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CABINET DECISION

NO. 281

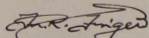
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Submission No.: 243

Title: YULARA TOURIST VILLAGE

Cabinet endorsed the following guidelines for the planning of the Yulara Tourist Village -

- (a) the Village be constructed solely for the purpose of servicing visitors of the Ayers Rock/Mount Olga National Park and not to develop into a regional centre;
- (b) the planning and construction of the new Village involve maximum participation of private enterprise, with a target completion by 1984;
- (c) the infrastructure including water, sewerage, electricity, roads, drainage, engineering facilities and staff housing be provided by the N.T. Government with a target completion by 1982; and
- (d) the responsibility for the management and control of the Tourist Village be vested in the Territory Parks and Wildlife Commission.



(M.R. FINGER),  
Secretary to Cabinet.

11.4.78

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CONFIDENTIALECR CABINETSUBMISSION NO. 243

Title:	YULARA TOURIST VILLAGE
Cabinet Member:	IAN TUXWORTH, Cabinet Member for Resources and Health.
Purpose:	Proposed policy guidelines for the planning and development of the YULARA Tourist Village.
Relation to existing policy:	Controlled development of Tourism in the Ayers Rock/Mt. Olga National Park.
Timing/legislative priority:	Subject to recommendations by inter departmental planning committee.
Announcement of decision, tabling, etc.:	N/A
Acting required before announcement:	N/A
Staffing implications, numbers and costs, etc.:	Estimated 15 positions Salaries and allowances \$250,000
Total cost:	Est. Capital cost \$13.2 million Est. Nett operating cost \$500,000 per annum.

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Comment by  
Director of  
Finance:

Approved/Not Approved

Signed:

Date:

Comment by  
Public Service  
Commissioner:

No objection to the use of 15 additional staff  
as a basis for planning.

Early discussion with this office and Treasury  
suggested to develop appropriate staffing and  
financial programmes to ensure effective  
implementation if recommendation agreed to.

Presumed that consultation with areas responsible  
for infrastructure planning has been undertaken to  
ensure five year plan can be achieved.

Approved/Not Approved —

Signed:

Date:

*Elen Cassill for PSC*

7 April 1978

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YULARA (AYERS ROCK) TOURIST VILLAGE1 THE ISSUE

Endorsement of policy guide lines for the planning, development and management of the YULARA Tourist Village at Ayers Rock.

2 BACKGROUND

- ULURU (Ayers Rock/Mt. Olga) is a National Park of international significance, declared in 1977 under the Australian National Park and Wildlife Conservation Act. The day-to-day management is provided by the Territory Parks and Wildlife Commission.
- Following significant increases in visitor numbers to Ayers Rock from about 1965, there has been a relatively unplanned development of low standard tourist accommodation in the immediate vicinity of the Rock, leading to environmental damages in the Park and causing concern over health standards.
- In 1973 the House of Representatives Standing Committee on Environment and Conservation, recommended in its report on the National Park the removal of the tourist facilities from the immediate environs of the Rock, the acquisition of the existing motel leases and the rehabilitation of the environmental damage.
- All leases were acquired during 1975/76 and with one exception leased back on a short term basis to continue the provision of visitor facilities until a new village was constructed.
- Following recommendations by an interdepartmental committee in 1977 the Commonwealth Government agreed to the formation of a planning committee for the preparation of a town plan and the development of management control procedures for the proposed new YULARA Tourist Village. Representatives in the Northern Territory Legislative Assembly have been invited to participate on this planning team. The Committee held its first meeting on 8 March 1978.
- After the transfer of the administration of land to the Northern Territory Government on 1 July 1978 the development of the tourist village will become the responsibility of the N.T. Government.
- Land on which the new tourist village sits and new airport will be located has now been reserved by the Department of the Northern

Territory outside the National Park. The proposed new village location is shown on Attachment 'A'.

### 3 CONSIDERATION OF THE ISSUE

It is proposed that the following principles be adopted as policy guidelines for the planning and implementation of the project.

- (a) The planned maximum visitation level of 5600 persons per day plus 500 residents should be retained as the basis for the infrastructure development of the village.
- (b) The village is not to develop into a regional centre.
- (c) If practicable, the proposed time scale for the development of the project of 9 years and the estimated Government expenditure of \$13.2 million should be reduced by minimizing Government involvement with regard to staffing and Government facilities.
- (d) Reduction of Government expenditure through leasing arrangements for such Government facilities as offices and staff accommodation.
- (e) Maximum private enterprise involvement in the development of the village, and the operation of tourist services e.g. caravan parks, camping grounds, motels, shopping, transport etc.
- (f) with regard to the management aspect of the tourist village, it is considered desirable that the authority responsible for the management of the National Park should retain the responsibility for the village to ensure the association of the tourist village with the National Park.

