and Mbarati Points is a 39.2-hectare coastal land parcel located on the southeast coast of Kolombangara Island in Western Province. This site can be accessed from Munda via Noro, or from Gizo. Kolombangara Island is one of the largest islands in Western Province and is dominated by a dormant stratovolcano that reaches an altitude of 1,770 meters. Tourists usually visit WWII heritage sites around an old Japanese airfield located southwest of this parcel, or to dive off the coast. This parcel includes a beautiful beach nested inside a cove and is one of the most appealing locations along this coastline. The future land tenure of this site is unclear.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	Not applicable.
Current status (2021)	Government-owned land in this area is scheduled to be returned to customary landowners in 2021 but this process has been delayed.

Description

The Hikuana and Mbarati Points parcel is a narrow, boomerang-shaped block of land, 1,400 meters long (southwest to northeast) and 200-300 meters wide (coast to interior).

The site's coastline curves between the two points, which form the southern and northern boundaries of the parcel. Inside the cove, which is slightly protected from direct onshore winds and swell, is an attractive beach with a nice lagoon in front. Just behind the beach is a 40-meter hill.

As a potential site for tourism accommodation (-8.106115, 157.178451), this is one of the most appealing locations along the coastline of southern Kolombangara.

There are no development or settlements on this block. But some livelihood activities occur, mainly coconut harvesting. There is a working copra dryer near the beach. The area is an old coconut plantation that has secondary regrowth of coastal forest more than 50 years old. There have been extensive logging activities in this area, but this parcel appears mostly untouched.

The northern end of the parcel borders an inshore lagoon, and this area is dominated by mangroves. There is a fringing reef along the coastline facing the Kula Gulf between Kolombangara and New Georgia Islands.

Most visitors come to this specific area to see WWII relics scattered around the old airport located southwest of this site.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a 4G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity on Kolombangara is nature tourism, mainly birdwatching and bushwalking. There are also interesting WWII relics on the southeast part of the island. In the wider Gizo/Munda region, scuba diving is the most popular activity. Most tourists visiting southeast Kolombangara stay at a guesthouse in Ringgi, or at resorts in the Munda or Gizo area. Tourism activities in the area include:

- **WWII heritage:** war relics around a Japanese airfield on southeast Kolombangara.
- **Scuba diving:** some good dive sites, including plane wrecks just off the coast, and many more in the wider Gizo/Munda area.
- **Birdwatching:** Kolombangara is known for its prolific birdlife, which include endemic species.
- **Ecolodge:** near the top of the volcano is Imbu Rano ecolodge with many hiking trails into the cloud forest.
- **Fishing charters:** opportunities for many types of fishing around the island.
- **Cultural experiences:** visits to local villages and tambo-sites.

There are many additional tourism activities in and around Gizo that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



The Hikuana and Mbarati Points site has tourism development potential due to its appealing coastline and proximity to a range of tourism attractions and activities in the wider area. This particular site is the most attractive along the coastline. However, due to the lack of clarity around the future land tenure, this parcel may not be suited for investment at this time.

Strengths

- Attractive site which includes a beach.
- Beauty of Kolombangara Island and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Government-owned land in this area is scheduled to be returned to customary landowners.
- Untested community relations. Owner is an absent landlord.
- Livelihood activities on the site.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

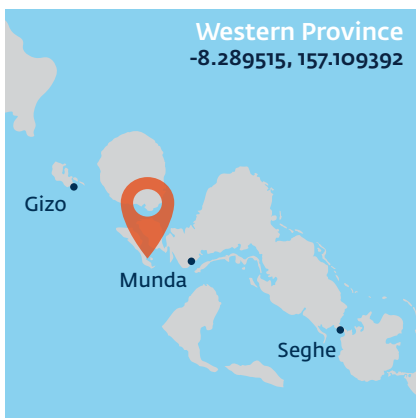
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Vona Vona Lagoon

Ghalughalu Point 098-006-0021

Ghalughalu Point is a 49.6-hectare coastal land parcel located on northeast coast of Kohinggo Island in Western Province. The site is conveniently accessed by boat from Noro, with Munda a bit further away. The distance to Munda International Airport is 20 kilometers. This area is an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. The coastline has a mixture of small sandy beaches and mangroves. There is a shallow lagoon at the southeast end of the site. The parcel's convenient location near Noro makes it an interesting prospect for tourism development. The Fixed-Term Estate for this parcel is a deceased estate and needs to be transferred to next of kin.



Vona Vona Lagoon

Buni-Parara 120-002-0017

Buni-Parara (Lot 7) is a two-hectare sub-divided coastal land parcel located in Vona Vona Lagoon in Western Province. The site is accessed by boat from either Munda or Noro. The distance to Munda International Airport is 17 kilometers. This area is an old coconut plantation and the vegetation consists of tropical foliage and overgrown coconut groves. There are tourism activities at Vona Vona Lagoon, but further west of this site. The lagoon is scenic and there are numerous opportunities for tourism activities in the wider area. There are settlements and livelihood activities on both sides of this parcel. The Permanent Estate for this parcel is held by a national individual.



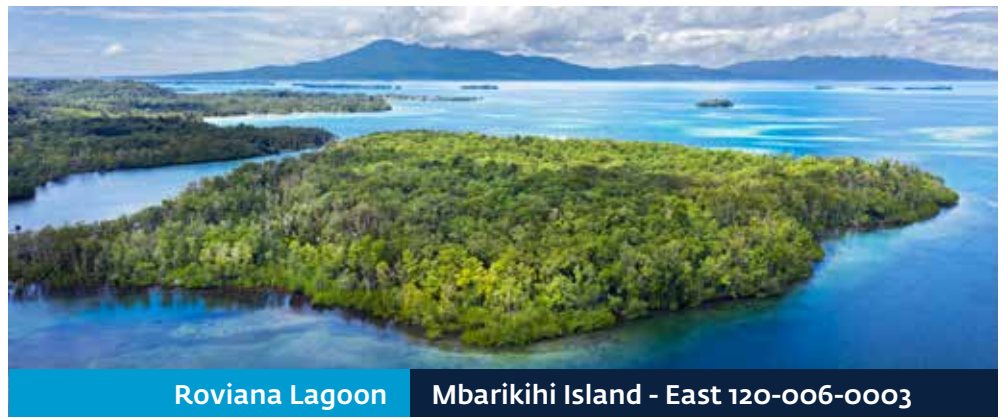
Vona Vona Lagoon

Mbanga Island - Tabaka 120-008-0002

Mbanga Island (Tabaka) is a large 234-hectare parcel located between Munda and Noro in Western Province, in the southeast corner of Vona Vona Lagoon. Accessible by boat, the island is separated from New Georgia Island by a mangrove swamp area and is 7.5 kilometers west of Munda and six kilometers south of Noro. The parcel covers an estimated one-third of Mbanga Island and includes most of its center and west coast. The site is mainly used by two schools, but there is an undeveloped section in the south east corner that has potential for tourism development or to support infrastructure like a marina or wharf. The Fixed-Term Estate is held a Church Trust Board.

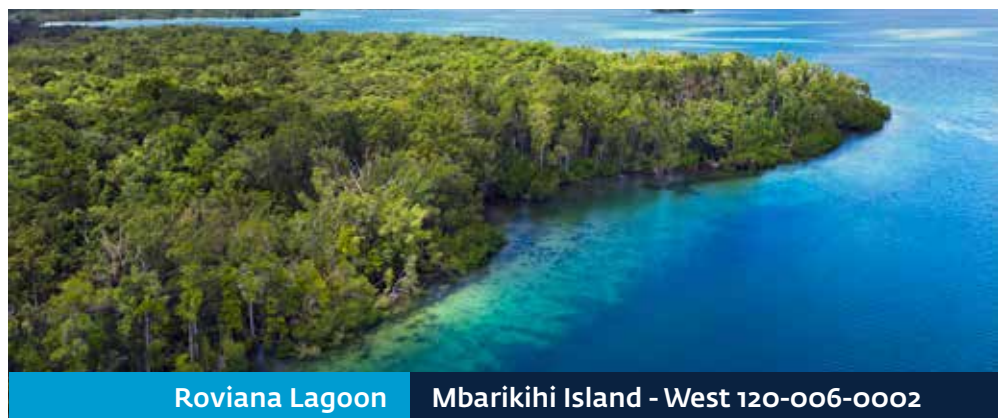
For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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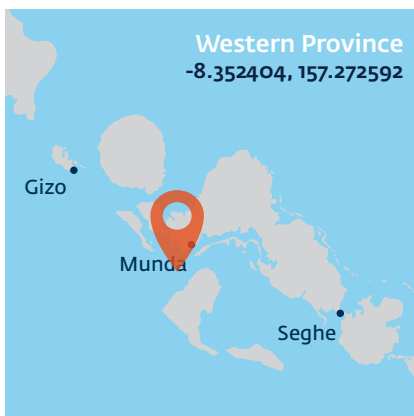
Roviana Lagoon Mbarikihi Island - East 120-006-0003

Mbarikihi Island (East) is a 49.9-hectare parcel located near Munda in Western Province, where the Roviana and Vona Vona Lagoons meet. The island is accessed by boat, only one kilometer from Kindu Village in Munda. The direct line distance to Munda International Airport is four kilometers. The island is separated from the much larger New Georgia Island by a narrow strip of water and consists of thick tropical foliage and overgrown coconut groves fringed by mangroves. The island sits at the entrance of a large mangrove swamp area to the north. A narrow strip of land borders the western side of the island. The Perpetual Estate is held by a company, with two directors.



