



COASTAL ZONE

'Coastal Zone' is defined in the Coast Conservation Act as "the area lying within a limit of three hundred meters landward of the Mean High water Line and a limit of two kilometers seaward of the mean Low Water Line and in the case of rivers, streams lagoons or any other body of water connected to the sea either permanently or periodically, the landward boundary shall extend to a limit of two kilometers measured perpendicular to the straight base line drawn between the natural entrance points identified by the mean low water line thereof and shall include waters of such rivers, streams, and lagoons or any other body of water so connected to the sea".

TYPES OF PERMITS

Two types of permits are issued for development activities within the coastal zone

A permit issued by the Director CCD referred to as a Major Permit.

A permit issued by the Divisional Secretary on behalf of Director is referred as Minor Permit.

When do you need a permit the permit issued by the Director/Coast Conservation

PERMIT ISSUED FROM THE COAST CONSERVATION DEPARTMENT

- ☒ Dwelling houses and related structures of total floor area 1000 sq. feet (93 Sq. m) or more
- ☒ Tourism, commercial and industrial structures Recreational/sports structures
- ☒ Harbour structures and navigational channels Roads, bridges and railway lines
- ☒ Public and religious structures
- ☒ Shoreline protection works
- ☒ Sewage treatment facilities and ocean outfalls
- ☒ Aquaculture facilities

- ☒ Waste water discharge facilities
- ☒ Disposal of solid wastes
- ☒ Dredging, filling landscaping and grading
- ☒ Removal of sand Breaching of sand bars, sea shells or vegetation
- ☒ Mining and reclamation
- ☒ Removal of corals for research
- ☒ Reclamation
- ☒ Installation of oil, air, water pipes and electricity lines
- ☒ Any other development activity that will alter the physical nature of the coastal zone

A minor permit is issued by the Divisional Secretary for the following activities.

- ☒ Dwelling houses and related structures of total floor area less than 1000 sq. feet (93 sq.m) outside the new buffer zones(100m/200m)
- ☒ Small scale commercial structures total floor area less than 350 sq. feet (32.5 sq.m) outside the buffer zones (100m/200m)
- ☒ Removal of sand up to two cubes from locations specified by the CCD.
- ☒ Removal of sand bars to prevent floods

HOW TO APPLY FOR A PERMIT

- ✦ Applicant's name and postal address
- ✦ The location of the project and nature of the project
- ✦ A statement of costal erosion in the coastal reach of the proposed location
- ✦ Present land use
- ✦ Details of other agency approval obtained

OTHER DOCUMENTS REQUIRED WITH AN APPLICATION

1. 3 copies of survey plans of the proposed site which are prepared within 5 years prior to the date of tendering the application. All copies should certify as true copies.
2. 3 copies of building plans including floor area (certified by an Architect).
3. Proof of payment for the specified permit fee: (The specified permit fee is varying according to the floor area of the proposed building and the relevant fee could be paid by cash or postal/money order or cheque drawn in favour of Director, Coast Conservation).

APPLICABLE FEES FOR PERMIT

Floor area of proposed building		Permit Fee
1 - 1000 Sq. ft.	-	Rs. 100.00
1001 - 2000 Sq. ft.	-	Rs. 300.00
2001 - 3000 Sq. ft.	-	Rs. 500.00
Over 3000 Sq. ft.	-	Rs. 2000.00
Removal of sand (One cube or less)	-	Rs. 50.00
Processing of EIA	-	Rs. 25000.00

APPROVAL OF BUILDING PLANS BY LOCAL AUTHORITIES

Although issuing the final approval for construction of the buildings within the coastal zone is a responsibility of the respective local authority, it is compulsory to obtain a permit from the Coast Conservation Department prior to the commencement of construction of buildings, even if approved by the relevant local authority.

PERMIT RENEWAL

The holder of a permit may not less than one month prior to the date of expiration of such permit apply for renewal of such Permit.

