

Project 04

DEVELOPMENT OF RECREATIONAL BEACH AREA FROM KOLPETTY TO DEHIWALA

1. Project implementation agency: Coast Conservation Department
2. Estimated project cost; US \$ 155 million
3. Method of procurement: By open tender.
4. Development model: Joint Venture under PPP system
5. Implementation period: 5 Years

Introduction and Background

The Government of Sri Lanka (GOSL) is interested in creating a beachfront from Kolpetty to Dehiwala located in the Western coastal belt, south of Colombo. The beach front is expected to fulfill the needs of public for their recreational activities along with the space reserved for future Transport Development Plan.

The recreational facilities at Galle Face Green will not be sufficient to fulfill the current and future demands due to lack of adequate beaches in the proximity of Colombo. The City of Colombo is experiencing a major transformation as a business, tourism and entertainment destination for both

local and foreign tourists. City has recognized the need for additional beach space in order to draw larger local and foreign tourists to Colombo area and to make Colombo more competitive in tourist industry.

Therefore, the necessity of a beach front along the Western coastal belt (from Kolpetty to Dehiwala) is considered as an attractive development. The proposed off-shore development from Kolpetty to Dehiwala will offer more financial and aesthetic value to the Colombo city; it will create large/diverse open coastal space for public in the Colombo region, enhance tourist attraction, and create new investment opportunities for locals / foreigners and for the betterment of general public life. By implementing the project, sea erosion in this area will be mitigated and public health (mental /



physical) will be improved by providing adequate space for relaxation & recreational activities. Further, it is expected to enhance the environmental standards through developing a methodical drainage/ storm water system along Kolpetty to Dehiwala area for the betterment of the coastal eco system.

Creating a space for development of existing transportation along the western coastline is another objective of this project, since present road and railway lines need to be expanded to cater to the future demand. Hence, it is necessary to create an adequate space to develop third and fourth railway tracks to fulfil the demand of current/future train commuters. Further, an elevated toll expressway is



proposed to be built on top of the railway tracks along the beachfront to reduce the city traffic in Colombo.

The proposed area currently does not have any beach front except in Wellawatta area. Presently, approximately 20-50 meters beach front is available in Wellawatta north to Wellawatta south and Dehiwala south to Dehiwala-Mount Lavinia. Hence, it is highly appropriate to develop a beach area for public recreational purposes particularly from Colpetty to Dehiwala area considering the necessity and long felt need to have a beach access for the public living in and around Colombo temporarily and permanently.

Project Requirement

The proposed development plan is aimed to attract interested/potential investors (local/ foreign) to invest in design and building of proposed beach reclamation to generate a new coastal beach extent of approximately 100 hectares with the following minimum facilities by year 2020. (Proposed land fill expected to be extended 150 to 200m perpendicular to the shore line creating approximately 100 ha in total.

- Recreational activities (walking paths, safe bathing area, water related sports)
- World class aquarium
- Sport zone for public
- Children area
- Multi activity zone
- Turtle park
- Amusement park/ leisure park
- Attractive landscaping
- Solid waste / waste/storm water disposal and management
- Public open space, public access roads and car parks
- Sanitary facilities
- Establishment of Automatic Teller Machine (ATM) centers,
- Tourist police posts together with informative display boards, public announcement centers etc.

Project Scope

It is expected to receive proposals that will develop the beach areas to meet its highest standards and best use. Such use should not only result in revenues to investor, but should create a sufficient beach area for the recreational activities of the public and direct / indirect job opportunities for the society.

It is proposed to develop the beach area under a long-term ground lease agreement between GOSL and the investor.

The reclamation of the beach areas should be completed by the year 2020. A minimum of United States Dollars (US\$) **150 million** investment is expected in developing this beach areas. The beach area/land created and developed on investor's choice (not exceeding 20 ha) and elevated toll road (Four Lanes) on a long term lease to a suitable investor on the selection of a suitable proposal.