Roviana Lagoon Mbarikihi Island - West 120-006-0002

Mbarikihi Island (West) is a four-hectare parcel located near Munda in Western Province, where the Roviana and Vona Vona Lagoons meet. The island is accessed by boat, only one kilometer from Kindu Village in Munda. The direct line distance to Munda International Airport is 4.8 kilometers. The island is separated from the much larger New Georgia Island by a narrow strip of water and consists of thick tropical foliage and overgrown coconut groves fringed by mangroves. The island sits at the entrance of a large mangrove swamp area, situated to the north. On the eastern side there is a 49.9-hectare parcel. The Perpetual Estate is held by a company, which is owned by two nationals.



Roviana Lagoon Hombu Hombu Island 121-009-0001

Hombu Hombu Island is a 13.6-hectare site located in Roviana Lagoon in central Western Province. The island is easily accessed by boat, 2.7 kilometers from Munda on nearby New Georgia Island. The island consists of two land masses linked together by a narrow spit of land. It consists of tropical foliage fringed with beaches surrounded by a shallow lagoon. The island's attributes and convenient location make it highly suitable for tourism development. The Perpetual Estate is held by five nationals listed as owners, with the island split into four equal shares. One of the owners is deceased and next of kin have not been formally appointed. The land title needs to be updated.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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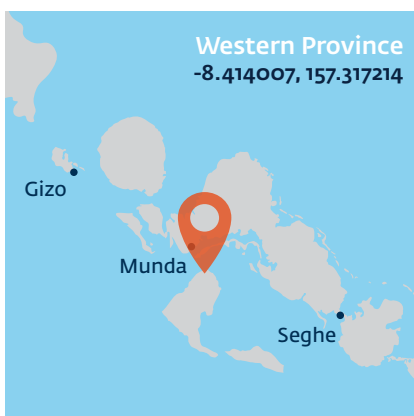
North Rendova Rendova Harbor 121-004-0005

Rendova Harbor is a large 587-hectare site on the northern coast of Rendova Island in Western Province. Accessible by boat from Munda, 11.5 kilometers away. Most of the site consists of coastal lowland, an old coconut plantation, mangroves and coastal trees. The parcel's interior ends at the foot of the dormant volcano Mount Mbuloro. Rendova Harbor is on the southeast side of Rendova Lagoon which is regularly visited by dive and tour operators. During WWII, this area witnessed heavy fighting and there are several historical sites of interest near Rendova Harbor. There are opportunities to develop additional activities in the area. The Perpetual Estate is held by Commissioner of Lands, on behalf of Solomon Islands Government.



North Rendova Mandali Point 121-004-0006

Mandali Point is a large 335-hectare site located on the northern coast of Rendova Island in Western Province. It is accessed by boat from Munda, 11.5 kilometers away. Most of the site consists of coastal lowland and an old coconut plantation, with mangroves and coastal trees. The parcel's interior ends at the foot of the dormant volcano Mount Mbuloro. Mandali Point is on the southern side of Rendova Lagoon which is regularly visited by dive and tour operators. During WWII, this area experienced heavy fighting and there are several historical sites of interest near Rendova Harbor. There are opportunities to develop additional activities in the area. The Perpetual Estate owner is a local individual.

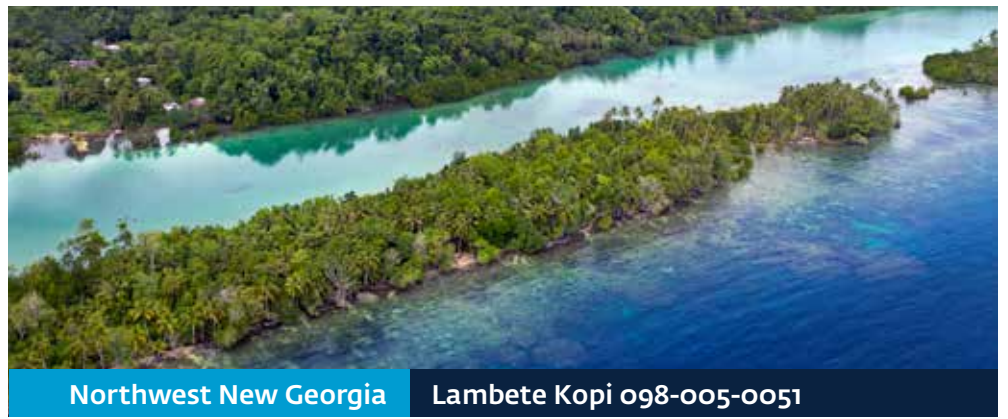


North Rendova Tambusolo Island 121-004-0002

Tambusolo Island is a two-hectare uninhabited site located in Rendova Lagoon in Western Province. Tambusolo is easily accessed by boat from Munda on nearby New Georgia Island, 11 kilometers away. The straight line distance to Munda International Airport is 10.8 kilometers. The island consists of tropical foliage and coconut groves, set against the mountainous backdrop of Rendova Island. Rendova Lagoon is regularly visited by dive and tour operators, and there is an opportunity to develop a range of additional activities in the area. During WWII, this area witnessed heavy fighting and there are several historical sites of interest near Tambusolo. The Perpetual Estate is held by Commissioner of Lands, on behalf of Solomon Islands Government.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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Lambete Kopi is a two-hectare coastal peninsula located on the western part of New Georgia Island in Western Province. It is seven kilometers northeast of Noro Port and is accessible by boat from Noro Port or via an unsurfaced road from Noro. The distance to Munda International Airport by road and sea is 28 kilometers. The parcel is undeveloped and uninhabited, and covered in tropical foliage and coconut groves. The reef along the site's coast is sometimes visited by Munda-based divers. There are also two WWII underwater wrecks nearby. The Perpetual Estate of this parcel is held by Commissioner of Lands on behalf of Solomon Islands Government. The land title for this parcel is clear.



Jack Harbor is a large 492-hectare parcel located on the southeast coast of Kolombangara Island in Western Province. This site can be accessed from Munda via Noro or from Gizo. The distance to Munda International Airport is 30.9 kilometers. This block gets its name from a settlement and a natural harbor at the southern end of the parcel. Kolombangara Island is a dormant stratovolcano that reaches an altitude of 1,770 meters. Tourists usually come to see WWII heritage sites or endemic birds in the area. Passing yachts sometimes anchor in the lagoon inside Jack Harbor. The coastline has some potential for tourism development. The Perpetual Estate for this parcel is held by five national individuals.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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2.5 SEGHE TOURISM HUB

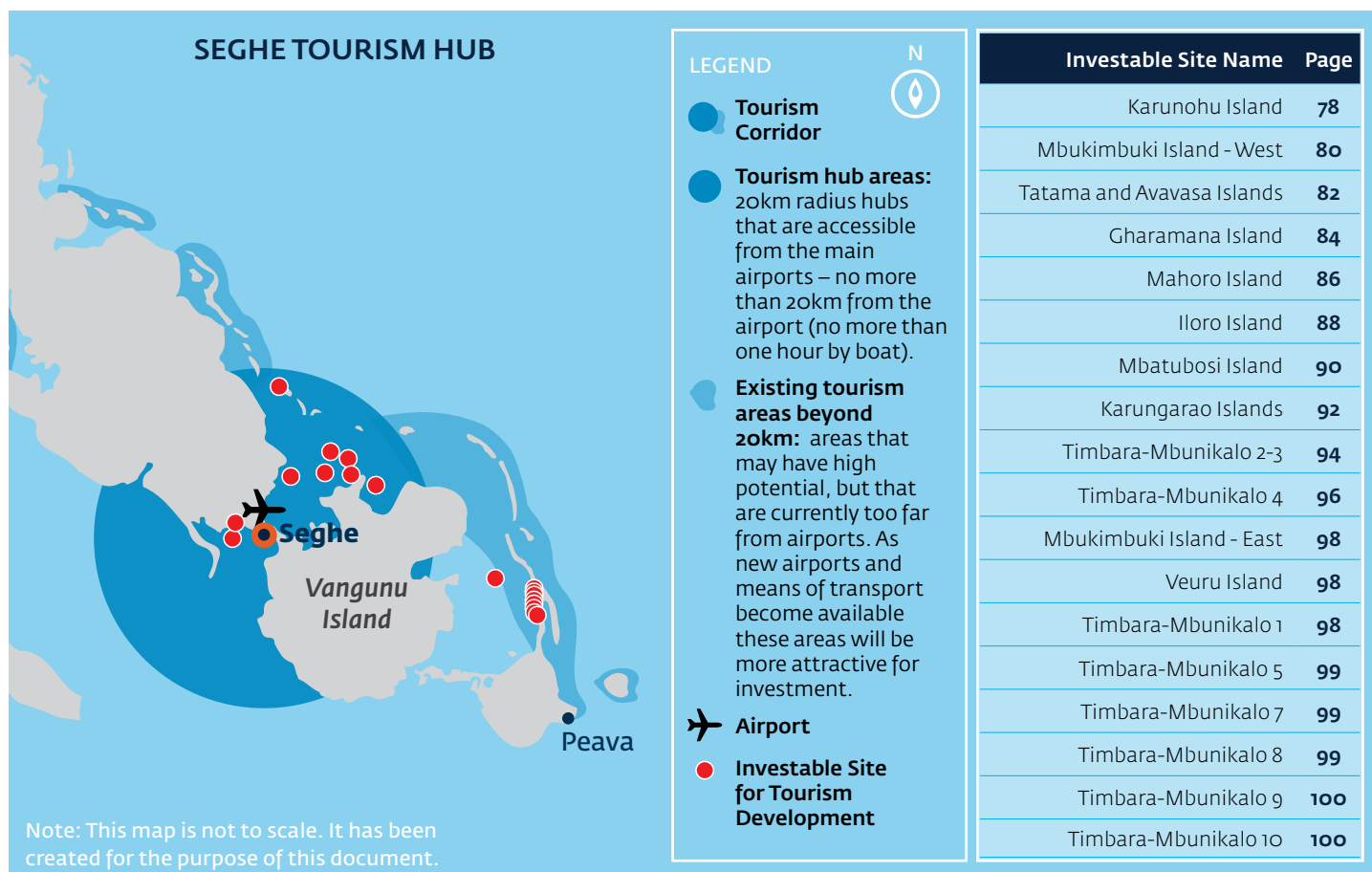
The Seghe tourism hub incorporates the spectacularly picturesque Marovo Lagoon. Marovo Lagoon is the second largest saltwater lagoon in the world and the largest double barrier lagoon. It was described as the eighth Wonder of the World in the Pulitzer Prize-winning book *Tales of the South Pacific* by James A. Michener and is on the tentative list for UNESCO[®] World Heritage Listing.