ENVIRONMENTAL IMPACT ASSESSMENT

Guidelines for preparation of (IEE) and (EIA)

- a. Description of proposed activity
 - i. Description of the nature, aims and scope of proposed activity
 - ii. Description of the methodology to be adopted during construction operation and maintenance
 - iii. Description of proposed project's socio-economic and ecological benefits/costs; and
 - iv. Description of the long-term monitoring program for the proposed activity

b. Site description

- i. A description of the within which the activity, development or operation is proposed to be sited and its environs should include :
- Location of proposed activity marked on a 1 inch to 1 mile map or 1:50,000 metric sheet;
 - A site map at a scale suitable to show the proposed activity
 - Delineation of coastal habitats as defined in Chapter 3 and their ecological state;
 - Proximity to water bodies;
 - Existing land use and other human activities;
 - Any high priority archaeological historic and cultural sites within the Coastal Zone as listed in Annexe and any high priority recreational scenic and protected sites within the Coastal Zone as listed in Annexe And
 - Other relevant information

c. Description of potential impacts

- Coastal habitats described in Chapter 3;
- Quality and quantity of coastal waters
- Past and present land use patterns;
- The abundance and diversity of plant and animal life;
- Erosion and depositional processes along the shore;
- Water circulation, flushing, turbidity and sedimentation;
- Freshwater runoff patterns and/or saltwater intrusion
- Areas of archaeological, historic, cultural and scenic significance

d. Proposed mitigation measures

A statement setting out proposed measures to minimize impacts and a statement on the effectiveness of the proposed should be provided. If alternative measures are considered, these should be stated and reasons for selection of the proposed mitigation measures given.

e. Additional requirements'

€ On a case by case basis, specify other particulars to be included in the IEE or EIA.

Coast Conservation Advisory Council

The Coast Conservation Advisory Council consisting of following members.

1. Secretary/Ministry of Fisheries, Aquatic Resources and Christian Affairs
2. Director/Coast Conservation
3. Secretary/Ministry of Tourism
4. Secretary/Ministry of Local Government
5. Secretary/Home Affairs
6. Secretary/Ministry of Industries
7. Director General/Department of Fisheries and Aquatic Resources
8. Land Commissioner
9. Director General/Urban Development Authority
10. Director/Irrigation Department
11. Three representative from Hon. Minister of Fisheries

REMOVAL OF UNAUTHORIZED CONSTRUCTIONS

The development activities without obtain a permit

The development activities that violating permit condition

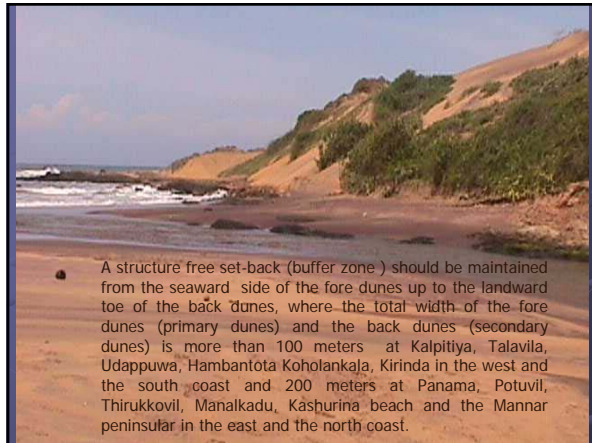


SUPPLY OF ELECTRICITY FOR UNAUTHORIZED CONSTRUCTIONS

Supply of electricity will not be allowed in any event of unauthorized constructions within the coastal zone with effect from the year 2003.

PROHIBITED ACTIVITIES

- Removal of corals other than for research purposes
- Development within the designated protected areas such as National parks/sanctuaries
- Approval will not be granted for any development activity National Parks and sanctuaries located within the coastal zone including Vilpaththu, Yala, Kuman, Panama National Parks/Sanctuaries
- Removal of sand except in areas identified by CCD & any development activity within sand dune areas.



A structure free set-back (buffer zone) should be maintained from the seaward side of the fore dunes up to the landward toe of the back dunes, where the total width of the fore dunes (primary dunes) and the back dunes (secondary dunes) is more than 100 meters at Kalpitiya, Talavila, Udappuwa, Hambantota Koholankaja, Kirinda in the west and the south coast and 200 meters at Panama, Potuvil, Thirukkovil, Manalkadu, Kashurina beach and the Mannar peninsular in the east and the north coast.

Development within a radius of 200 m of archaeological, historical and religious sites designated by the Department of Archaeology

