

# BEACH LOSS

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.. and how to make it not as bad  
as it might otherwise be

**Allan Young**



Image: A Young

# ARE WE EXPECTING BEACH LOSS?

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## 10 Beaches at Risk of Disappearing

Source: Conde Nast Traveller



# The days of Southern California's sandy beaches are numbered

By Associated Press

March 28, 2017 | 12:28pm | Updated



Source: New York Post

# PICS: Rising sea-level a threat for Cape Town's coastline

NEWS / 2 OCTOBER 2018, 09:37AM / JASON FELIX



Source: IOL

# Sands of time are running out for Spanish beaches



Over-building, the destruction of sand dunes and rising sea levels mean Spain's beaches are being washed away  
TIMES PHOTOGRAPHER JACK HILL

Source: The Times



# Why are beaches disappearing in Morocco?

## #Environment

Desirable coastal areas are being stripped of their beachfronts by the construction need for sand



Asilah's beaches are a popular tourist attraction in the summer months (MEE/Matthew Greene)

Source: Middle East Eye



# The Case of the Disappearing Shoreline: What Happened to Jamaica's Hellshire Beach?



2009



2016

Source: Jamaica Medium

FEBRUARY 1 2018 - 8:00PM

# Wave of concern as Stockton's disappearing beach 'ignored'



Photo: Max Mason-Hubers

# WHAT CAUSES IT?

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Source: Coast Care

# Beach loss linked to dredging

Reports say wave surges hit Portsea.

THE  AGE

SUBSCR



Looking from Portsea Pier towards the Portsea Hotel, where the beach used to be. KEN IRWIN





# ONE PARTICULARLY TRICKY PROBLEM

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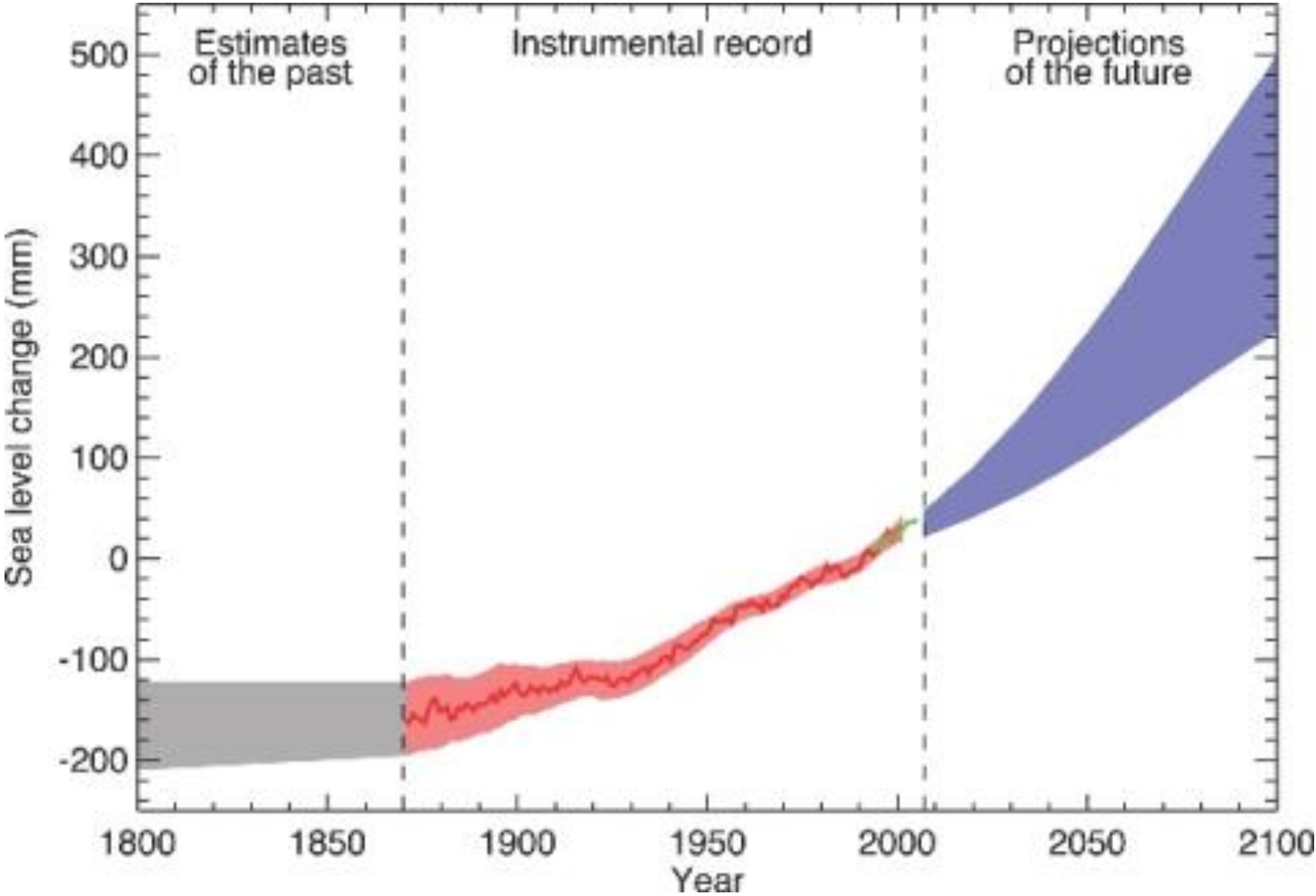
# ONE PARTICULARLY TRICKY PROBLEM