Currently, the main tourism activity in the Seghe tourism hub is scuba diving. Most tourists stay at Uepi Resort, a well-established operation located in Marovo Lagoon. Liveboard dive boats, yachts and expedition cruise ships also visit the hub.

There are several smaller lodges and local guesthouses dotted throughout Marovo Lagoon. Operators based in the Seghe tourism hub offer activities such as fishing, cultural experiences, islands excursions, kayaking, and Stand-Up Paddle Boarding (SUP). There are many additional tourism activities that could be further developed, particularly ecotourism and cultural tourism activities.

The Seghe tourism hub is serviced by regular flights from Honiara to Seghe Airport and an overnight ferry service from Honiara. Most of the Seghe tourism hub has access to mobile networks.

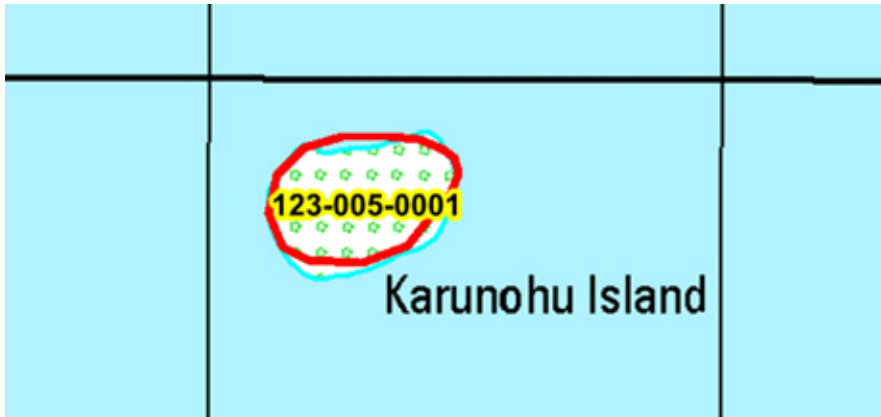
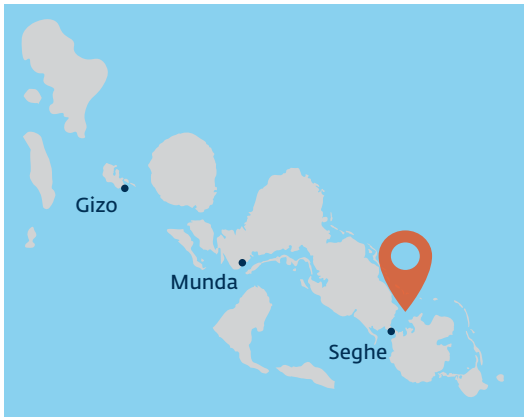
Figure 5: Map of Investable Sites for Tourism Development in Seghe Tourism Hub, Western Province Tourism Corridor, Solomon Islands.





**Western Province
Marovo Lagoon**

Karunohu Island
123-005-0001 - 8 Hectares



Location

-8.504404, 157.948821

Karunohu Island is located in Marovo Lagoon, northeast of Seghe, in Western Province. The distance to Seghe Airport is 11.5 kilometers.

Site Summary

Karunohu Island is an eight-hectare uninhabited site located in Marovo Lagoon in Western Province. The island is easily accessible by boat from Seghe Airport. Karunohu is an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. The island is surrounded by a lagoon and the northern side has a very attractive beach. This area of Marovo Lagoon is well known for world-class scuba diving due to a dive resort located nearby. The appealing attributes of the islands and tourism activities in the area makes this site very attractive for tourism development. The Fixed-Term Estate for this parcel is held by a national individual who is deceased. The land title certificate is in the process of being transferred to next of kin.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE held by a national individual.
Current status (2021)	FTE titleholder is deceased. Title in process of being transferred to next of kin.

Description

Karunohu island has a smooth oval shape, with a slight indentation on the north side. It is 350 meters across (west to east), 250 meters from north to south. The circumference of the island is 980 meters.

Karunohu is an uninhabited former coconut plantation. The island is flat with a very low elevation, and the soil consists of sandy loam. The north side of the island has a long beautiful beach, with a nice lagoon in front. This side of the island is a highly suitable location for a small- to medium-sized resort development. The south side of the island is also nice, but mostly consists of rocky shore and mangroves.

The whole island is surrounded by a lagoon with a sandy bottom, which looks very inviting for swimming and snorkeling. The island is situated well inside Marovo Lagoon and is therefore protected from large open water swells. This means boat access to the island will be safe in any weather.

The north side of the island looks towards the outer barrier islands in Marovo Lagoon, where Uepi Resort is located. The south of the island looks back towards the regional hub Seghe, and the two large islands of New Georgia and Vangunu. Because of its location, surrounded by sea on all sides, Karunohu feels breezier with more comfortable temperatures than the larger islands.

Any development on this site will need to be designed as 'off-grid', as there is no access to public services. There is a 3G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at Uepi Resort, located on an island to the north of Karunohu, or on liveaboard dive boats. There are also a couple of smaller lodges in this area. Apart from scuba diving, these operators offer a range of activities in the Marovo Lagoon area. Some tourism activities in the area include:

- **Scuba diving:** north of the island is a well known dive resort offering world-class diving.
- **Fishing charters:** opportunities for many different types of sport fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Island excursions:** several uninhabited "paradise" islands nearby can be visited on daytrips.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand Up Paddleboard (SUP) board.
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.

There are numerous additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Karunohu Island has excellent tourism development potential, due to its attractive features and proximity to a range of tourism attractions and activities. The immediate area is known for world-class scuba diving. It is also easily accessible from Seghe Airport. As a potential resort site, this is one of the most attractive parcels in Western Province. The titleholder is interested in developing the island for tourism.

Strengths

- Location easily accessible from Seghe Airport.
- Attractive island site.
- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Title is currently being transferred to next of kin.

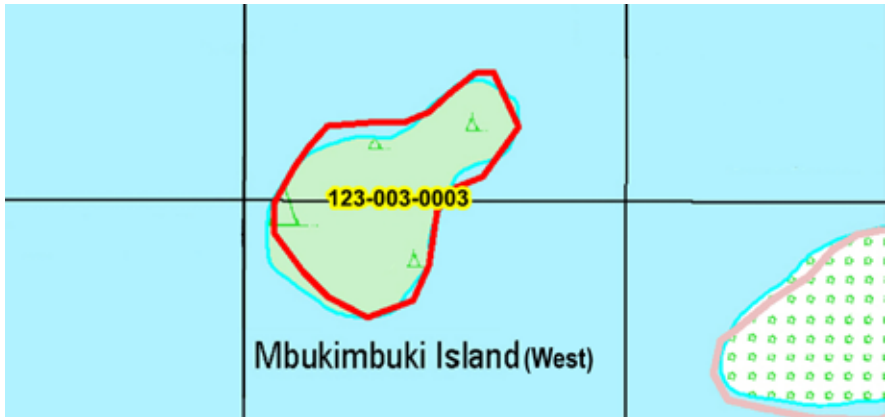
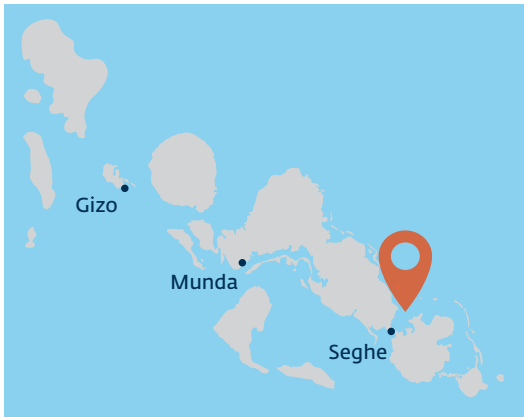
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province
Marovo Lagoon

Mbukimbuki Island - West
123-003-0003 - 20 Hectares



Location

-8.483950, 157.949622

Mbukimbuki Island (West) is located in Marovo Lagoon, northeast of Seghe, in Western Province. This is the western island of two bearing the same name. The distance to Seghe Airport is 13 kilometers.