Project Site

Project site is located in the coastal belt of Western province from Colpetty to Dehiwala approximately 7 Kilometers long. There are two railway tracks located alongside to the proposed area. There are approximately 50 families settled in the proximity of the proposed area.

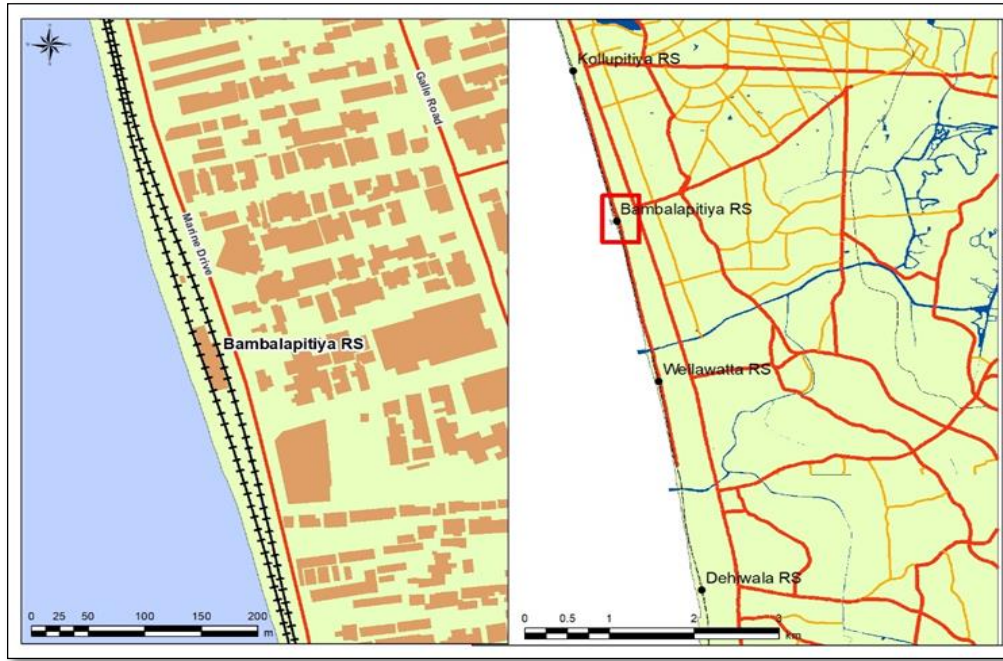


Figure 01-present condition of the proposed area

Project Components

Since the proposed beach development needs to be an innovative activity, it should be designed to match with Sri Lankan identity and culture, where impact on environment has to be protected to the highest possible level. Accordingly, potential developer should necessarily undertake a comprehensive Environmental Impact Assessment (EIA) along with a sound feasibility study. Potential investors are expected to employ suitable techniques that lessen adverse environmental impacts of the project. This will result in a development, which will be efficient to operate, maintain and protect the health, well-being of the public in the surrounding area and the beach users. Identified below are several important techniques suggested for enhancing the environmental benefits of this proposed beach development.

- **Green Concept:** Investors are encouraged to adopt “Green Concept” throughout the project. Eco friendly, energy efficiency structures, facilities, equipment and appliances, to be used during the construction and operation of project facilities.
- **Waste Management:** An effective and efficient waste management practices and adaptation of internationally applicable storm water drainage, waste water and sewage management practices.

- **Urban Heat Mitigation:** Construction of paved surfaces for large parking areas are significant contributors to the urban heat island effect. This effect can be minimized through introduction of landscaped islands and perimeter strips that are planted with shade trees.
- **Parking:** The project parking needs should be accommodated by developing a maximum number of parking lots to cater future demand arising through beach users/railway commuters. All parking facilities should be appropriately landscaped.
- **Sanitary/Drinking Water/Electricity:** Facilities for sanitary/drinking water/electricity needed to be catered for the large crowd expected to the beach front.
- **Safe Bathing Area:** Since there is inadequate safe sea bathing area in and around Colombo it is expected to fulfill this high demand requirement by incorporating safe sea bathing area as a project component.
- **Landscape Design:** Adequate landscaping should be provided to the beach area as much as possible. The landscape should feature plants that are either indigenous to the area, or are well-suited to Colombo climate. The proposed plantings should complement and reinforce the beach architecture in addition to enhancing the lush character of outdoor spaces with texture, color, and visual interest. On-site street trees are required in order to provide enclosure and shade.
- **Streetscape:** The site design should provide for and encourage a range of outdoor activities. The proposal should include both formal and informal spaces that are harmonious with the surrounding creating an exciting streetscape.