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Churchill Fellowship  
US – Caribbean – UK

# If we are expecting sea levels to rise ...



Source: Parliament of Australia

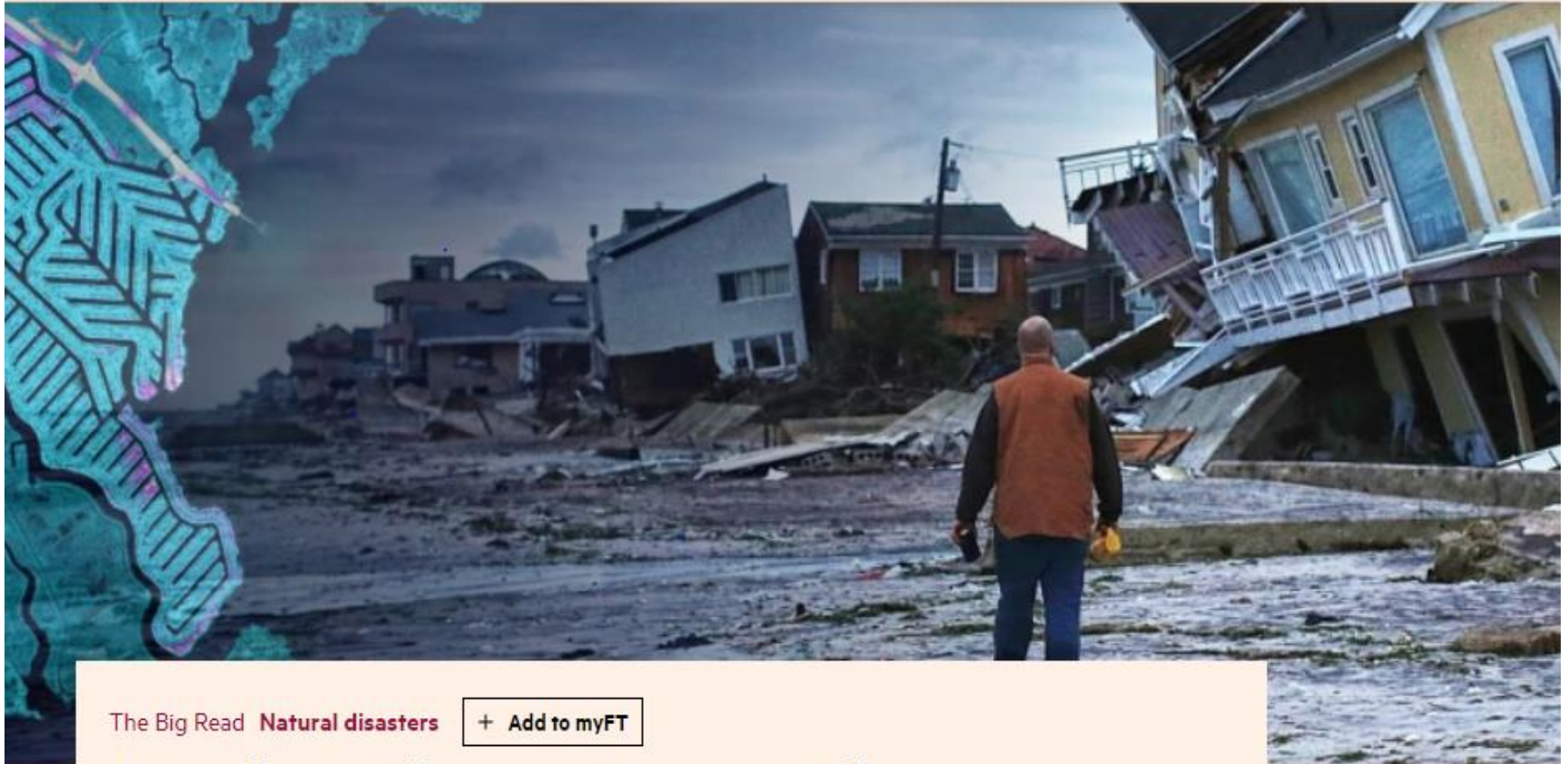


and this sort of thing is already happening ...



Photo: J Tlumaki

then why is the risk not reflected in price...



The Big Read **Natural disasters**

+ Add to myFT

## **Sand castles on Jersey Shore: property boom defies US flood risk**

Photo: Financial Times