Site Summary

Mbukimbuki Island (West) is a 20-hectare uninhabited island located in Marovo Lagoon in Western Province. The island is easily accessible by boat from Seghe Airport. Mbukimbuki is covered in tropical vegetation and coconut groves. The island is surrounded by a lagoon and the northwest side has an attractive beach. The Marovo Lagoon area is well known for world-class scuba diving due to a dive resort located nearby. The appealing attributes of the islands and tourism activities in the area make this an attractive site for tourism development. The Fixed-Term Estate for this parcel is held by a national individual who is deceased. The land title certificate is in the process of being transferred to next of kin.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE, valid until 2048, is held by a national individual.
Current status (2021)	The land title for this parcel appears clear and up to date.

Description

Mbukimbuki Island (West) has a figure eight shape, with a slight indentation in the middle section. It is oriented diagonally from southwest to northeast. It is 790 meters wide on its longest side and between 420-200 meters across. The circumference of the island is 2,000 meters.

Much of the island is covered in tropical forest with some coconut groves in the center. The southeast coastline is dominated by mangroves. Mbukimbuki Island (West) is uninhabited, but local fishermen sometimes camp there. The island is flat with low elevation, and the soil consists of sandy loam.

A nice beach with a lagoon features in the middle of the northeast section of the island. This side of the island could be suitable for a small- to medium-sized resort development. The shore along the remainder of the island mainly consists of rocky shore and mangroves. The island is situated well inside Marovo Lagoon and is therefore protected from large open water swell. This means boat access to the island is generally safe in any weather.

The north side of the island looks towards the outer barrier islands in Marovo Lagoon, where Uepi resort is located. The south of the island looks back towards the regional hub Seghe, and the two large islands of New Georgia and Vangunu. Because of its location, surrounded by sea on all sides, Mbukimbuki Island (West) feels breezier with more comfortable temperatures than the larger islands.

Any development on this site will need to be designed as 'off-grid', as there is no access to public services. There is a 3G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at Uepi resort, located on an island to the north of Mbukimbuki, or on liveaboard dive boats. A couple of smaller lodges can be found in this area. Apart from scuba diving, these operators offer a range of activities in the Marovo Lagoon area. Tourism activities in the area include:

- **Scuba diving:** north of the island is a well known dive resort offering world-class diving.
- **Fishing charters:** opportunities for many different types of sport fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Island excursions:** several uninhabited "paradise" islands nearby can be visited on daytrips.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand Up Paddleboard (SUP) board.
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.

There are numerous additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Mbukimbuki Island (West) has excellent tourism development potential, due to its attractive features and proximity to a range of tourism attractions and activities. The immediate area is known for world-class scuba diving. It is also easily accessible from Seghe Airport. This parcel is attractive as a potential resort site. The titleholder is interested in developing the island for tourism.

Strengths

- Location easily accessible from Seghe Airport.
- Attractive island site.
- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Title is currently being transferred to next of kin.

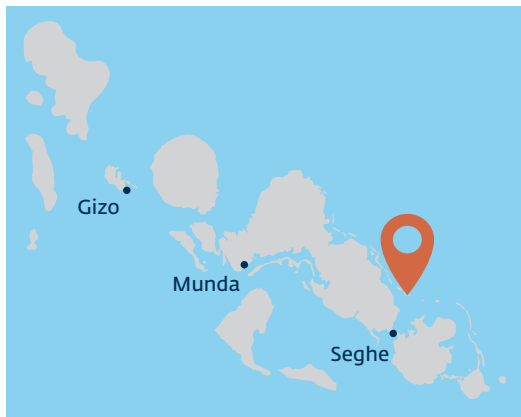
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Marovo Lagoon**

Tatama and Avavasa Islands
123-001-0001 - 413 Hectares



Location

-8.407408, 157.914215

Tatama and Avavasa Islands are located in north Marovo Lagoon, in Western Province. The distance to Seghe Airport is 21 kilometers.

Site Summary

Tatama and Avavasa Islands comprise a 413-hectare uninhabited parcel located in Marovo Lagoon in Western Province. The islands are accessible by boat from Seghe Airport. The long and narrow barrier islands have several attractive beaches and lagoons along the eastern coastline. The sheltered western side offers protected anchorage. The interior of the islands is covered in tropical forests. The Marovo Lagoon area is well known for world-class scuba diving due to a dive resort located nearby. The Perpetual Estate for this parcel is held by three national individuals who are deceased. The land title certificate needs to be transferred to next of kin.

Land Tenure

**Perpetual Estate
(PE - freehold)**

PE title held by three national individuals.

**Fixed-Term Estate
(FTE - leaseholder)**

Not applicable.

**Current status
(2021)**

The titleholders are deceased, and the title needs to be transferred to next of kin.

Description

Tatama and Avavasa Islands are situated between an inner protected lagoon and the open sea. In total, these two long and narrow islands are an estimated 10 kilometers long from northwest to southeast, and 250-400 meters wide.

The islands are covered in native forests and coastal trees. The interior of the islands is quite elevated, and some of the hills and rock formations reach 20-30 meters. The two islands are divided by a narrow channel, which can be traversed by boat. There is no development on the islands, but some villagers from nearby islands have food gardens on the northern end of Tatama island.

The east side of the island facing the open sea looks different from the west side. Along the east coast there are several beautiful beaches and lagoons. There is a fringing reef along the outside, which offers protection from waves during storms. The inside is protected and calm, and almost has the feel of a lake.

Looking into Marovo Lagoon, there are many smaller islands and the larger New Georgia Island, considered the mainland in these parts. Future boat landings and resort infrastructure could be located on the protected inner side of the island, while accommodation and leisure activities could be placed on the more attractive outside.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is mobile network coverage in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at Uepi Resort located just south of Tatama and Avavasa or on liveaboard dive boats. There are also a couple of smaller lodges in this area. Apart from scuba diving, these operators offer a range of activities in the Marovo Lagoon area. Some tourism activities in the area include:

- **Scuba diving:** just south of the island is a well-known dive resort offering world-class diving.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Island excursions:** several uninhabited "paradise" islands nearby visited on daytrips.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand Up Paddleboard (SUP).
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.

There are many additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Tatama and Avavasa Islands have good tourism development potential, due to the large and appealing site and proximity to a range of tourism attractions and activities. The immediate area is known for world-class scuba diving. It is also reasonably close to Seghe Airport.

Strengths

- Location accessible from Seghe Airport.
- Attractive and large land parcel.
- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Title is deceased estate and needs to be transferred to next of kin.
- Some presence of livelihood activities (fishing and agriculture) on site.
- Southern boundary needs to be clarified with Ministry of Lands and titleholders.

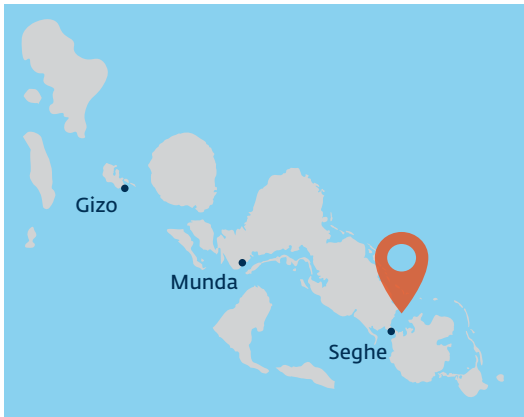
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Western Province
Marovo Lagoon

Gharamana Island
 123-007-0002 - 7.87 Hectares



Location

-8.491144, 157.913994

Gharamana Island is located in Marovo Lagoon, north of Seghe, in Western Province. It is the most northern island in the Minde Minde Island group. The distance to Seghe Airport is 10.5 kilometers.

Site Summary

Gharamana Island is a 7.87-hectare uninhabited site located in Marovo Lagoon, not far from the larger New Georgia Island. It is part of a group of islands known as the Minde Minde group. The island is easily accessible by boat from Seghe Airport. Gharamana is an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. The island is low-lying and surrounded by a shallow lagoon on all sides. The main tourism activity in the area is scuba diving, and most tourists stay at a nearby resort or in a few local lodges. The Fixed-Term Estate for this parcel is held by a national individual. The land title certificate appears to be clear and up to date.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE valid until 2025 is held by a national individual.
Current status (2021)	The land title for this parcel appears clear and up to date.

Description

Gharamana Island has an irregular, elongated oval shape, oriented from north to south. It is 440 meters long (north to south) and 220 meters (west to east) at its widest point. The southern end is narrower and turns slightly to the west. The circumference of the island is an estimated 1,000 meters.

The northern end of the island has a rocky shore, but the southern end has a couple of small beaches. The island used to be a coconut plantation and the vegetation is still quite open, even if the plantation is no longer used commercially. The island is low-lying and quite exposed during stormy weather. The soil is mainly coral gravel and sandy loam, which is well drained. There are no creeks or ponds on the island, but the southeast end has a mangrove swamp area. Crocodiles are sometimes sighted in the lagoons of Minde Minde Island group.

The island is situated well inside Marovo Lagoon and protected from large open water swells. This means boat access to the island is usually reliable regardless of weather.