Ministry of Megapolis and Western Development (MM&WD) expects proposals incorporating above environmental strategies to the extent possible.

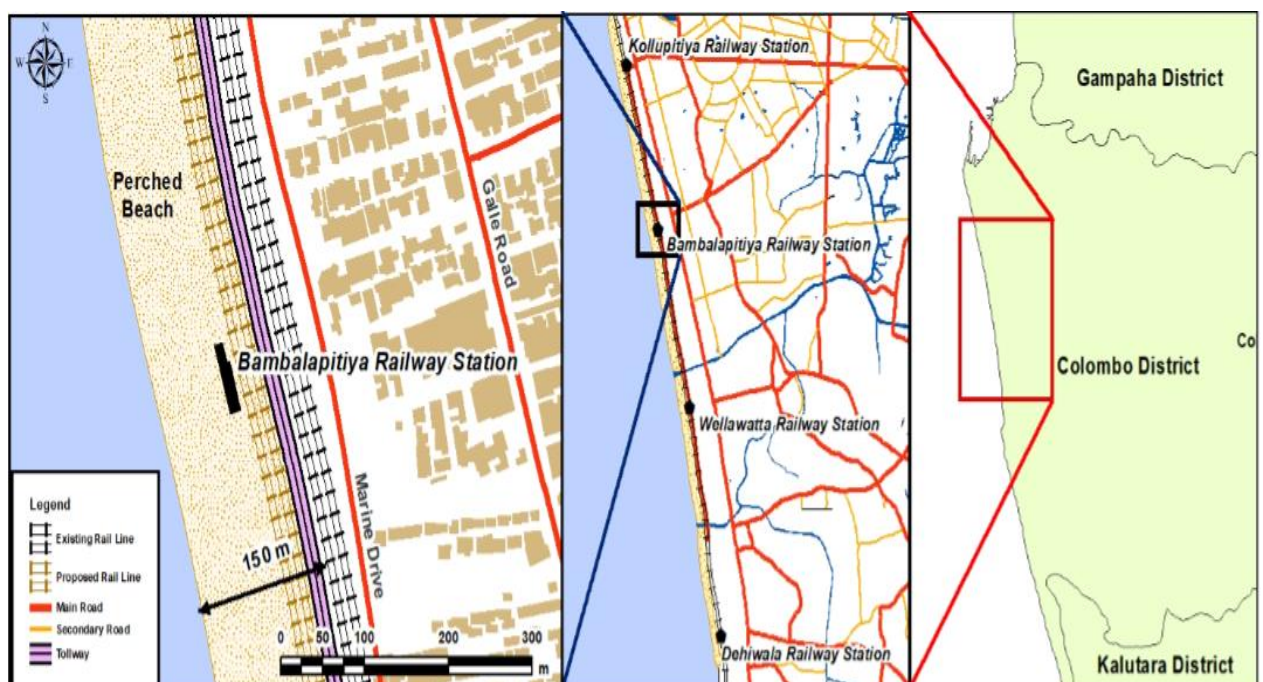


Figure 02-proposed perched beach development project

Beach Development Plan

- I. Acquisition, relocation, clearing, landscaping and development of lands to Sri Lanka Railways and the proposed beach front,
 - To prepare a detailed plan to relocate and accommodate approximately 50 families, 20 fishing families, 03 restaurants & 03 government institutions who occupy the coastal stretch along the proposed recreational beach area from Colpetty to Dehiwala and to be finally decided by the Urban Development Authority (UDA)/Sri Lanka Railways (SLR).
 - Relocation and Resettlement of approximately 50 families, 20 fishermen families, 03 restaurants & 03 government institutions who occupy the coastal stretch along the proposed recreational beach area and to be finally decided by the UDA/SLR.
 - To provide compensation/life upgradation for 20 fishing families and to be finally decided by the UDA/SLR.
 - All 14 drainage outlets currently exposed to the beach area between Colpetty to Dehiwala to be connected & stretched outwards as appropriate and to be finally decided by the Colombo Municipal Council (CMC).
 - Clear approx. 7 Km land stretch belongs to SLR from Colpetty to Dehiwala and to be finally decided by the UDA/SLR.
 - Landscaping the existing land /beach stretch along with the perched beach [inclusive root bowling of trees, street lighting, water supply, drainage/sewage system and to be finally decided by the UDA.

- II. Recreation and development of Beach Area
 - a. Construction of beach area from Colpetty to Dehiwala, as public recreational space and for tourism related activities with necessary landscaping with a Sri Lankan Identity and to construct public parking spaces/conveniences and ensure utility management and to be developed by the potential investor, subject to respective project approvals by Coastal Conservation Department (CCD) and CEA.
 - b. Construction of car park, wash room complex each near Colpetty, Bambalapitiya & Wellawatta railway stations
