



# TOWNPLANNING GROUP

10 June 2024

Our Ref: 2375-20

Ministry for the Environment

**VIA EMAIL:** [listedprojects@mfe.govt.nz](mailto:listedprojects@mfe.govt.nz)

To whom it may concern:

## **GIBBSTON VILLAGE | ECOLOGICAL COVENANTS**

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### **1 INTRODUCTION**

By way of background, Gibbston Valley Station (**GVS**) has made an application for consideration under the Fast Track Approvals Bill for the establishment of Gibbston Village in Gibbston, Queenstown. As you will be aware, due to the advanced nature of the proposal, matters continue to be refined while the application is under consideration. GVS is committed to providing updates as the proposal is refined and new information is available.

### **2 PROTECTION AREAS**

GVS intends to set aside significant areas of its landholding for the purposes of conservation and open space protection in perpetuity and for the benefit of future generations and the community. The conservation and open space areas identified by GVS have the potential for significant benefits in terms of indigenous habitat and biodiversity enhancement, as well as protecting important areas of open space for amenity and landscape. GVS intends that these areas will be covenanted in perpetuity, with robust management structures in place for long term maintenance and management, and to ensure indefinite protection of key values and attributes.

This initiative aims to preserve protected areas in perpetuity, ensuring the protection and enhancement of indigenous biodiversity and habitats. With reference to the landscape and masterplans submitted with the Application, the areas in question include the Revegetation Area and Orchard areas. Another area for consideration is the Wāhi Tūpuna area around Toms Creek.

### 3 AREAS FOR INCLUSION IN COVENANT PROTECTION

#### (a) Revegetation Area

<b>Description:</b>	This significant area, currently designated as a no-build zone and shown as Revegetation Area as per the Ecology Plan in the application, features a variety of native flora and fauna
<b>Size:</b>	approx. 46.19ha
<b>Purpose:</b>	Preservation of the natural habitat and prevention of future development to maintain ecological balance

