



**-Coastal Environment Protection-**

**The Removal of  
COASTAL LAND AND  
WATER RIGHTS  
on Eyre Peninsula in  
South Australia  
(as at 1<sup>st</sup> November 2009)**

# THE PROBLEM...

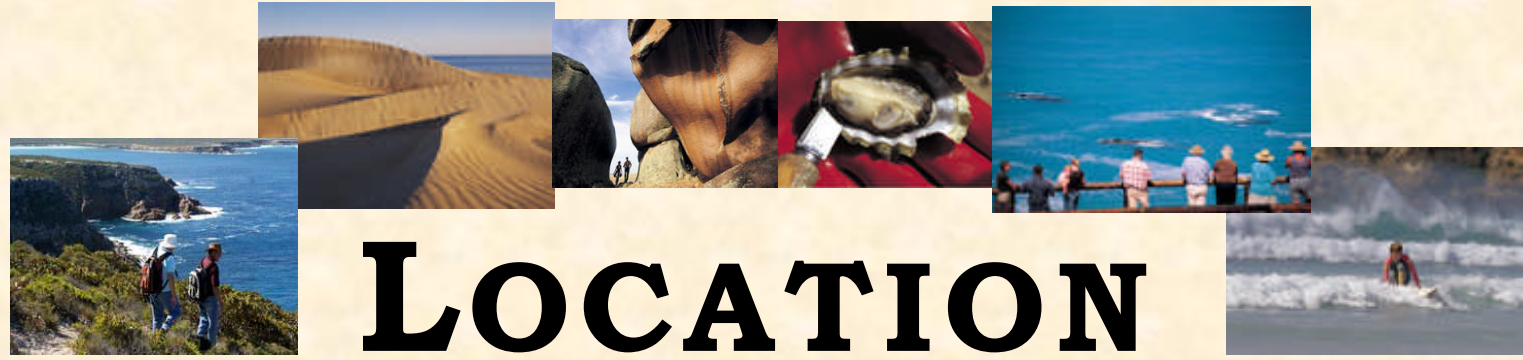
**From:** Steve  
**Sent:** Wednesday, 28 October 2009 6:13 PM  
**To:** Flinders EO Port Lincoln  
**Subject:** Website Enquiry  
**Attachments:** Streaky rezoning letter.jpg; Streaky rezoning map1.jpg; Streaky rezoning map2.jpg

Dear Liz

My brother Nick and I bought a farm at Streaky bay 4 years ago and at the time to undergo freeholding we lost a lot of land to costal reserve we almost did not buy it because of the extent that was going to be lost. We are active in undertaking conservation of this land I have been now devastated to find that we are losing 50% of our property to rezoning without any right of appeal, we do not want to develop the land just build some houses for a kids on land we thought we owed. We feel very let down by the Rann government on this issue and would be willing to become very politically active to overthrow this rezoning policy. What do you suggest  
Steve

Streaky Bay

“I don’t know what to suggest for these people and the many others that are affected and ask for any help delegates can give me!”