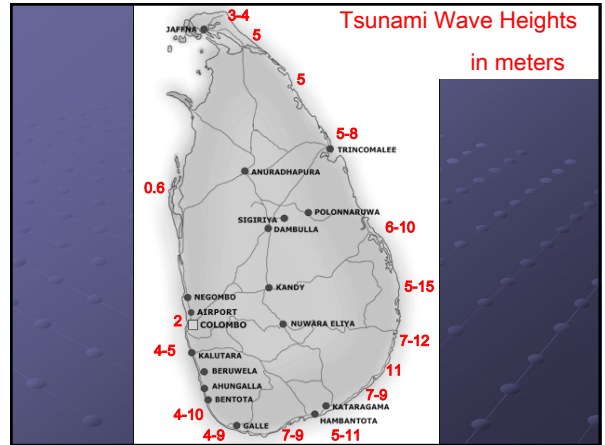
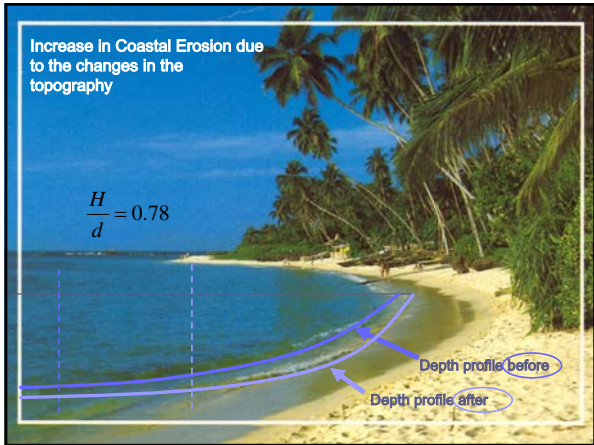
Any development activity that will significantly degrade the quality of any area designated as being exceptional value



NEW COASTAL BUFFER ZONES STIPULATED AFTER THE TSUNAMI

"A 100 m buffer zone from the permanent vegetation line of the beach front should be delineated for any new construction in the west and south coast from Kala Oya river mouth (Gange Wadiya) to Kinindi Oya river mouth and 200 m buffer zone from the permanent vegetation line of the beach front should be delineated for any new construction in the East and the North coast from Kinindi Oya river mouth to Kala Oya (Gange Wadiya)"





INTERIM GUIDELINE FOR DEVELOPMENT ACTIVITIES WITHIN THE COASTAL ZONE

LIMITATION IMPOSED ON DWELLING HOUSES CONSTRUCTION WITHIN THE BUFFER ZONE

Approval will not be granted for the construction of dwelling houses within the 100m. and 200m. buffer zones respectively for western and southern coastal segment and northern and eastern coastal segment. However this limit will be relaxed for the land located in coastal headlands.

SET BACK (BUFFER ZONE) EXEMPTIONS

An exemption implies a significant deviation from the intent of the set back guidelines stipulated in the plan. Exemption may be granted by the Director only if the Coast Conservation Advisory Council determines that there are compelling reasons for allowing an exemption and recommends such exemptions.

Set Back (Buffer Zone) exemptions are determined by the Coast Conservation Advisory Council for the following development activities within the coastal zone.

- > Nationally important projects
- > Fisheries related buildings and infrastructure
- > Tourism related development projects within the declared tourism zones.

GUIDELINES FOR APPROVING NATIONALLY IMPORTANT PROJECTS

Approval will be granted with the concurrence of the Coast Conservation Advisory Council for the projects which could demonstrate significant benefits to the public. These includes housing development, industries, tourism, public infrastructure and construction related to national security which intended to be located within the declared 100 m and 200 m buffer zone respectively for western and the southern coastal segment and northern and eastern coastal segment.

Under this provision, a detailed proposal should be submitted through their respective ministries for the approval of the Coast Conservation Advisory Council.

BASIC REQUIREMENTS FOR NATIONALLY IMPORTANT PROJECTS

- A contour map showing three meter intervals for the site chosen for the proposed development activity.
- A brief description of the soil and geomorphological conditions of the proposed site.
- A set of building plans with a capacity to minimize the damages from the coastal hazards.
- An evacuation plan that enables to relocate residents to safer locations within a short period of time during an unexpected event.
- A justification and clear description on why the proposed project is nationally important.

GUIDELINES FOR FISHERIES RELATED BUILDINGS AND INFRASTRUCTURES



Approval will be granted with the concurrence of Advisory Council for the development activities related to fisheries buildings and infrastructure excluding dwelling units within the set back areas (buffer zone) of 100 m and 200 m respectively for western and the southern coastal segment and northern and eastern coastal segment.

The following activities will be considered as fishery related activities

Construction of temporary huts for storage of beach scene nets and crafts.

Facilities for ice production, storage and distribution.
Facilities for sea water intakes and purification systems for aquaculture.

Facilities for fish auctions.

Non-residential facilities for fisheries harbours, anchorages and landing sites and fisheries related infrastructures.

