

Background

Halls Island Lease and licence agreement:

- The Halls Island ecotourism proposal has received lease approvals from the PWS with falling over clauses being subject to the proponent obtaining all statutory including EPBCA approvals.
- A private lease, held by Daniel and Simone Hackett, exists for the Reg Hall hut, and a separate lease was executed for the Standing Camp proposal and the remainder of the island.

PWS Lease and Licence Agreements

*** These numbers are for all agreements on reserved and non-reserved land – they are inclusive of agreements that resulted through the EOI process.**

Year	CVS Standard Licence Agreement	Lease Agreement	Non Standard - Licence Agreement
2010 Total	17	2	3
2011 Total	21	3	2
2012 Total	12	1	2
2013 Total	15	3	0
2014 Total	10	3	3
2015 Total	35	5	4
2016 Total	31	5	10
2017 Total	42	8	2
2018 Total	21	2	2
2019 YTD	28	0	4

- 2010 – 2014: 72 licences and 9 leases approved – an average of 18 licences per year and just over 2 leases per year.
- 2014 – present: 158 licences and 23 leases approved – an average of close to 29 licences per year and just over 4 leases per year.

EOI Statistics

Summary of projects

Project status	Proposals
In Assessment Panel process	10
Lease/licence signed*	12
Under lease/licence negotiation	17
Withdrawn	4
Not approved to progress	5

Lease surrendered	1
Grand total	49

- Please note:

- *The Trees Adventure lease/licence has been rescinded. This had reduced the number of active (operational) leases from 12 to 11.
- Proponents undertake a number of statutory approval processes that can occur concurrently or after the lease/licence negotiations with the PWS. Therefore, proposals may have their lease and licence but still require further approvals prior to becoming operational.
- Four projects are currently negotiating supplementary lease/licences as part of their original proposals.
- The proposal total includes 25 proposals from round 1, and 24 new submissions in round 2.

Summary of projects that have been approved to progress

Lease/licence signed (grey shade indicates operational)	Investment (\$)	Estimated FTE
Blue Derby Pods Ride	1 423 500	8
Eagles Eyrie Mountain Bike (Maydena Adventure Experience)	1 200 000	12
Freycinet Eco Retreat Walk	150 000	0.5
Freycinet Lodge Extension	10 000 000	20
Halls Island Lake Malbena	6 970 000	6
Moulting Lagoon	100 000	2
Narawntapu Adventures Precinct	100 000	2
Project Point Adventure	55 000	0
Rotor Lift Aviation Landing Sites	200 000	3
Stanley Horse Riding	45 000	3
Tasmanian Boat Charters	-	1
Tasmanian EBike Adventures	100 000	4
	\$ 20 343 500	61.5
Under lease/licence negotiation		
Artists in Residence Recherche Bay	270 000	1
Avalon Ocean Pavilion	1 005 000	2
Cradle Base Camp Experience	3 500 000	20
Cradle Mountain Canyoning	45 000	1
Frenchmans Cap Walk	1 800 000	9
Lower Gordon River Kayak/Cruise	150 000	1.5

Mt Field campground and Dobson Lakes Huts management	20 000	5
Mt Roland Cable Car and Adventure Precinct	21 000 000	12
Overland Track – Wilderness Puffer Pods	2 100 000	10
Overland Track Experience	6 000 000	18.5
Recherche Bay Eco Resort	30 000 000	30
South Coast Track Huts Walk	1 475 000	20
South East Cape Walk	910 000	15
The Lighthouse Project Gordon River	300 000	3
The Maria Island Wildlife and Heritage Experience	900 000	15
Walls Of Jerusalem – Wilderness Puffer Pods	300 000	10
Walls of Jerusalem Lodge Walk	3 800 000	12.5
	\$ 73 575 000	185.5

Summary of jobs and investment

Estimated FTEs Created	247 (Ministerial approved projects only)
Estimated Project Investment	\$ 93.9 million (Ministerial approved projects only)

Please note that figures for full-time equivalent positions created and investment generated by the EOI process have been aggregated and are now reported jointly for EOI round one and round two.

A summary of each proposal listed is on the OCG's website at:

http://cg.tas.gov.au/home/investment_attraction/expressions_of_interest_in_tourism/eoi_tourism_projects

Key EOI projects announced in 201819:

Mount Roland Cableway and Adventure Precinct

- The Mount Roland Cableway and Adventure Precinct has been granted approval to proceed for a 13 cabin gondola system providing direct access to the summit of Mount Roland and mountain bike trails.
- The Cableway has been designed as the centrepiece of the proposed adventure precinct providing direct access to the summit of Mount Roland in order for visitors and locals to engage in mountain based activities and provide all weather access for people of all abilities.
- It is to be developed in conjunction with mountain bike trails designed by Dirt Art Pty Ltd.
- The proposal encompasses both private and public land, which includes the Mount Roland Regional Reserve and Conservation Area.

