

## L-Arkivji Nazzjonali ta' Malta

MEMORANDUM TO CABINET BY THE HON MINISTER OF PUBLIC BUILDING AND WORKS

Tourist project at Ghajjn Tuffieha

A number of applications have been made for the construction of a tourist project on the triangular shaped plot of Government owned land at Ghajjn Tuffieha contained between the bays and road which leads to Ranla tal-Maxquqa, shown colored red on the attached site plan No 20B/44 E.

Ministers may remember that this same plot of land had been granted to the Kursaal Company for the erection thereon of a hotel and a Casino and that the project fell through when the company acquired Dragunara Palace, St Julians.

The plan for the North/West Region shows this land reserved as open space. On the other hand, the owners of the Riviera Hotel are proposing to enlarge their accommodation quite considerably and there are grounds for allowing this area to develop into a tourist complex served by a number of hotels. It is an established fact that several hotels in the same area help to build up its attraction for tourists rather than provide crippling competition for hotels already in existence. It is significant that one of the applications for this land is the owner of the Golden Sands Hotel.

Ministers are asked to state if they agree that hotel development should be allowed on this plot of land. If it is agreed in principle that building may be allowed suitable conditions will be drawn up to control development and to ensure that the land shall be allocated to the applicant submitting the best project. The project shall be judged not only on the basis of the rental offered but perhaps more importantly by the efficiency and the attractiveness of the project and the probability of its success.

Alternatively Government may consider a direct participation in the project the extent of Government interest being in proportion to the commercial value of the land.

13th December, 1967.