A 200 m structure free set back (buffer zone) from the Mean High Water line should be delineated for the development activities that are carried out within the coastal zone in the islands located from Kirindi Oya river mouth to Kala Oya covering East and North coast.

SET BACK AREAS FOR SMALL ISLAND

Approval will be granted for the development activities within the coastal zone in islands around Sri Lanka with the following set back requirements.

A 100 M structure free set back (buffer zone) from the mean High water line should be delineated for the development activities that are carried out in the islands located in the West and the South coast from Kala oya river mouth (Ganga Wadiya) to Kirindi oya river mouth.



SET BACK FOR THE DEVELOPMENT ACTIVITIES LOCATED IN HEAD LAND AREAS

With the concurrence of the Coast Conservation Advisory Council, approval will be granted with a minimum of twenty five meter structure free set back (buffer zone) from the edge of the cliff when development activities carried out in the areas above five meter contour line from the Mean Sea Level in the following high ground areas characterized with rock outcrops or hard soil such as laterite in the west and the south coast from Kala Oya to Kirindi Oya river mouth and the Trincomalee Bay in the east coast.

Kala Oya – Serakuliya coastal segment
 Maggona headland
 Beruwala – Maradana high ground
 High ground area proximity to the Ambalangoda Police Station
 Cloisenberg at Galle
 Rumassala headland
 Kapparatota headland
 Weligama – Mirissa Cliff
 Matara Browns Hill area
 Devinuwara lighthouse – Wauwa
 Nilwella high ground area
 Goyam Bokka – Tangalle Navy Camp
 Trincomalle Bay including Dutch Bay, Marble Bay, Koneswarm

SET BACK AREAS FOR BANK OF RIVERS, STREAMS, LAGOONS

Structure free reservation area should be maintained either banks of the rivers, streams and lagoons that are permanently or temporary connected to the sea within the coastal zone, 100 m for the west & south coast and 200m for the north & east coast respectively.

GUIDELINES FOR TOURISM RELATED DEVELOPMENT PROJECTS

Approval will be granted in accordance with the following guidelines required by the TAFREN for the buildings that are used for hospitality business located within the coastal districts affected by the Tsunami event.

Hospitality Business Premises Completely destroyed by the Tsunami

A building is deemed to be completely destroyed if the cost of repair exceeds 40% of the replacement value of the building.

Such buildings will not be permitted to be constructed within the set-back area (buffer zone). The government together with the Tourist Board will establish Tourism Zones in the future. Businesses that are prevented from rebuilding within the set back area (Buffer zone) will be given preference in allotment of land with similar or better facilities with the tourism zones to rebuild their businesses. The land will be provided free of charge.

Hospitality Business Premises under construction as at 25th December 2004

Building under construction that were not damaged by the Tsunami will be allowed to be completed provided they had approval from all relevant regulatory authorities including Sri Lanka Tourist Board prior to 26th December 2004.

Building under construction (with all relevant approval) that were damaged by the Tsunami will be allowed to be completed provided the cost of completing the buildings that does not exceed 60% of the value of the building when completed.

Establishment that are not entitled to complete the buildings will be entitled to land in the tourism zones described above.

The same privilege (land in tourism zones etc.) will be afforded to those who have already obtained government approvals to construct new buildings but had not commenced construction before 26th December 2004.

- (f) A building is deemed to be completely destroyed, if the cost of repair exceeds 40% of the replacement value of the new building. However such a building is located within a tourism zone to be declared by the government under the recommendation of the Sri Lanka Tourist Board, the approval for reconstruction or decision to providing an alternative land will be taken by the Coast Conservation Advisory Council based on the recommendations of all other relevant institutions by on case by case basis.

Buildings under construction with all relevant approval that were damaged by the Tsunami and if it is located in the tourism zone, the approval for reconstruction or decision to providing an alternative land will be taken by the Coast Conservation Advisory Council based on the recommendations of other institutions including the Tourist Board.

FURTHER INFORMATION

The following documents will help you obtain further details on the above matters and to carry out development activities within the coastal zone in compliance with the CCD guidelines and/or regulations.

Coast Conservation Act No. 57 of 1981
Coast Conservation Amendment Act No. 64 of 1988.
Environmental Guidelines for Coastal Tourism Development in Sri Lanka (1995).

Master Plan for Coastal Erosion Management
Coastal Zone Management Plan 1997 and 2004 (English, Sinhala and Tamil versions).

Special Area Management Plans (English version with summary in Sinhala) of Rekawa, Hikkaduwa, Negombo, Maduganga, Bar Reef, Habaraduwa- Unawatuna.