why do we intensify development in at-risk areas...



Photo: Mark Scott



and then fortify to protect that development...



Photo: W Greene

which can lead to loss of the sandy beach as a result ...



Photo: A Young

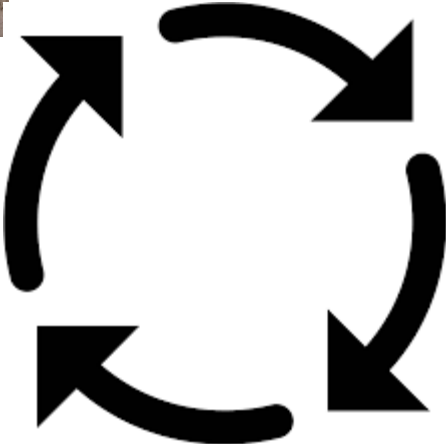


and then requires replacement sand ...



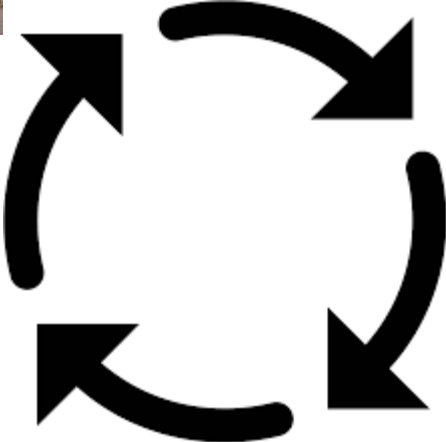
Photo: A Young

and repeat ...





and repeat ...



and repeat ...

