

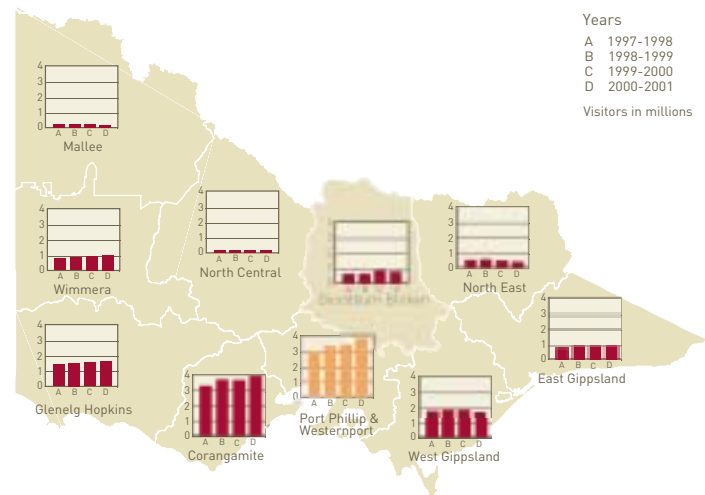
Land value: conservation and amenity

Parks visitation

The establishment of protected parks and reserves indicates the value placed on environmental assets by a community. The recreational use and levels of visitation to such areas can also indicate their popular value. Importantly, visitation levels highlight that certain areas are valued by many more people than the land owner, occupier or manager. The range of people who apply value to certain land areas makes issues of land management more complex.

Visitation to parks and reserves¹

Catchment Management Regions, 1997-2001



NOTE: includes National and State Parks, State Flora & Fauna, Historical and Marine Reserves. Where parks or reserves overlap more than one CMA, visitation statistics have been divided equally between the CMAs in question.

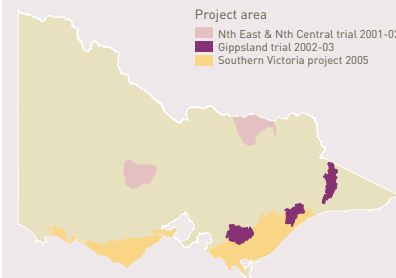
Conservation covenants

Land owners can place covenants on their land in order to permanently protect it from activities such as subdivision or clearing. Trust for Nature conservation covenants protect properties of high conservation value based on: degree of disturbance; diversity of native flora and fauna; presence of rare and endangered species; value as a buffer or wildlife corridor; size and shape; and site condition. These covenants derive from the *Victorian Conservation Trust Act 1972* and are registered on the property title binding future owners.²

Placing a value on land conservation: the case of BushTender

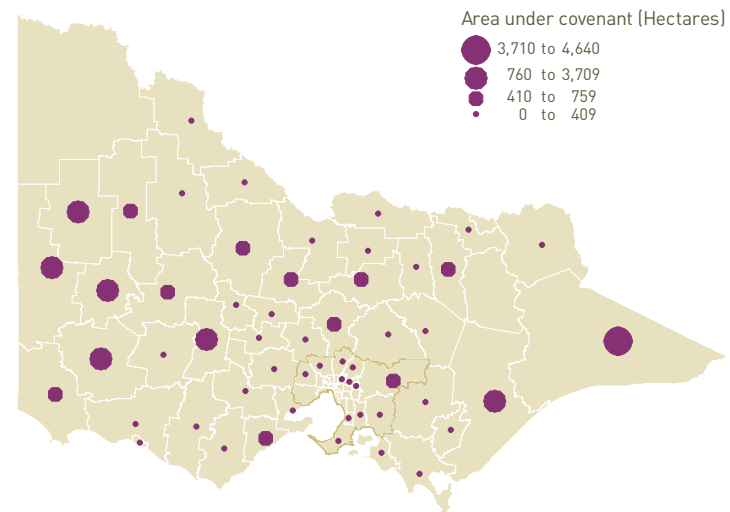
BushTender is a project which aims to achieve a healthier environment by using an auction mechanism. In order to reduce dryland salinity, improve water quality, biodiversity and carbon sequestration, land owners are invited to bid for funds that they use to achieve these outcomes via a conservation contract between themselves and the Victorian Government. The approach is designed to maximise environmental benefits for a given budget by selecting the combination of bids that provide the best environmental outcome.

Location of BushTender projects³



Total area of land under a Trust for Nature covenant⁴

Local Government Areas, 2004



Coastal Development: Environmental and cultural assets” p. 102

Sources ¹Parks Victoria 2005 “Visitation Statistics” ²TFN 2005 “Conservation Covenants” ³DSE 2005 “Bush Tender” ⁴TFN 2005 unpublished data