### 4 STAFFING IMPLICATIONS

Should the Tourist Village be under Northern Territory control, the Territory Parks and Wildlife Commission would require an additional 15 staff positions to provide management and municipal services.

### 5 FINANCIAL CONSIDERATIONS

- . The 1977 estimate of Government expenditure for the village development was \$13.2 million with a completion target by 1986.

- The feasibility study envisages the cost to the private sector for motels, cottages, caravan parks, camping grounds, the village shopping centre and staff housing to be in the order of \$13.8 million.
- The nett operating cost for the village after recovering service charges are estimated to be in the order of \$500,000 per annum.
- To reduce initial Government expenditure consideration may be given to a two-stage development of the village where Stage 1 would cater for a maximum visitation of 3500 people by 1984, with stage 2 increasing the capacity to 5600 after 1984. The effect of this approach would be an estimated reduction of Government expenditure during the first 5 years from \$13.2 million to \$10.0 million.

The breakdown of this cost estimate would be as follows:

- Access road from village to Ayers Rock	\$0.7 m.
- Water supply and reticulation	\$2.7 m.
- Electricity supply and reticulation	\$3.3 m.
- Sewerage, drainage, internal roads etc.	\$1.6 m.
- Government service buildings	\$0.5 m.
- Engineering and Maintenance buildings	\$0.5 m.
- Staff housing	\$0.7 m.
TOTAL	<u>\$ 10.0 m.</u>

#### 6 PUBLIC IMPACT

The announcement of a positive programme for the Tourist Village at Ayers Rock with a completion target by 1984 and a committal by the Government to provide the infrastructure enabling private industry development, is likely to be well received by the tourist industry, the environmentalists and the general public, although some objections on principle may be expected from Aborigines wishing to capitalise on the development.

#### RECOMMENDATIONS

It is recommended that Cabinet endorse the following guidelines for the planning of the YULARA Tourist Village.

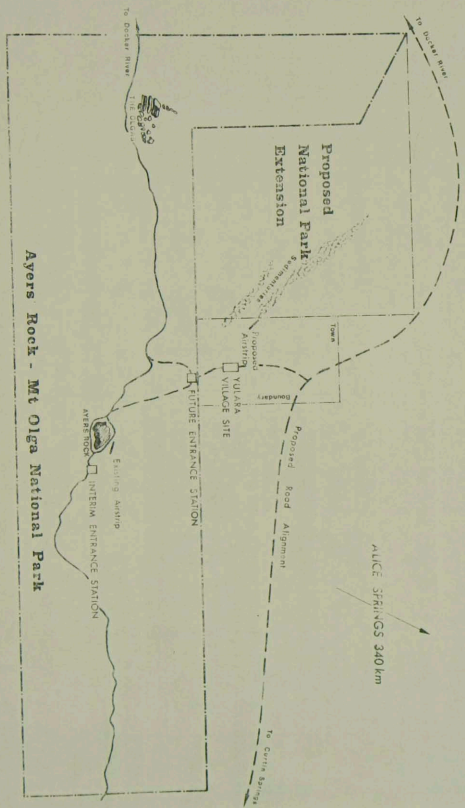
- (a) The Village be constructed solely for the purpose of servicing visitors of the Ayers Rock/ Mount Olga National Park and not to develop into a regional centre.

- (b) The planning and construction of the new Village involve maximum participation of private enterprise, with a target completion by 1984.
- (c) The infrastructure including water, sewerage, electricity, roads, drainage, engineering facilities and staff housing be provided by the Government with a target completion by 1982.
- (d) The responsibility for the management and control of the Tourist Village be vested in the Territory Parks and Wildlife Commission.

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IAN. TUXWORTH  
6 April 1978.

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**Ayers Rock - Mt Olga National Park**

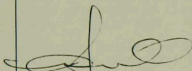


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Comment by  
Director of  
Finance:

At the current time the development of the village is a Commonwealth responsibility. However the N.T. Cabinet should consider the proposal and comment as it sees fit.

The extent of the investment envisaged and the areas to which expenditure is to be directed raise questions as to the tariffs to be levied for services at the Rock.



~~Approved/Not Approved~~

Signed:

W. HULL

Date:

10 April 1978

Comment by  
Public Service  
Commissioner:

No objection to the use of 15 additional staff as a basis for planning.

Early discussion with this office and Treasury suggested to develop appropriate staffing and financial programmes to ensure effective implementation if recommendation agreed to.

Presumed that consultation with areas responsible for infrastructure planning has been undertaken to ensure five year plan can be achieved.

~~Approved/Not Approved~~

Signed:

*Elen Cashill for PSC*

Date:

7 April 1978

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