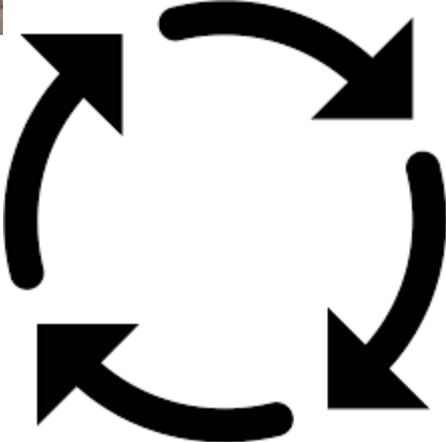






Photo: Douglas R Clifford

# WHAT IS OUR FALLBACK?

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© Reuters

Photo: Reuters





## BUY OUT BY GOVERNMENT

Photo: Bill Lyons





STATEN ISLAND : \$160,000,000

## IS IT GOVERNMENT POLICY

Photo: A Young



Department of Planning,  
Lands and Heritage



Draft

# Planned or Managed Retreat Guidelines

August 2017

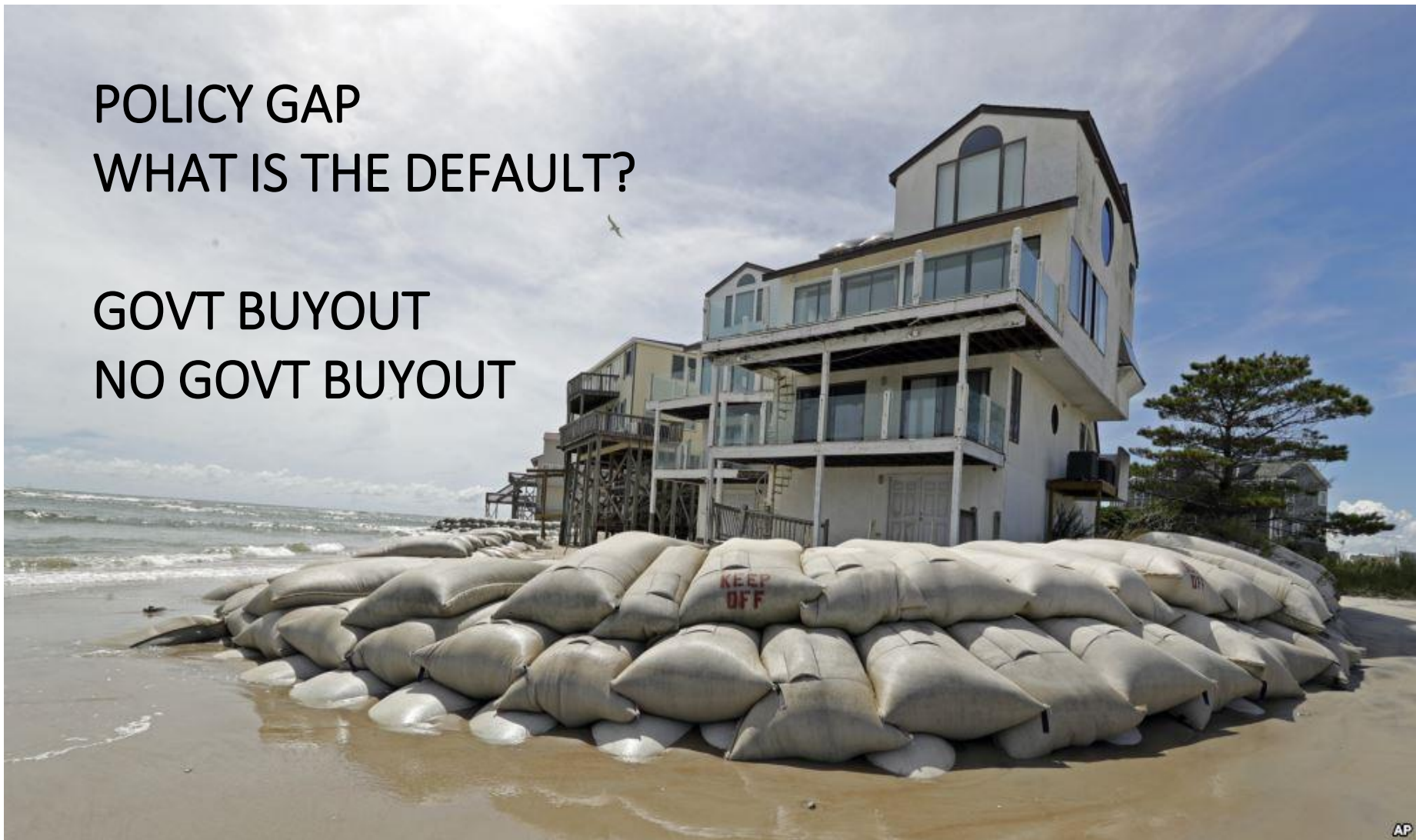
*Options available to move vulnerable land from the private to the public realm include:*

- 1. purchase of the land by the responsible authority; or*
- 2. compulsory taking by the responsible authority*



POLICY GAP  
WHAT IS THE DEFAULT?

