

From: Stewart Brands [REDACTED]
Sent: Sunday, August 18, 2024 4:09 PM
To: Islands2050
Subject: Protective Covenants

To whom it may concern which may be everyone within the Trust region,

As a suggestion w.r.t Protective Covenants for property owners, it is compatible with the raison d'etre of the Islands' Trust and the Mandate of the Act that the entire cost of establishing Protective Covenants on private properties ,if the owners so wish,be free of costs to the owner and that those costs come from the Islands' Trust Planning budget.

In this way the whole of the taxpayer infusion of funds to the Trust contributes to the intrinsic reason for the Trust's existence to Preserve and Protect the natural islands' habitats.

Some people reason that this would be inappropriate because those covenant holders would benefit financially from the budget for reduced property taxes.

This reasoning lacks consistency and inherent logic as a reason to not proceed with no cost Protective Covenants on private property. That is so because it ignores the fact that the Islands' Trust contributes significant free services from the Planning budget to developers demanding Trust resources for downsizing lots and upgrading them.

These free services to developers cause huge gains in property values to those who develop their lots that dwarf the savings to Covenant holder tax reductions. Developers

gain financially in a significant and immediate way from the free resources provided by the Trust.

These free Trust resources from the Trust to developers of lots include free meeting time, free Planner advice and time, free Planning lawyer advice and free Trustee time. The total time spent on each developer application represents large costs to the taxpayer for even larger financial gain to the developer via real estate value appreciation and amortisation.

As stated above the gains to developers using Trust resources dwarf the property tax reduction an individual lot owner would receive with free Protective Covenant costs.

Hence the amount of property tax savings to the Covenant holder caused by support from the Planning budget is entirely consistent with the profits made by developers with the same Planning budget support.

Obtaining a Protective Covenant is, by definition, Planning as much as Development Permits are Planning.

Prohibiting free Protective Covenant as a Trust service from the Planning budget while providing free services to development permit clients is an inconsistent and improper bias, which places the Island Trust in direct conflict with the Mandate of Preserving and Protecting natural habitats. Such an inconsistent bias is contrary to the Mandate of the Trust and the initial conditions of the Trust's creation.

The solution to this inconsistency is for the Trust to provide free Protective Covenant fees to property owners

who wish that form of covenant to protect the natural Gulf Island habitat in their jurisdiction.

Those who state that this is not possible because those property owners gain by reduced property taxes are improperly biased for the above stated reasons and are wrong for a plethora of reasons.

The Trust has reasons, therefore, that are entirely consistent with the Mandate to provide, from the Planning budget, costs to the establishment of Protective Covenants to any Islands' Trust property owner who wants one for their property free of costs charge.

There is ample reason that this becomes immediately possible and abundantly useful when looking ahead to 2050 considering the exponential rise in pressures to remove natural habitat synergies with associated exponential development and downsizing of lot applications.