The north side of the island looks towards the outer barrier islands in Marovo Lagoon, where Uepi Resort is located. The south of the island looks back towards the regional hub Seghe. Because of its location, surrounded by sea on all sides, the island enjoys more comfortable temperatures than the larger islands.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is 3G mobile network available in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at Uepi Resort located on an island to the north of Gharamana or on liveaboard dive boats. There are also a couple of smaller lodges nearby. Apart from scuba diving, these operators offer a range of activities in the Marovo Lagoon area. Tourism activities in the area include:

- **Scuba diving:** north of the island is a well known dive resort offering world-class diving.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Island excursions:** several uninhabited "paradise" islands nearby visited on daytrips.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand Up Paddleboard (SUP).
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.

There are many additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Gharamana Island has some tourism development potential, due to its proximity to Seghe Airport and a range of tourism attractions and activities in the wider area. The location in Marovo Lagoon is scenic. While the size of the parcel is sufficient, the island is not conventionally appealing. Hence, it is a potential resort site suitable for a smaller operation. The land tenure appears to be clear.

Strengths

- Location accessible from Seghe Airport.
- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

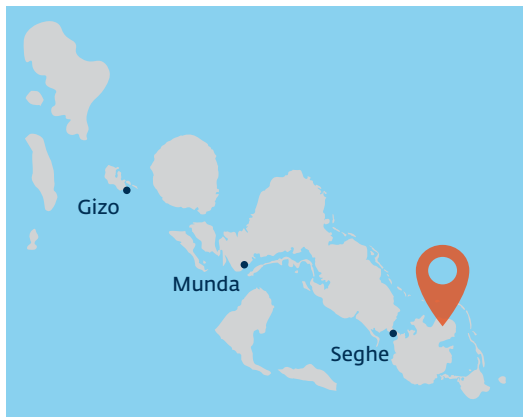
- Island is not conventionally attractive.
- Presence of crocodiles in Minde Minde area.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



**Western Province
Marovo Lagoon**

Mahoro Island
144-008-0001 - 20.5 Hectares



Location

-8.511799, 158.023356

Mahoro Island is located in Marovo Lagoon, in southeast Western Province. The island is situated off the northern coast of Vangunu Island. The distance to Seghe Airport is 17.5 kilometers.

Site Summary

Mahoro Island is a 20.5-hectare isle located in Marovo Lagoon in Western Province. The island is situated inside a protected bay off the larger Vangunu Island. This area is accessible by boat from Seghe Airport. The island features an old coconut plantation and the vegetation consists of tropical foliage and coconut groves. Most of the island is undeveloped, but the owner's family live at the south end of the island. The island's eastern side has potential for tourism development. The main tourism activity in the area is scuba diving, and most tourists stay at a resort or a few local lodges north of this site. The Perpetual Estate title for this parcel is held by a national individual who is deceased. The land title needs to be transferred to next of kin.

Land Tenure

Perpetual Estate (PE - freehold)

PE title held by a national individual (deceased).

Fixed-Term Estate (FTE - leaseholder)

Not applicable.

Current status (2021)

The titleholder is deceased, and the title needs to be transferred to next of kin.

Description

Mahoro island has an irregular, elongated oval shape that is oriented from north to south. It is 760 meters long (north to south), and 470 meters wide (west to east) at its widest point. The southern end is wider than the northern end and has a slight indentation. The circumference of the island is 2,000 meters.

There are several houses at the southern end, where the owner's family live. It also features a jetty and clearings for gardens. At the middle of the island is a 30-meter hill, where a telecom tower was installed a few years ago. Most of the island remains undeveloped, especially the northern part. Aside from the clearings in the south, the island is covered in vegetation – mainly overgrown coconut plantations, with some tropical forest and mangroves.

The coastline around the island mainly consists of coral gravel and stones. The eastern side is the most attractive, with a shallow lagoon making it a potential location for overwater bungalows.

Mahoro Island is located far inside Marovo Lagoon in a protected bay off Vangunu Island. The protected location means the island is not as exposed to bad weather, but the water here is less clear than further out in the lagoon. The northern side of the island looks out towards the barrier islands and the open sea, while the south and west sides face nearby Vangunu Island. There are several large villages near Mahoro Island.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a telecom network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at Uepi Resort, located on an island 12 kilometers northwest of Mahoro. Yachts and expedition cruise ships sometimes visit the area, which is also home to a couple of smaller lodges and local guesthouses. Operators based in Marovo Lagoon offer a range of tourism activities, including:

- **Scuba diving:** northwest of the island is a well known dive resort offering world-class diving.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Island excursions:** several uninhabited "paradise" islands nearby that can be visited on daytrips.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand Up Paddleboard (SUP).
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.



There are many additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities on nearby Vangunu Island.

Suitability for Tourism Development*



Mahoro Island has some tourism development potential, due to access to Seghe Airport and a range of tourism attractions and activities in the wider area. This Marovo Lagoon area is scenic. The size of the parcel is sufficient, but since the owners use parts of the island, it is unclear which areas are available for development. The land title is a deceased estate and needs to be updated.

Strengths

- Location accessible from Seghe Airport.
- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Water deep inside lagoon not as clear as further out.
- Title is a deceased estate and needs to be transferred to next of kin.
- Owners have sub-divided the parcel between themselves. Lack of clarity about which parts are available for development.

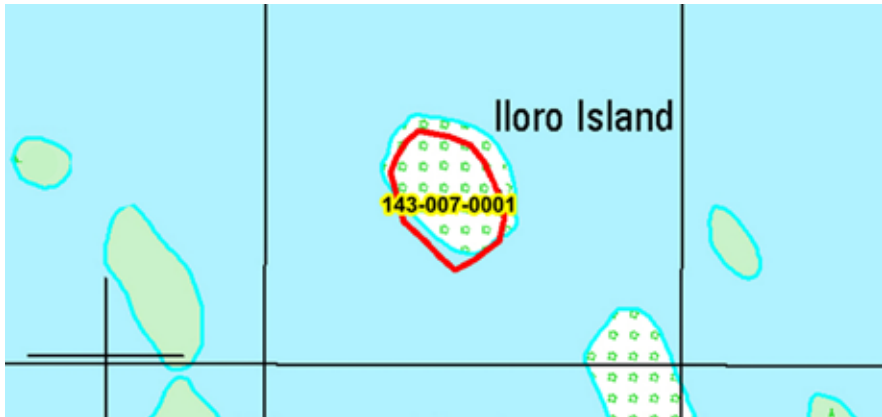
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Seghe**

Iloro Island
143-007-0001 - 7.7 Hectares



Location

-8.579465, 157.840756

Iloro Island is located in Nono Lagoon, west of Seghe, in southeast Western Province. The distance to Seghe Airport is four kilometers.

Site Summary

Iloro Island is a 7.7-hectare uninhabited island located in Nono Lagoon, west of Seghe in Western Province. The island is easily accessible by boat from nearby Seghe Airport. Iloro is an old coconut plantation and the vegetation consists of tropical foliage, coconut groves and mangroves. There used to be a few inhabitants on the island, but it is currently uninhabited. The island is located deep inside the lagoon and is well protected from waves and wind. In the wider area, there are many opportunities for tourism activities, such as snorkeling and island tours. The convenient location makes the island suitable for development. The Fixed-Term Estate for this parcel is held by a national individual who is deceased. The land title needs to be transferred to next of kin.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE valid until 2053 is held by a national individual (deceased).
Current status (2021)	This title is a deceased estate and needs to be transferred to next of kin.

Description

Iloro Island has an oval shape and is 350 meters across (north to south) and 260 meters wide (west to east) at its widest point.

The island is an old coconut plantation, which has now overgrown. The vegetation in the middle of the island is thick regrowth, with mangroves mainly along the coast. The island is fairly flat with a gentle rise of four meters towards the center. The soil mainly consists of coral gravel.

There is no beach on the island, but the south and west sides would be suitable for overwater bungalows. The south and west sides of the island also have the most attractive views. The island is situated in the middle of Nono Lagoon, surrounded by open water, but with several neighboring islands within a few hundred meters. The shallow water inside the lagoon is not as clear as further out and sometimes appears "green".

The island is currently uninhabited, but there are some remains of structures hidden in the bush. Representatives of the titleholding family live in nearby Seghe. While the site itself may lack features such as beaches, the location is very good for a tourism development. The site also has potential for other types of infrastructure due to its proximity to Seghe.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a 3G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

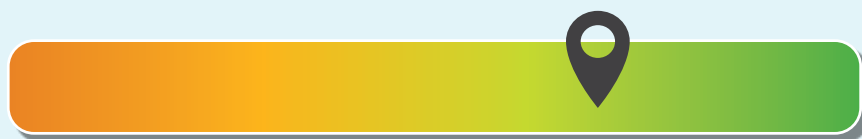
Currently, island leisure and snorkeling are the main tourism activities in the area. Most tourists flying into Seghe continue to the eastern part of Marovo Lagoon where there is a well-known dive resort. There are also a few smaller lodges in the area around Seghe. Visitors to these operations typically enjoy island life and visit surrounding islands and reefs by boat. Fishing is another popular activity in this area. Some tourism activities in the area include:

- **Scuba diving and snorkelling:** within 5-15 kilometers of this site are good dive sites, including a plane and shipwrecks.
- **Fishing tours:** good opportunities for different types of fishing west of this site.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Nature tours:** bushwalks exploring the jungle and wildlife on New Georgia and Vangunu Island.
- **Island excursions:** several uninhabited "paradise" islands nearby can be visited on daytrips.
- **Yacht anchorage:** visiting yachts often anchor in Nono Lagoon.