# LOCATION



# EYRE PENINSULA



# FACTS

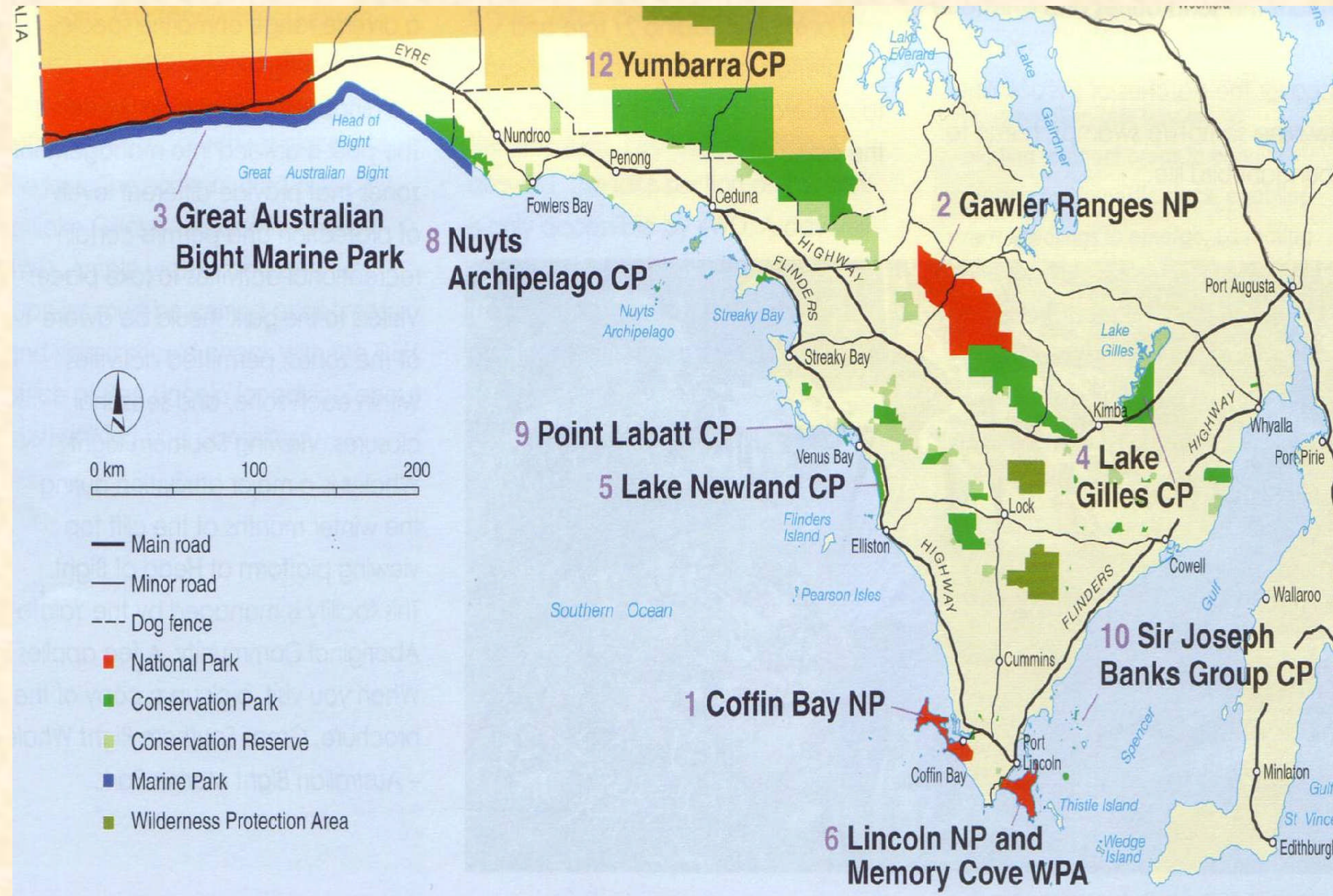
- 55,000 square kilometres
- 2,565 kilometres of coastline  
(approximately one half in length of state's coastline)
- Population 35,000 approximately 3% of South Australia's population
- Aboriginal population- 5.5% of total population on Eyre Peninsula
- Two major towns –
  - Port Lincoln 15,000
  - Ceduna 3,600

# **PARKS & RESERVES**

105 Parks & Reserves –  
approximately 10 million hectares  
includes:

- **National Parks**
- **Conservation Parks**
- **Conservation Reserves**
- **Heritage Agreements**

# CONSERVATION AREAS



# THREATS

- Freeholding of Perpetual Leases
- Introduction of Coastal Conservation Zone
- Coastal Conservation Assessment
- Regional Land Use Framework
- Marine Parks
- Cost Shifting
- Climate Change

# **FREEHOLDING**

- Perpetual leases created to expedite settlement.
- Original intent was for leases to remain in existence in perpetuity.
- Initially surveying costs were absorbed by the Crown.

## **FREEHOLDING (continued)**

- 30 metres from high water mark was included in Crown Reserve. Then this was increased to 50m to 100m, now 200m is included in the most recent government land grab.
- 2002 - Labor Government proposed changes to increase the rental and the cost of freeholding to increase to \$6000.
- This failed and the Government then introduced the Accelerated Freeholding program.

## **PERPETUAL LEASE ACCELERATED FREEHOLDING PROGRAMME**

- Freeholding fees \$2000 or 20 times the annual rent, whichever the greater.
- Application time frame extended from September 2003 to March 2006 due to complexity. After which time costs will revert to \$6000 or 20 times the annual rent, whichever the greater.
- Transfers of perpetual leases not permitted without lease first being freeholded. **In effect this is compulsory freeholding.**

**PERPETUAL LEASE  
ACCELERATED FREEHOLDING  
PROGRAMME (continued)**

- Lessee required to pay survey costs.
- Waterfront Crown Reserve increased if the property included high conservation wetlands or affected by sand dunes or coastal processes.
- No recognition of heritage agreements or conservation works undertaken by land owners.

