

Water Large Tide (LLWLT) plus dunes extending beyond the HHWLT. Due to the extreme sensitivity and the very high risk of danger/damage from storm surges, fewer development activities would be acceptable in Zone A.

Activities that should be acceptable in Zone A:

- The maintenance or enhancement of the coastal features, e.g. sand fencing or planting native dune grasses to protect sand dunes
- Acceptable erosion control structures
- Development associated with access and interpretation for educational or research purposes
- A development or undertaking to protect a coastal feature while providing approved public or private access to a shoreline e.g. a broad walk
- On coastal marshes that have been historically dyked for agricultural purposes:
 - carry out agricultural practices
 - construct agricultural storage buildings for activities related to the use of that land e.g. hay storage

ZONE B – COASTAL LANDS BUFFER AREA

Zone B is the land immediately adjacent to the coastal features. Zone B would consist of an area 30metres landward from the inland edge of Zone A. In the case of coastal marshes, a 30-metre buffer is essential for maintaining the integrity of the marsh while development activities in zone B would continue to have a direct impact on the coastal features and expose people to storm damage, the impacts in most cases would be somewhat less due to the protection afforded by both the natural features and prohibitions in Zone A. As such, a slightly greater range of activities would be acceptable.

Activities that should be acceptable in Zone B:

- All of the activities acceptable in zone A should be accepted in Zone B

- The construction of a new single family residence if it meets conditions related to:
 - existing residence on either side of lot
 - proximity to the boundary of zone A
 - size of structure and
 - ability to meet other regulatory requirements
- The repair, expansion or replacement of existing structures with the following conditions:
 - that this activity is no closer to Zone A, than the existing building
 - that the total increase in size of the building does not exceed 40% of the existing building

ZONE C – COASTAL TRANSITION AREA

A further zone, which will not be part of the initial coastal area protection policy, but will be adopted in the future, is referred to as – Zone C. It would extend from the outside of Zone B landward. The sensitivity to impact, and to storm damage, would vary considerably in Zone C depending primarily on topography elevation, and the erodibility of the land. As such, a precise distance for zone C has not been established at this stage in the development of the policy.

Activities that should be acceptable in Zone C:

- All activities that are acceptable in zones A and B are acceptable in the transition Zone. There will be greater variability in the sensitivity of this zone. Rather than trying to list all the potentially acceptable activities, the activities will be reviewed based on established criteria. There are two basic categories of criteria:
 1. The susceptibility for the development to storm surges (In addressing susceptibility to storm surges, elevation, topography and erodibility (geomorphology) are key considerations.), and

2. The biophysical impact on the coastal ecosystem of the development. (In addressing the Impact of the development on coastal ecosystems, issues such as the potential to contaminate

(Hazardous materials storage, septic tanks/sewage), harmful disruption of the habitat, and disruption of natural coastal processes (e.g. littoral drift) are key considerations.)

ACTIVITIES WHICH SHOULD BE PROHIBITED IN ALL ZONES

There are some activities that are inherently unacceptable in any zone, these include:

- Groynes - rigid structures built out from a shore to protect the shore from erosion, to trap Sand or to redirect a current.
- Infilling.
- Dredging, excavation and associated spoil disposal activities except with an Ocean Disposal Permit from the Federal Government.
- Beach quarrying.
- Causeways, where a bridge is a technically feasible alternative.

Government and agencies in-charge of the coastal area management should make has the above suggested policy sustainable and workable, by implementing the policies for each zones

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