- The private land would house the development of the Cableway drive station, car park, ticketing, visitor amenities and adventure and interpretive activities meeting points. The Mount Roland Regional Reserve, between Silver Ridge Retreat and the summit in the western section of the reserve, would house the Cableway Towers and return station and form the start of an international grade Mountain Bike Park.
- The investment is valued at \$21 million and is estimated to create between 12 and 17 fulltime equivalent jobs.
- Whilst there has been some criticism of the project raised in the media, there has also been much community support.
- The PWS has met with the proponent and has begun discussions regarding the RAA.

World Expeditions – Overland Track and Walls of Jerusalem

- World Expeditions has been granted approval to proceed to build *five* demountable ‘puffer pods’ on the Cradle Mountain – Lake St Clair National Park Overland Track, and *one* demountable pod adjacent to the existing camping ground in the Walls of Jerusalem.
- These ‘puffer pods’ are specially designed cold weather tents that will help to provide comfort for trekkers and will be demounted at conclusion of the season, in the depths of winter.
- This product will change the experience and comfort level of trekkers throughout the seasons and make the trails more accessible to a broader market.
- The precise placement of the pods is subject to the appropriate approvals process, RAA and public consultation.
- The investment is valued at \$2.4 million and is estimated to employ between 10 and 20 additional staff.
- The PWS has met with the proponent and has begun discussions regarding the RAA.

OCG Process

- The OCG is committed to lead the EOI process, including facilitating proponents and progressing successful applicants through the evaluation process.
- The EOI for Tourism Opportunities on National Parks, Reserves and Crown Lands is a continuous process.
- An open and continuous EOI process will allow both industry and government partners to take greater advantage of opportunities as they arise, and deliver on the 365 day plan to unlock the potential in Tasmania’s national parks.
- The Assessment Panel makes recommendations via the Coordinator-General to the Minister for State Growth for consideration. A subsequent recommendation to the Minister for Parks and/or the Minister responsible for Crown Lands is then made that the project progress or not progress to lease and licence negotiations. Importantly, it should be noted that any proposal that is recommended to proceed

needs to go through all normal Australian Government and State planning and approval processes, which includes the PWS RAA process.

- The process for the EOI is currently under internal review in order to ensure that the project objectives continue to be met.
- Three assessment criteria are used to assess new proposals:
 1. The appropriateness of the proposed development to a particular site.
 2. The qualifications of the participant to establish and operate the proposed development.
 3. The commercial and financial viability of the proposed development.
- All assessment is guided by the following seven principles:
 1. Proposed developments should be compatible with and sensitive to the cultural and natural values, strategic value, character and setting, and enhance broader visitor enjoyment of the State's reserve estate and Crown lands.
 2. Proposed developments should offer unique, innovative and enhanced visitor experiences that provide social, environmental and economic benefit.
 3. Proposed developments offering environmental, cultural, and indigenous or heritage based tourism experiences that involve or benefit local communities (including Tasmanian Aboriginal communities) should be encouraged.
 4. Proposed developments should be established and managed in an ecologically sustainable manner, and should be designed to minimise the footprint on the site.
 5. Proposed developments should be compatible with the statutory management objectives and purpose of the reserves in the relevant legislation. (However, a participant is not excluded from lodging an EOI submission for a proposed development that may not be fully compatible with the current statutory and regulatory framework, for consideration and assessment by the Minister).
 6. Proposed developments should take account of associated risks relating to natural events for the proposed settings, for example, bushfires or flooding.
 7. Proponents can demonstrate the qualifications and financial capability to establish and operate the proposed development in a commercially viable manner.

PWS EOI Process

- Several projects in various national parks and the TWWHA are currently in the assessment phase. These include:
 - Halls Island Standing Camp (Lake Malbena) (Daniel and Simone Hackett);
 - Maria Island Wildlife and Heritage Experience (Ian Johnstone);
 - South Coast Track Huts Walk (Ian Johnstone);
 - South East Cape Walk (Ian Johnstone);

- Cradle Base Camp Experience (Tasmanian Walking Company [TWC]);
 - Frenchmans Cap Walk (TWC);
 - Walls of Jerusalem Hut Walk (TWC);
 - Puffer Pods Standing Camps on the Overland Track and within the Walls of Jerusalem National Park (World Expeditions); and
 - Mount Roland Cableway and Adventure Precinct.
- The abovementioned proposals are not yet approved to proceed and must complete RAAs and obtain EPBCA and other approvals as required.

PWS RAA Process:

- Proponents must receive approval under the PWS RAA process, and planning permission from the relevant local council, as applicable, before the proposal can commence.
- In some cases, where impacts to rare and threatened species or cultural values are concerned, additional State and/or Australian Government approvals must be obtained, such as under the EPBCA. This is a requirement of the RAA process.
- The RAA process assigns a level of assessment to a project depending on the potential impact of the development. At any time, the PWS can determine that the level of assessment will need to include other processes such as including a process to measure visual impacts; or to have further public comment; or to increase or decrease the level of RAA.

To Note:

- The process for the EOI is currently under internal review in order to ensure that the project objectives continue to be met.
- The Auditor-General has commenced a performance audit of the EOI process. This audit will examine governance arrangements and compliance with decisions made under the EOI guidelines.

Prepared by: Belinda Lynch
 Position: A/Director Tourism, Experience and Visitor Services

Cleared by: Jason Jacobi
 Position: Deputy Secretary, Parks and Wildlife Service