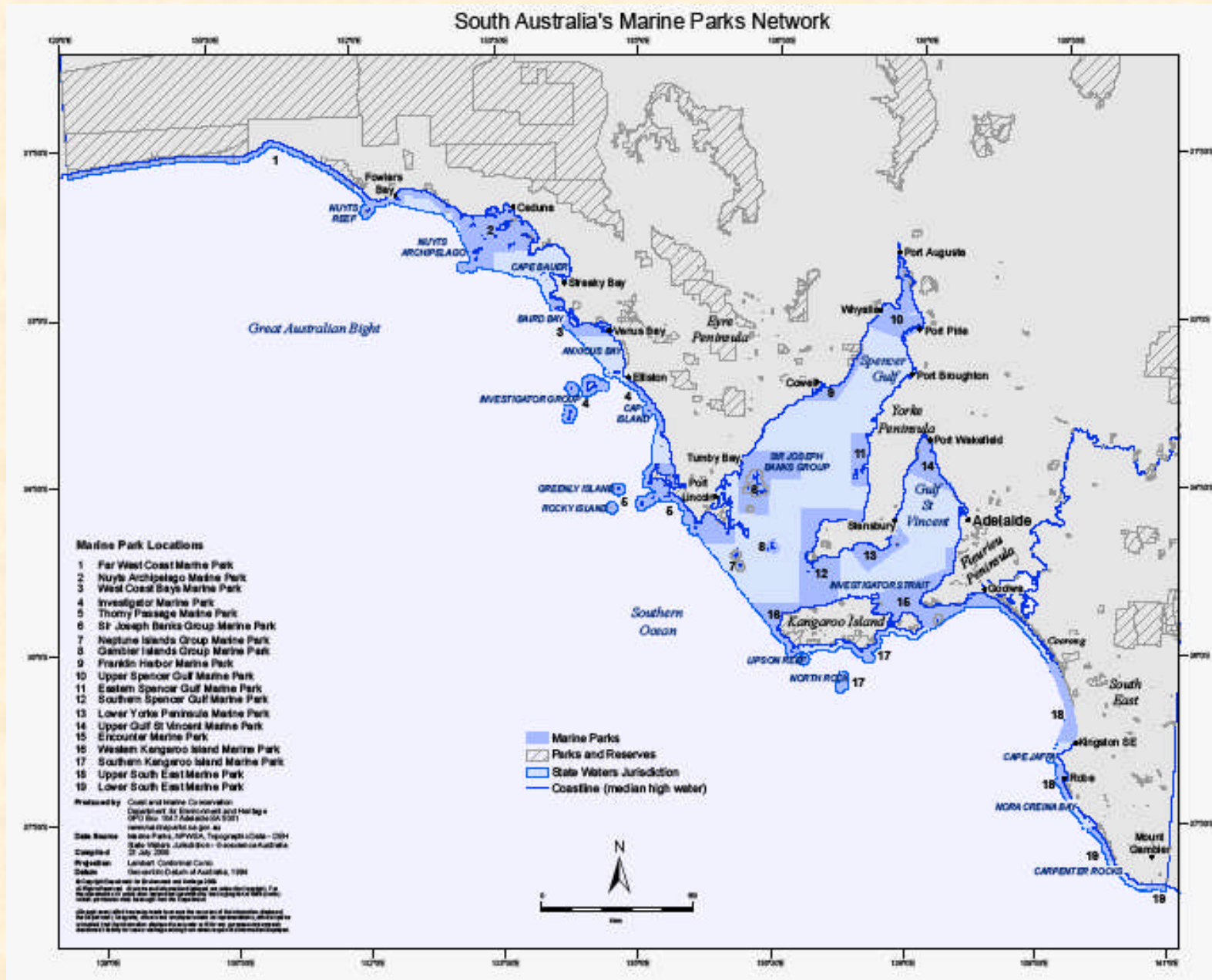
# COASTAL MANAGEMENT STRATEGY

- EP Councils in conjunction with Planning SA developed Coastal Management Strategy.
- Planning SA introduced a Coastal Conservation Zone along coastline.
- A Federal Government Standing Committee is proposing greater federal powers to decide coastal land use. The framework outlines how beachfront development will take place with every councils' planning affected.
- **Quote:** "...the cost of dealing with climate change could send coastal councils broke." *Cairns Mayor Val Schier*  
*The Australian, Thurs 29 October 2009*

# MARINE PARKS

- 2,565 kilometres of coastline around Eyre Peninsula with 65% of State's seafood produced.
- 10 of 19 Marine Parks located along Eyre Peninsula coastline.
- 44% of State water's included in Marine Park outer boundaries.
- Inner Zones still be determined that will delineate:
  - General Use Area
  - Habitat Protection Zone
  - Sanctuary Area
  - Restricted Area

# MARINE PARKS NETWORK



# Port Lincoln Foreshore & Silos



Photo by Jill Parker

# Port Lincoln Wharf



Photo by Jill Parker

# Port Lincoln Marina



Photo by Jill Parker