There are many additional tourism activities in the area around Seghe that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Iloro Island has some tourism development potential, due to the beauty of Marovo Lagoon and the proximity to a range of tourism attractions and activities in the wider area. The location and proximity to Seghe Airport adds to allure of this site. The size of the parcel is sufficient for a small- to medium-sized operation.

Strengths

- Proximity to Seghe Airport and regional hub.
- Beauty of Marovo Lagoon and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Title needs to be updated and transferred to next of kin.
- Water deep inside lagoon not as clear as further out.
- No beaches on the island.

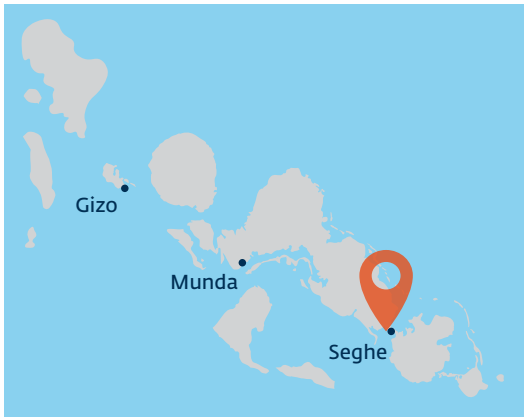
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
Seghe**

Mbatubosi Island
143-005-0001 - 10 Hectares



Location

-8.562573, 157.842340

Mbatubosi Island is located in Nono Lagoon, west of Seghe, in southeast Western Province. The distance to Seghe Airport is 4.3 kilometers.

Site Summary

Mbatubosi Island is a 10-hectare uninhabited site located in Nono Lagoon, west of Seghe in Western Province. The island is easily accessible by boat from nearby Seghe Airport. Mbatubosi is an old coconut plantation and the vegetation consists of tropical foliage, coconut groves and mangroves. A few houses and gardens feature on the island, but it is currently uninhabited. The island is located deep inside the lagoon and is only separated from the larger New Georgia Island by a narrow strip of water. In the wider area, there are numerous opportunities for tourism activities, such as snorkeling and island tours. The island's convenient location makes it suitable for development. The Fixed-Term Estate for this parcel is held by a national individual who is deceased. The land title needs to be transferred to next of kin.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE valid until 2061 is held by a national individual (deceased).
Current status (2021)	This title is a deceased estate and needs to be transferred to next of kin.

Description

Mbatubosi Island has a triangular shape, oriented diagonally from southwest to northeast. It is 680 meters long (west to east), and 310 meters wide (north to south) at its widest point.

Part of the island is an old coconut plantation, which is now overgrown. There are some smaller food gardens on the island. The island is currently uninhabited, but there are a few abandoned buildings in the northeast corner. The seaward side of the island is relatively flat, but there is a low ridge along the back of the parcel. Mbatubosi is close to the larger New Georgia Island, and the two islands are separated by a narrow waterway. Mbatubosi's coastline consists of coral rocks and the lagoon is shallow here. The water this far inside the lagoon is turbid and appears "green".

The most attractive side of the island looks south across the lagoon. Due to the lack of beach and the turbidity of the water, this site might not be appealing for a resort development but it could be suitable for an ecolodge due to its proximity to many natural attractions. The site could potentially host other types of infrastructure due to its location near Seghe.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a 3G mobile network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activities in the area are island leisure and snorkeling. Most tourists flying into Seghe continue to the eastern part of Marovo Lagoon where there is a well-known dive resort. There are a few smaller lodges around Seghe. Visitors to these operations typically enjoy island life and visit surrounding islands and reefs by boat. Fishing is another popular activity. Tourism activities in the area include:

- **Scuba diving and snorkeling:** good dive sites within 5-15 kilometers of this site, including a plane and shipwrecks.
- **Fishing tours:** good opportunities for different types of fishing west of this site.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Nature tours:** bushwalks exploring the jungles and wildlife on New Georgia and Vangunu Islands.
- **Island excursions:** several uninhabited "paradise" islands west of Seghe are sometimes visited by tourists.
- **Yacht anchorage:** visiting yachts often anchor in Nono Lagoon.

There are many additional tourism activities in the area around Seghe that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Mbatubosi Island has some development potential, due to the beauty of Marovo Lagoon and proximity to a range of tourism attractions and activities in the wider area. The proximity to Seghe Airport adds allure to this site.

Strengths

- Proximity to Seghe Airport and regional hub.
- Beauty of Marovo Lagoon and surrounding area.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

- Title needs to be updated and transferred to next of kin.
- Water deep inside lagoon not as clear as further out.
- No beaches on the island.
- Potential presence of crocodiles in mangrove areas.

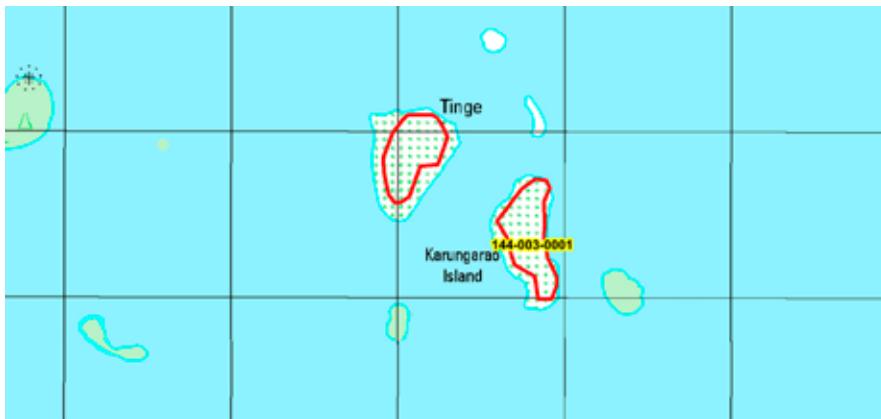
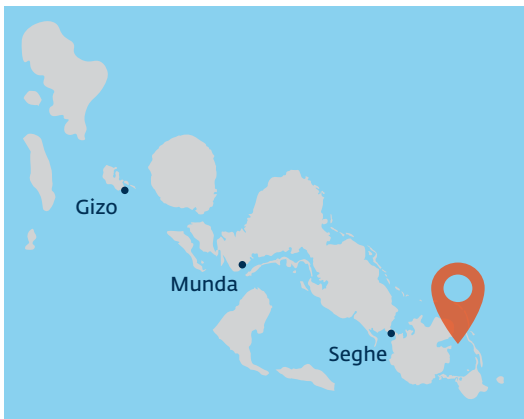
*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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**Western Province
South Marovo Lagoon**

Karungarao Islands
144-003-0001 - 37 Hectares



Location

-8.639095, 158.137374

Karungarao Islands are located in south Marovo Lagoon, in Western Province. The islands are situated off the eastern coast of Vangunu Island. The distance to Seghe Airport is 29 kilometers.

Site Summary

Karungarao Islands comprise a 37-hectare parcel located in south Marovo Lagoon in Western Province. The islands are accessed by boat from Seghe Airport. Both islands are old coconut plantations and the vegetation consists of tropical foliage and coconut groves. On the western island (Big Tinge), there is a small settlement and the plantation is still active. The eastern island is uninhabited and more overgrown. The islands are surrounded by a shallow lagoon and are located well inside Marovo Lagoon, which is well protected from ocean swell. The main tourism activity in the area is scuba diving, and most tourists stay at a resort or in a few local lodges north and south of this site. The Fixed-Term Estate title for this parcel is held by two national individuals.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE is held by two national individuals.
Current status (2021)	The land title for this parcel is clear, but needs clarification regarding the length of lease.

Description

Karungarao Islands are two islands located next to each other, which both belong to the same parcel. The islands are known locally as "Tinge Islands", but to differentiate them, the island to the west is called "Big Tinge" and the one to the east is "Small Tinge". The name Karungarao Islands appears on maps and titles, but is not often used by locals.

Big Tinge has an irregular triangular shape and is 670 meters long (north to south) and 530 meters wide (west to east) on the wider northern end. Big Tinge has an active coconut plantation, fruit trees and food gardens. Due to the settlement and livelihood activities there, Big Tinge may not be available for tourism development.

Small Tinge may be more suitable, as it is uninhabited and largely undeveloped. The eastern island has an elongated bean shape and is 780 meters long (north to south) and 320 meters wide (west to east) at its widest point. The total area of the eastern island is an estimated 19 hectares. The vegetation is wilder, consisting of jungle-like tropical forest and mangroves. Both islands have a low hill at their center.

The coastline around the islands consists of coral gravel and stones, and the islands are surrounded by a shallow lagoon. For both islands, the eastern side is the most attractive and could be a suitable location for overwater bungalows. Because of their location, surrounded by sea on all sides, the islands are more breezier and enjoy more comfortable temperatures than larger ones.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. There is a telecom network in the area.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving and freediving. Most tourists stay at Minado Ecolodge or Driftwood Lodge located further south in the lagoon. Liveboard dive boats, yachts and expedition cruise ships also regularly visit the area. There are also a few smaller lodges and local guesthouses in this area. Operators based in Marovo Lagoon offer a range of tourism activities, including:

- **Scuba diving:** offered by Uepi Resort and Minado Ecolodge. Marovo Lagoon is well known for world-class diving.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Surfing:** a couple of smaller surf breaks are located within reach of this site.
- **Kayaking:** the lagoon is perfect for exploration by kayak or Stand-Up Paddleboard (SUP).
- **Yacht anchorage:** yachts and expedition cruise ships regularly visit Marovo Lagoon.

