

## REDUCING SHORELAND PROTECTION BY HALF YIELDS 95,000 NEW HOUSING UNITS

### THE STOCKHOLM CHAMBER OF COMMERCE PROPOSES TO:

- Reduce shoreland protection to 50 meters.
- Limit shoreland protection to public access to beaches.
- Tighten legislation to prevent enclosures and privatisation of shoreland.
- Use alternative methods to protect environmental conservation areas near water.

# SUMMARY

## AND CONCLUSIONS

**In order to build an attractive and coherent capital region with many new housing units, more land in optimal locations will need to be made available. At present, shoreland protection legislation and its application by municipalities, county administrative boards and law courts prevents this.**

Shoreland protection provides general, nationwide protection. Protected areas are normally located within 100 meters of the water's edge, but can be increased to 300 meters. The twofold purpose of shoreland protection is to secure long-term public access to beaches, and to preserve suitable habitats for animals and plants. There is broad agreement that protection is needed to preserve certain pristine beaches, to secure public access to water and to protect unique natural habitats. However, current legislation extends far beyond this purpose. This limits the scope for evaluating the need for protection or prioritising other important social or private interests.

In order to illustrate how Stockholm could develop from a capital city to a capital region, the Stockholm

Chamber of Commerce gave consulting firm Tyréns the task of demonstrating how many new housing units could be built in Stockholm County Council if shoreland protection is reduced to 50 meters. The answer was 95 000. The calculations are restricted to land in close proximity to existing housing and in locations that do not harbour conservation areas.

The Chamber of Commerce considers that shoreland protection needs to be restricted. Shoreland protection of 50 metres would be sufficient to ensure public access to beaches. Revised shoreland protection legislation could also simplify the process of obtaining permits for the construction of jetties and seafront areas, which would facilitate public access and increase the attractiveness of beaches. In addition, shoreland protection should be restricted to ensure that its sole purpose is to secure public access to beaches. For the protection of animals and conservation areas, existing instruments such as nature reserves and national interest relating to conservation should be used.