 - c. Construction of 03 overhead bridges (for pedestrian) at Colpetty, Bambalapitiya & Wellawatta for the public to access the beach from Marine Drive.

- III. Development of activities within the Beach Area
 - d. Provision for component/activities development related to recreation and leisure activities of maximum 20 ha within or in addition to the proposed beach development for commercial benefit of the investor.
 - e. Construction of a suitable boundary wall (minimum six feet high, to safeguard safety of the public and the tourists visiting the recreational area and to isolate disturbances coming from the rail movements) along the perimeter to separate third/fourth rail track from beach area.
 - f. Establishment of Amusement Park.
 - g. Establishment of Aquarium
 - h. Establishment of Turtle Park.
 - i. Building of walk paths
 - j. Establishment of 02 extra life guard stations [Coast Guard] along with tourist police posts at Bambalapitiya & Colpetty.
 - k. Establishment of two Reverse Osmosis (RO) plants at Bambalapitiya & Wellawatta to provide public with free drinking water.

IV. Options For The Potential Investor

- Renovation/construction of high rise buildings incorporating Colpetty, Bambalapitiya and Wellawatta railway stations as per investor's choice and to be finally decided by the SLR in consultation with MM&WD.
- Construction of an elevated road (Toll) on top of railway tracks as per the investor's choice and to be finally to be decided by the Road Development Authority (RDA) in consultation with MM&WD.
- Construction of beach boutiques along the walking path [inclusive concrete chairs & garbage collection system / bins etc.]
- Building of a pier incorporating the ship model.
- Small boat service between Wellawatta to Colpetty and Wellawatte and Nawala could be commenced with the participation of fisherman in area.
- Extended pier to be created near Colpetty towards sea (to facilitate safe small boat anchorage and launching of boat service for the intended wreck diving sites).
- Operate ferry service between Colombo-Dehiwala vice versa.

Cost Estimation and Calculation

Estimated cost for the project by the potential investor is as follows:

Estimated Total Cost of the Project includes the following two components.