There are many additional tourism activities in Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Karungarao Islands have tourism development potential, due to the beauty of Marovo Lagoon and proximity to a range of tourism attractions and activities in the wider area. The eastern island may be more suitable, as it is uninhabited and not used for agriculture. The size of the eastern island is sufficient for a tourism operation, with scope for potential expansion. The distance to Seghe Airport is a factor that investors should consider.

Strengths

- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving.
- Opportunities for a wide range of tourism activities in the area.

Weaknesses

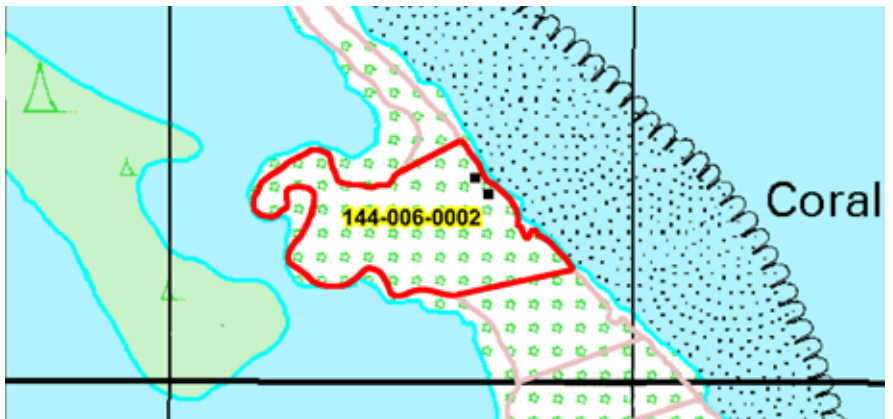
- Distance to Seghe Airport.
- Water inside lagoon not as clear as further out.
- No beaches on the islands.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.



**Western Province
South Marovo Lagoon**

Timbara-Mbunikalo 2-3
144-006-0002 - 13.27 Hectares



Location

-8.680390, 158.196075

Timbara-Mbunikalo is located on Gatokae Island in south Marovo Lagoon, in Western Province. The direct line distance to Seghe Airport is 36 kilometers.

Site Summary

Timbara-Mbunikalo is a peninsula on Gatokae Island in south Marovo Lagoon. The site used to be a coconut plantation, which has since been divided into nine land parcels. The size of this parcel is 13.27-hectares and it is the second block from the northern tip of the peninsula. The site is surrounded by water on two sides. Mbunikalo is accessed by boat from Seghe Airport or by ferry from Honiara. The vegetation consists of tropical foliage and coconut groves. There is a building and some food gardens on the northern section of the parcel. The area just east of the parcel is called Mbili Passage and is well known for world-class diving. Most tourists visiting south Marovo stay at two lodges in the area or on yachts or liveaboard dive boats. The Perpetual Estate title for this parcel is held by a national individual who is deceased.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE title held by a national individual (deceased).
Current status (2021)	The title is in the process of being transferred to next of kin.

Description

Timbara-Mbunikalo 2-3 is the second block from the northern tip of a peninsula attached to the northern side of Gatokae Island. This parcel was previously two titles that were combined in February 2020 to create a larger site. The parcel has an irregular shape and includes a cross-section of the peninsula. It is 470 meters wide from southwest to northeast and 250 meters long from northwest to southeast.

The parcel is surrounded by water on the eastern and western sides. The eastern coastline is lined with coral rocks and drops off into the deeper waters of Mbili Passage. The western coastline includes a small headland which overlooks a shallow lagoon and the protected inner parts of south Marovo Lagoon. On this headland there is a WWII plane wreck (US B-24).

The vegetation mainly consists of an old coconut plantation, but also tropical forest and mangroves. The eastern side of the parcel is flat, but there is a low hill on the western side. At the northern end of the parcel, there is a permanent house and food garden, looked after by relatives of the titleholders. The southwest side of the parcel has some potential for beach or overwater bungalows.

Any development on this site would need to be designed as 'off-grid' as there is no access to public services. However, there is a telecom network in the area. South of this location is a small port offering a bi-weekly ferry service from Honiara to Gizo to transport supplies and passengers.

For further information on this site, please contact:



Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at nearby Minado Ecolodge or Driftwood Lodge, also located in south Marovo. Liveboard dive boats, yachts and expedition cruise ships also regularly visit the area. Operators based in Marovo Lagoon offer a range of tourism activities:

- **Scuba diving:** offered by nearby Minado Ecolodge. Marovo Lagoon is well known for world-class diving.
- **Freediving and spearfishing:** offered by nearby Driftwood Lodge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Surfing:** a couple of smaller surf breaks are located within reach of this site.
- **WWII heritage:** there is a US B-24 airplane wreck near this site.
- **Yacht anchorage:** yachts and expedition cruise ships regularly anchor at Mbili Passage.



There are many additional tourism activities in south Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.

Suitability for Tourism Development*



Timbara-Mbunikalo 2-3 has some development potential, due to the beauty of south Marovo Lagoon and proximity to a range of tourism attractions and activities in the wider area, in particular scuba diving. The characteristics of this site might not be suitable for a resort, but would be interesting for smaller developments, such as a lodge or beach bungalows. There is also potential for other types of developments, such as a dive center or various supporting infrastructure. The distance to Seghe Airport is a factor that investors need to consider.

Strengths

- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving – proximity to Mbili Passage.
- Opportunities for a wide range of tourism activities in the area.
- Bi-weekly passenger ferry link to Honiara, Gizo, Noro and Seghe.

Weaknesses

- Remoteness of site and distance to Seghe Airport.
- Title is a deceased estate and needs to be transferred to next of kin.
- Permanent settlement and livelihood activities on land.

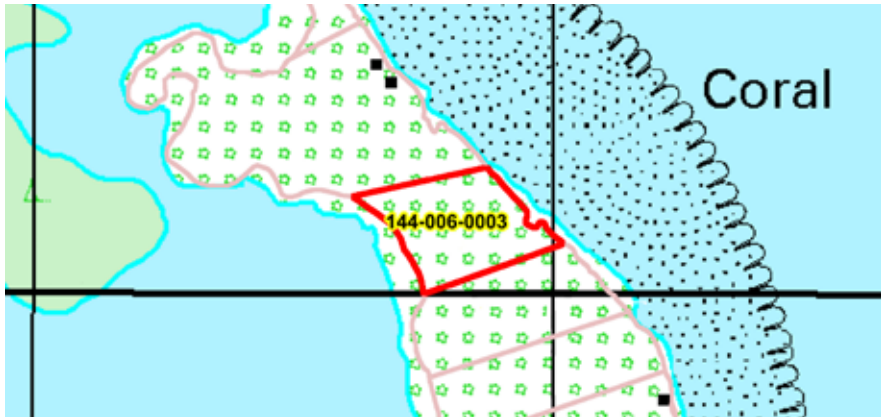
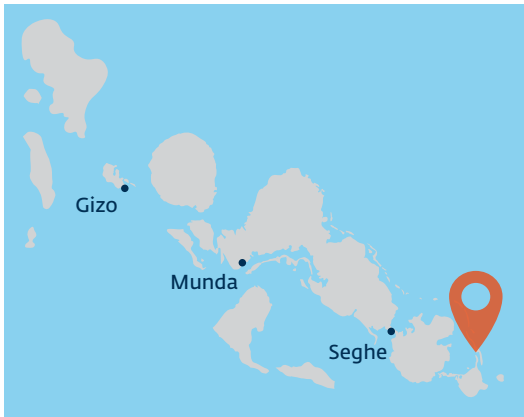
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**Western Province
South Marovo Lagoon**

Timbara-Mbunikalo 4
144-006-0003 - 5.08 Hectares



Location

-8.682206, 158.198162

Timbara-Mbunikalo is located on Gatokae Island in south Marovo Lagoon, in Western Province. The direct line distance to Seghe Airport is 37 kilometers.

Site Summary

Timbara-Mbunikalo is a peninsula on Gatokae Island in south Marovo Lagoon. The site used to be a coconut plantation, which has since been divided into nine land parcels. This parcel is 5.08-hectares and is the third block from the northern tip of the peninsula. The site is surrounded by water on two sides. Mbunikalo is accessed by boat from Seghe Airport or by ferry from Honiara. The parcel is vegetated with tropical forest and coconut groves. The area just east of the parcel is called Mbili Passage and is well known for world-class diving. Most tourists visiting south Marovo stay at two lodges in the area or onboard yachts or liveaboard dive boats. The Fixed-Term Estate title for this parcel is held by a national individual.

Land Tenure

Perpetual Estate (PE - freehold)	Commissioner of Lands on behalf of Solomon Islands Government.
Fixed-Term Estate (FTE - leaseholder)	FTE, valid until 2027, is held by two national individuals.
Current status (2021)	The land title for this parcel is clear and up to date.

Description

Timbara-Mbunikalo 4 is the third block from the northern tip of a peninsula attached to the northern side of Gatokae Island. This parcel has an irregular rectangular shape. It is oriented diagonally and is 230 meters wide from southeast to northwest, and 180 meters from north to south.

