

CHAPTER 8 KANGAROO ISLAND COAST PROTECTION DISTRICT

8.1. Introduction

8.2. Recommended Landward Boundary

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The South Australian coastline is divided into seven coast protection districts. The extent of the Kangaroo Island Coast Protection District is detailed in Chapter One.

The current district is only an interim measure. It is intended to eventually define the landward boundary of this and other coast protection districts by cadastral means. This approach ensures that the general public and landowners are certain as to where the district's landward boundary is on the ground.

8.2 RECOMMENDED LANDWARD BOUNDARY

All land that is considered to be 'coastal' for the purposes of the Coast Protection Act, will be included within the Kangaroo Island Coast Protection District. In urban areas this means including at least the township sized allotments abutting the foreshore road in view of their direct relationship with the foreshore.

In coastal areas outside of the townships and holiday house areas an important consideration is the inclusion of coastal land forms (e.g. wetlands and sand dunes) and land that is visually linked with the coast. The landward boundary however should not extend so far inland that it would involve the Coast Protection Board in matters not directly related to the coast.

It is intended that the landward boundary of the coast protection district, outside of township and holiday house areas, forms the basis of a 'coastal zone' constituted under the provisions of the Planning Act.

It is assumed for this exercise that the current provisions of the Coastal Zone within the DC Kingscote will be retained unaltered, and extended to include coastal land within the DC Dudley.

The objectives of the Coastal Zone are to retain the land for farming activities and preserve the scenic beauty and natural features of the coast.

The Development Plan establishes that it is the visibility of structures as viewed from the foreshore, coast and coastal roads that is of critical concern.

The Principles of Development Control in the Development Plan

establish that buildings should be unobtrusively located, and not located on prominent sites on open land where the land is in view from the coast or coastal roads. Also that the bulk, design and siting of buildings is an important consideration.

The Development Plan prohibits many types of developments including hotels, motels, residential flat buildings and tourist accommodation facilities, so as to remove the potential for large bulky buildings that could impair the visual amenity of the coast. These types of developments are intended to be restricted to townships and defined urban areas.

The landward boundary of the district has therefore been defined having regard to the visibility of the land as viewed from the foreshore, coast and coastal roads, and also in consideration of the potential impact that development could have on the coastal environment.

Unfortunately, it is impractical to provide specific details as to why a particular alignment was chosen for individual locations in this report. Also it is impractical to include plans depicting the recommended landward boundary. The working plans are held in the offices of the Coastal Management Branch for reference purposes.