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| i. Cost to be borne by Private Developer | = Rs. 21,261.9 million (US\$ 142) |
| ii. Cost to be borne by Government | = Rs. 1,474.6 million(US\$ 13) |
| iii. Total Project Cost | = <u>Rs. 22,736.5 million (US\$ 155)</u> |

Costs to be borne by Private Investor:

Description	Sri Lankan Rupees Million {LKR (Mn) }	United States Dollar Million { US\$ (Mn)}
Design and Construction of recreational beach area from Colpetty to Dehiwala		
• Design and constructions of perched beach inclusive of marine structures (breakwater and revertments) from Colpetty to Dehiwala –approx 100ha(including creation of a safe bathing area in the proximity of Bambalapitiya)	16500	110
• Landscaping the existing Land /beach stretch along with the perched beach.[inclusive root bowling of trees, street lighting ,water supply, drainage/sewage system	300	2
• Building of a walking path	30	0.2
• Construction of beach boutiques along the walking path [inclusive concrete chairs & garbage collection system / bins etc.]	9	0.06
• Construction of boundary wall along the perimeter to isolate third/fourth rail track & beach area	150	1
• Building of a pier incorporating the ship model	150	1
• Extended pier to be created near Colpetty towards	150	1

sea(to facilitate safe small boat anchorage and launching of boat service for the intended wreck diving sites)		
<ul style="list-style-type: none"> • Small boat service between Wellawatte to Colpetty and Wellawatte to Nawala could be commenced with the participation of fishermen in area 	75	0.5
<ul style="list-style-type: none"> • Amusement park establishment 	750	5
<ul style="list-style-type: none"> • Aquarium establishment 	300	2
<ul style="list-style-type: none"> • Turtle park establishment 	15	0.1
<ul style="list-style-type: none"> • Procurement and consultancy services 	900	6
<ul style="list-style-type: none"> • Contingencies@10% 	1932.9	12.886
Total Cost (A)	21261.9	141.74

Cost to be borne by the Government:

Description	LKR (Mn)	US\$ (Mn)
Design and Construction of recreational beach area from Colpetty to Dehiwala		
<ul style="list-style-type: none"> • 14 drainage outlets including Wellawatte canal outlet & Dehiwala canal outlet to be connected or extended outwards 	150	1
<ul style="list-style-type: none"> • Clearance, preparation of land along the coastal belt from Colpetty to Dehiwala 	9	0.06
<ul style="list-style-type: none"> • Preparation and leveling of land area for development 	150	1
<ul style="list-style-type: none"> • Establishment of 02 extra life guard stations[Coast Guard] along with tourist police posts at Bambalapitiya &Colpetty 	9.6	0.075
<ul style="list-style-type: none"> • Construction of car park, wash room complex each near Colpetty, Bambalapitiya & Wellawatte railway stations 	150	1
<ul style="list-style-type: none"> • Establishment of two RO plants at Bambalapitiya &Wellawatte to provide public with free drinking Water 	15	0.1
<ul style="list-style-type: none"> • Construction of 03 overhead bridges (for pedestrian) at Colpetty, Bambalapitiya & Wellawatte for the public to come from Marine Drive towards beach 	750	5
<ul style="list-style-type: none"> • Other expenses (socio economic survey, bathymetric survey, hydraulic reports, media campaign professional charges etc.) 	60	0.4
<ul style="list-style-type: none"> • Contingencies@10% 	129.36	0.86.
Total Cost (B)	1422.96	9.49
Relocation of Housing, Restaurants & Government Institutions		
<ul style="list-style-type: none"> • Land acquisition [50 perch approx.] cost for relocating 50 families and construction of 10 storied building 	300	2
<ul style="list-style-type: none"> • Payment of compensation for 20 fishing families 	11.5	0.07
<ul style="list-style-type: none"> • Payment of compensation for relocation of 03 restaurants 	30	0.2
<ul style="list-style-type: none"> • Land acquisition [30 perch approx.] cost for relocating SLN , Coastguard, Police and Police inspector's mess and construction of 07 storied building 	160	1.06
<ul style="list-style-type: none"> • Contingencies @10% 	50.15	0.33

	Total Cost(C)	551.65	3.66
	Grand Total (B + C)	1974.61	13.15

Time Line for Project Implementation

Proposed time allocation for the implementation of this project will be approximately 3years from the date of issuing the award letter to the prospective developer. However, it is estimated that a time line of one year will be required for the preparation of the pre-feasibility study and other documents essential for the call for proposals and selection of a competent investor.