The parcel is surrounded by water on the eastern and western sides. The eastern coastline is lined with coral rocks and drops off into the deeper waters of Mbili Passage. The western coastline has a small beach and looks out over a shallow lagoon and the protected inner parts of south Marovo Lagoon. Most of the block is relatively low-lying, with some elevation towards the western side. The vegetation is a mixture of coconut plantation and native forest with mangroves along the coastline.

The owner's family has a house on the site. Compared to the other parcels on the peninsula, this block has some potential for smaller accommodation, such as a lodge or a few bungalows, particularly along the west coast. The site could possibly host other types of supporting infrastructure, such as a dive center, marina services or fuel depot.

Any development on this site would need to be designed as 'off-grid', as there is no access to public services. However, there is a telecom network in the area. South of this location is a small port with a bi-weekly ferry service from Honiara to Gizo. Supplies and passengers can be transported on this ferry.

For further information on this site, please contact:



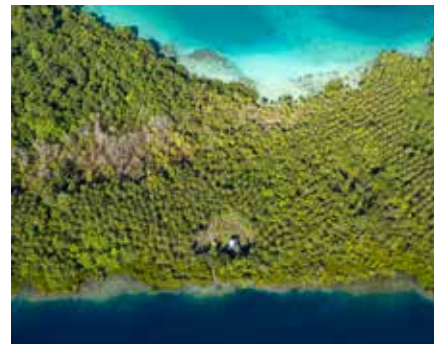
Ministry of Culture and Tourism

Tourism Features

Currently, the main tourism activity in the area is scuba diving. Most tourists stay at nearby Minado Ecolodge or Driftwood Lodge, also located in south Marovo. Liveaboard dive boats, yachts and expedition cruise ships also regularly visit the area. Operators based in Marovo Lagoon offer a range of tourism activities:

- **Scuba diving:** offered by nearby Minado Ecolodge. Marovo Lagoon is well known for world-class diving.
- **Freediving and spearfishing:** offered by nearby Driftwood Lodge.
- **Fishing charters:** opportunities for many different types of sports fishing.
- **Cultural experiences:** visits to local villages and tambo-sites.
- **Surfing:** a couple of smaller surf breaks are located within reach of this site.
- **WWII heritage:** there is a US B-24 airplane wreck near this site.
- **Yacht anchorage:** yachts and expedition cruise ships regularly anchor at Mbili Passage.

There are many additional tourism activities in south Marovo Lagoon that could be further developed, particularly ecotourism and cultural tourism activities.



Suitability for Tourism Development*



Timbara-Mbunikalo 4 has some development potential, due to the beauty of south Marovo Lagoon and proximity to a range of tourism attractions and activities in the wider area, in particular scuba diving. The characteristics of this site might not be suitable for a resort, but could be interesting for other types of development such as a small lodge, dive center or various supporting infrastructure. The distance to Seghe Airport is a factor that investors need to consider.

Strengths

- Beauty of Marovo Lagoon and surrounding area.
- World-class scuba diving – proximity to Mbili Passage.
- Opportunities for a wide range of tourism activities in the area.
- Bi-weekly passenger ferry link to Honiara, Gizo, Noro and Seghe.

Weaknesses

- Remoteness of site and distance to Seghe Airport.
- Livelihood activities on the site.

*Note that a lower 'Suitability for Tourism Development' assessment does not mean that the site is off-limits for tourism development, rather that the development of the site can be more challenging.

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Marovo Lagoon Mbukimbuki Island - East 123-003-0001

Mbukimbuki Island (East) is a 23-hectare island located in Marovo Lagoon, Western Province. This is the eastern island of two bearing the same name. The island is easily accessible by boat from Seghe Airport 13.5 kilometers away. Mbukimbuki is covered in tropical vegetation and coconut groves and has an established settlement on the southeast side. The Marovo Lagoon area is known for world-class scuba diving. Mbukimbuki's convenient location and the area's potential for tourism activities make it attractive for tourism development. The Perpetual Estate is held by a national individual. The land title certificate is in the process of being transferred to next of kin.



Marovo Lagoon Veuru Island 123-003-0002

Veuru Island is a two-hectare uninhabited island located in Marovo Lagoon, Western Province. The island is accessible by boat 13.5 kilometers from Seghe Airport. It is a small perfectly round island covered in thick tropical vegetation and is unusually elevated. The Marovo Lagoon area is well known for world-class scuba diving due to a dive resort located nearby. The island's convenient location and the area's potential for tourism activities makes this site interesting for tourism development, but the island does not look conventionally appealing. The Perpetual Estate for this parcel is held by the Commissioner of Lands on behalf of Solomon Islands Government.

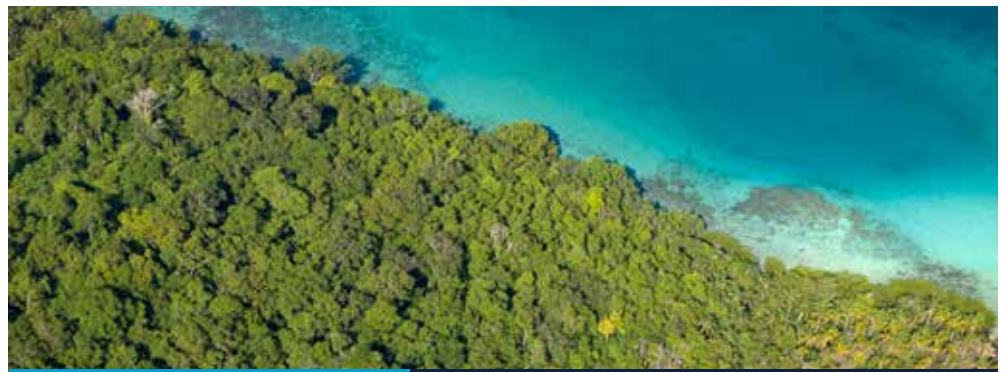


South Marovo Lagoon Timbara-Mbunikalo 1 144-006-0001

Timbara-Mbunikalo 1 is a 6.4-hectare parcel on the north end of Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 36 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has been divided into nine parcels. Block One is surrounded by water on three sides with a small settlement at the northern section. The vegetation consists of tropical foliage and coconut groves. The area is called Mbili Passage and is known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveaboard dive boats. The Perpetual Estate title is held by a national individual who is deceased. The title is in the process of being transferred to next of kin.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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South Marovo Lagoon

Timbara-Mbunikalo 5 144-006-0004

Timbara-Mbunikalo 5 is a 5.8-hectare parcel on the north end of Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 37 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has since been divided into nine parcels. Timbara-Mbunikalo 5 is the fourth block from the northern tip of the peninsula and is surrounded by water on two sides. The area east of the parcel is called Mbili Passage and is well known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveaboard dive boats. The Fixed-Term Estate title is held by a national individual who is deceased. The title is in the process of being transferred to next of kin.



South Marovo Lagoon

Timbara-Mbunikalo 7 144-006-0006

Timbara-Mbunikalo 7 is a 5.84-hectare parcel on Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 37 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has since been divided into nine parcels. Timbara-Mbunikalo 7 is the sixth block from the northern tip of the peninsula, is surrounded by water on two sides, and is covered in a coconut plantation. The area just east of the parcel is called Mbili Passage and is well known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveaboard dive boats. The Fixed-Term Estate title is held by a national individual.



South Marovo Lagoon

Timbara-Mbunikalo 8 144-006-0007

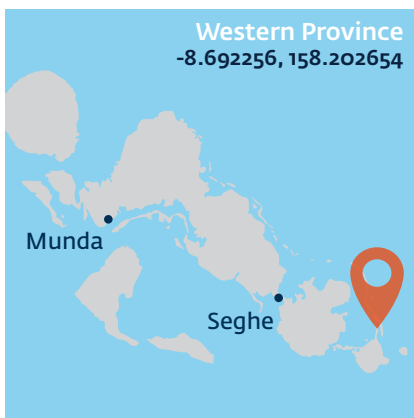
Timbara-Mbunikalo 8 is a 5.17-hectare parcel on Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 37 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has since been divided into nine parcels. Timbara-Mbunikalo 8 is the seventh block from the northern tip of the peninsula and is surrounded by water on two sides. The vegetation consists mainly of tropical foliage and coconut groves. The area is called Mbili Passage and is well known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveaboard dive boats. The Fixed-Term Estate title is held by a national individual.

For further information on any of these sites, please contact Ministry of Culture and Tourism, Solomon Islands

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Timbara-Mbunikalo 9 is a 6.41-hectare parcel on Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 38 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has been divided into nine parcels. Timbara-Mbunikalo 9 is the eighth block from the northern tip of the peninsula and is surrounded by water on two sides. Vegetation is tropical foliage and coconut groves. There are several permanent buildings. The area is called Mbili Passage and is well known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveboard dive boats. The Fixed-Term Estate title is held by a national individual.



Timbara-Mbunikalo 10 is a 5.4-hectare parcel on Gatokae Island in south Marovo Lagoon, Western Province. It is accessed by boat 38 kilometers from Seghe Airport, or by ferry from Honiara. Timbara-Mbunikalo used to be a coconut plantation, which has been divided into nine parcels. Timbara-Mbunikalo 10 is the ninth block from the northern tip of the peninsula and is surrounded by water on two sides. The vegetation consists of coconut groves. There are several permanent buildings. The area is called Mbili Passage and is well known for world-class diving. Tourists visiting south Marovo stay at two lodges or on yachts or liveboard dive boats. The Perpetual Estate title is held by a national individual.

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