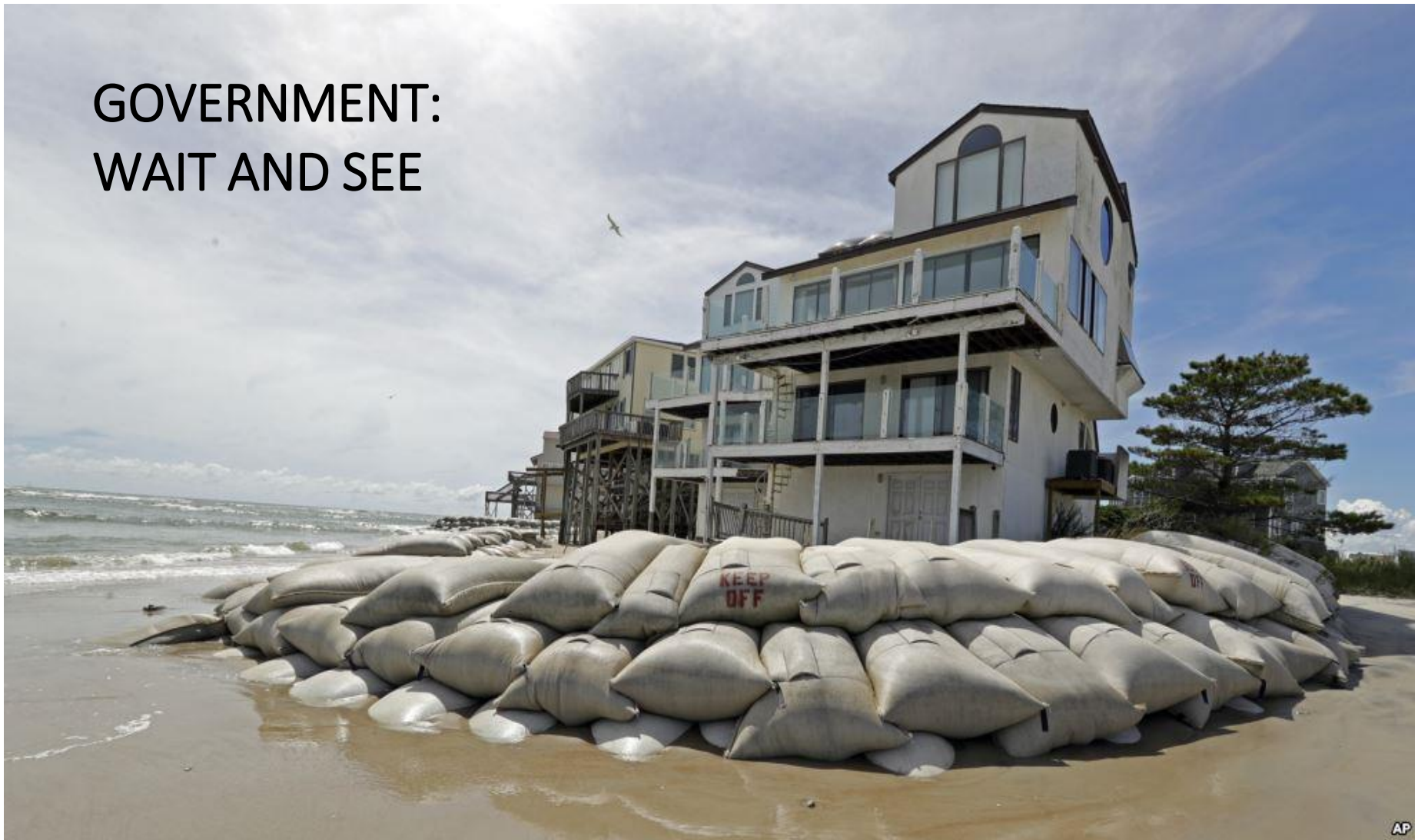
GOVT BUYOUT  
NO GOVT BUYOUT



AP

Photo: VOA News

# GOVERNMENT: WAIT AND SEE



AP

Photo: VOA News



OWNER:  
GOVT BUYOUT



AP

Photo: VOA News



ON THAT BASIS

KEEP BUILDING

INCREASE RISK

MORE PROTECTION

LESS BEACH



Photo: VOA News

# A COASTAL PONZI SCHEME



AP

Photo: VOA News

# A SOLUTION

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Articles

# How to Retreat: The Necessary Transition from Buyouts to Leasing

Allan William Young 

Published online: 16 Oct 2018

 Download citation  <https://doi.org/10.1080/08920753.2018.1498716>

 Check for updates



# HOW IT WORKS

- OWNER INITIATED (ABANDONMENT?)
- GOVERNMENT RENTS **VACANT** LAND
- PRIVATE STRUCTURES REMOVED
- TERMS ALLOW FOR PUBLIC ACCESS

Photo: A Young

# HOW IT WORKS

- AN EARLY DISINCENTIVE TO INTENSIFY DEVELOPMENT
- MARKET SIGNALLING
- PROVIDES INCOME STREAM TO OWNER (3.5%?) AND PERIOD (5-10 YRS?) ... VARIABLE TO SUIT BOTH PARTIES

Photo: A Young



# HOW IT WORKS

- REMOVES 'SECOND THOUGHTS' RISK
- RE-ZONING OPPORTUNITY

Photo: A Young

# ENDGAME?

- FOCUS IS THE TRANSITION
- REGULAR OPTIONS STILL AVAILABLE
- ACQUISITION IF NEEDED LONG TERM
- RETIRES THE FALSE ASSUMPTION

Photo: A Young

Thanks  
.... discussion

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