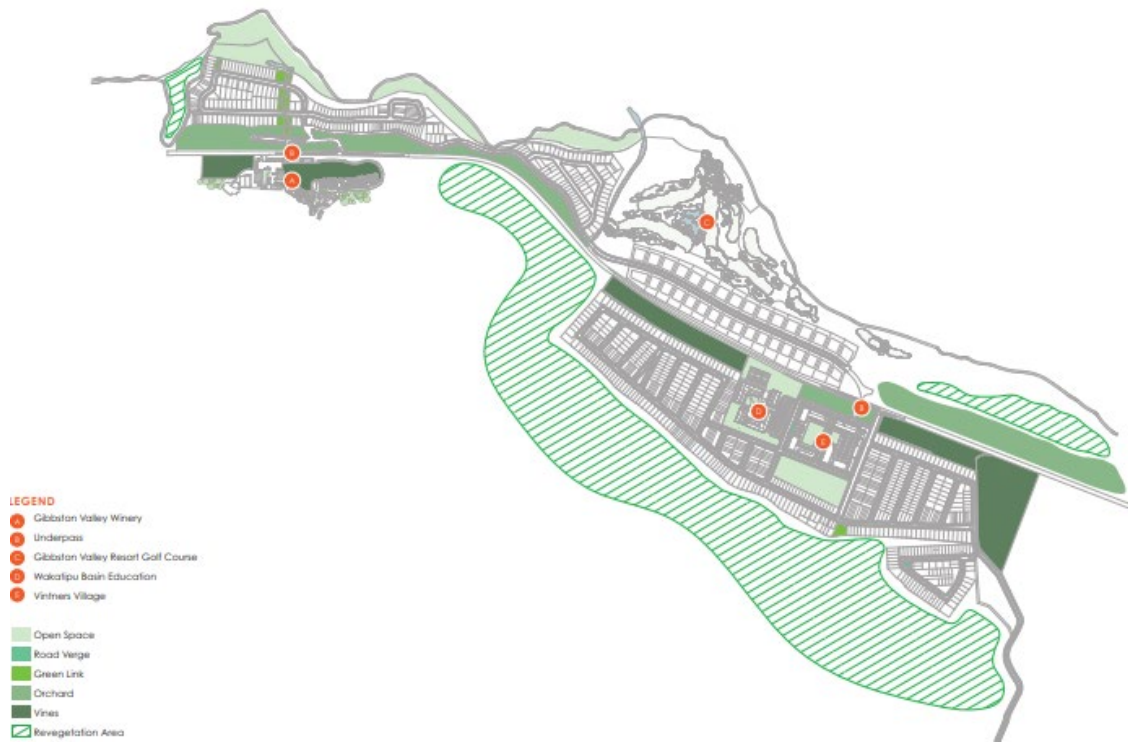
#### (b) Orchard Areas

<b>Description:</b>	Two designated Landscape Management Areas (LMAs) crucial for maintaining local biodiversity
<b>Size:</b>	Approx. 2.16ha and 2.8ha
<b>Purpose:</b>	To ensure these areas remain untouched and preserved as critical ecological zones

#### (c) Wahi Tupuna Area around Toms Creek

<b>Description:</b>	A culturally significant area encompassing Toms Creek, known as Wahi Tupuna, which holds historical and spiritual value for local iwi
<b>Size:</b>	Approx. 1.62ha
<b>Purpose:</b>	Protection of the cultural heritage and natural environment, ensuring the preservation of the creek's ecological and cultural integrity





#### 4 OBJECTIVES OF THE ECOLOGICAL PROPOSAL

**Protection in Perpetuity:** By placing these areas under covenant protection, GVS ensures their protection from development and other activities that could harm their ecological value. The objective is to protect open space and maintain and enhance the landscape amenity values of the Covenant Area. Subdivision (within the meaning of the Resource Management Act 1991 or any other equivalent replacement legislation) of the Covenant Area is to be prevented.

**Enhancement of Native Biodiversity:** GVS commits to the cleanup and restoration of these areas, including the planting of native species to enhance biodiversity. The objective is to protect and enhance the natural character of the Covenant Area with particular regard to indigenous flora and fauna, and other ecosystems.

**Community Engagement and Education:** These areas will serve as valuable resources for community engagement, recreational access, and environmental education, fostering a deeper connection to and respect for our natural heritage.

**Cultural Preservation:** Protect the Wāhi Tūpuna area around Toms Creek, respecting its cultural significance and maintaining its natural state for future generations. Essentially, these covenant areas will be limited to conservation, landscape and open space protection, and

public access and recreation purposes whilst enhancing the contribution that the Covenant Area makes to protecting indigenous biodiversity by restoring indigenous vegetation cover in the Covenant Areas.

## 5 BENEFITS OF ENDURING PROTECTION

**Legal Protection:** a registered covenant offers a legally binding instrument that ensures the long-term preservation of the land. GVS is currently considering the best mechanisms for covenant transfer and in favour of which entities.

**Ecological Sustainability:** Continuous monitoring and management plans will be established to maintain and improve the ecological health of the areas.

**Enhanced Funding Opportunities:** Covenanting areas in perpetuity for biodiversity and landscape purposes, can open up additional funding opportunities for conservation projects and maintenance.

## 6 IMPLEMENTATION PLAN

**Survey and Documentation:** Conduct detailed surveys to document the current state of the areas and establish baseline data.

**Legal Processes:** Register legal protection of the areas, including the drafting and signing of covenants with a suitable entity as the covenantor.

**Cleanup and Planting:** Initiate a comprehensive cleanup of the designated areas, followed by the planting of native species to restore and enhance the natural habitat.

**Community Involvement:** Engage the local community through educational programs and volunteer opportunities to support the conservation efforts.

**Cultural Collaboration:** Partner with local iwi to ensure the Wāhi Tūpuna area is managed in a way that respects and honours its cultural significance.

## 7 CONCLUSION

This ecological proposal highlights GVS's commitment to preserving the natural environment through the protection and enhancement of key ecological and landscape areas. By placing these areas into a form of covenant area, this will ensure conservation outcomes for future generations, support native biodiversity, and provide valuable spaces for community recreation and education.



Please do not hesitate to contact me on s 9(2)(a) should you have any queries.

Yours sincerely,  
**Town Planning Group**



Brett Giddens  
**Director**