

Project No 6

DEVELOPMENT OF LOGISTICS CENTRE AND URBAN RECREATIONAL PARK IN BLOEMENDHAL AREA

1. Project implementation agency: Urban Development Authority
2. Estimated project cost; US \$ 1.75 billion
3. Method of procurement: By open tender.
4. Development model: Joint Venture under PPP system
5. Implementation period: 5 Years

Development of a logistics centre at Bloemendhal area will pave the way to clear the four warehouses with conventional cargo at Bandaranayaka Quay for its intended development into a fully-fledged 'Passenger Ship Terminal' and the 'Yatch Marina' in the adjoining area.



This development will regularize and speed up the logistic handling process to a considerable extent by negating the necessity of logistic corridor development outside the port premises in the future. Further, efficiency of cargo handling in Colombo Port will increase and thereby ensuring high/ uninterrupted activities. This development will reduce the cost of cargo handling and boost up the import export industry through fast track operations. National income will also be enhanced through conducting port operations more efficiently.

It is very important to implement the relocation plan of the people living in the shanties, slums and low living conditions in the proximity of the Bloemendhal garbage dump area, to facilitate a logistic centre in the proximity of port access road as per the Master Plan appeared by Ministry of Megapolis and Western Development



Further the above relocation plan once implemented, will pave the way for the community currently in dangerous living spaces to be converted to a safer, environmental friendly, improved level of living. Health hazardous environment will also be mitigated to greater extent, thereby saving colossal money to the government.

Existing Infrastructure Facilities

The existing and proposed infrastructure facilities promote the harbour based development mainly by using the main road corridors. The proposals for the area includes following.

- Port Access Highway (Elevated) from New Kelani Bridge to Colombo Harbour (along Port Access Road)
- Upgrade of Railway Link from Peliyagoda to Harbour
- Proposed LRT Line (Elevated) from Pettah to Hekitta (along Aluthmawatha Road)

Housing Projects in the Vicinity

There are number of housing projects implemented in the vicinity mainly by UDA for the underserved settlements of Colombo City. It is expected to build about 70,000 housing units in the Colombo North. The projects are as follows.

Master Plan



Concept

Integration of harbour activities both by road and rail network Liveable residential area with 'live – work – play' concept.

Strategic Approach

The optimum use of existing lands for the best use while synergizing with cohesive neighbourhood community, Co-existence of people, industry and logistics activities by creating mutual benefits of community and harbour.

Key Projects

The projects for the implementation can be classified under Port related projects, Residential related projects and Infrastructure Projects.

Port Related Projects

- Rail Cargo Scan & Delivery Facility
- Custom Scan Facility
- Entrepot Operations (Logistics)

Residential Related Projects

- Proposed urban park on former Bloemendhal garbagedumping site
- Proposed Wetland Park around Kimbula Ela
- Social Housing Project
- Housing Development for Harbour Staff
- Public Walkway and gathering areas around Bloemendhal Urban Park

Infrastructure Projects

- Proposed Super elevated Expressway Project (linking New Kelani Bridge and Harbour)
- Improvement of existing Harbour connected Railway Track and terminal at Bloemendhal)

Public Parks, Open Spaces and Utility Space

It is about 42.7 Acres of land allocated for public parks and recreational activities while 12 Acres of Madampitiya Cemetery is considered as green space. The proposed projects can be listed as follows.

- Bloemendhal Urban Recreation Park (19.7 Acres) – Part of Garbage Dumping Site Kimbula Ela Urban Wetland Park & Marsh (14 Acres) – Kimbula Ela & Marsh.
- Public Path and Pedestrian Walkway (2 km) – Port Access Road/ New Road connecting the Sirimavo Bandaranaike Mawatha

Port Related Activity/ Logistics Zone

The area has already number of ware houses and logistics related activities. Also by considering the proposed plans by Sri Lanka Ports Authority, following zones are identified.

- Rail Cargo Handling Centre (8.9 Acres)
- Custom Gate and Cargo Value Added Service Area (5 – 10 Acres)
- Entre-port Operations Area (18.7 Acres)
- Private Cargo Handling/ Storage Facilities Area (53.3 Acres)

Residential Development Zone

The area facilitates the housing need of underserved community. Also there are number of residential precincts available in the area. Since most of new housing units are high rise, public open space and common recreational grounds are mandatory in the area.

Also the opportunities must be given to the existing residents to engage in port related activities through employments.

Public walkways and recreational facilities are expected to provide for the residents. These include:

- Pedestrian Walkways/ Green Boulevards
- Community centres and Technical Training Centres
- Schools and Learning Centres
- Religious places
- Playgrounds

- Commercial facilities
- Banks and administrative services

Commercial Development Zone

A land area of 40.9 acres are allocated for commercial development in the planning area. The purposes of the commercial development are:

- Facilitate the residents **with goods and services** for the day to day use.
- Provision of **market opportunities for the businessmen** with increased residential population.
- Facilitate **port related activities** by providing related services

As per the Master Plan key commercial nodes in the Master Plan are **Ingurukade Junction** and **Thotalaga junction**. It is expected to facilitate through following activities.

- Shopping Malls and Supermarkets
- 24 hour banking services and restaurants
- Lodges and Sales Outlets

Project Cost

Detailed cost estimate is not prepared. However, preliminary cost estimate base on similar activities undertaken recent past in other projects, works out to almost US \$ 1.75 billion excluding those components that have to be constructed by identified investors for the implementation of activities under private investment. These include the development of commercial zone, the infrastructure related activities and development of public parks, open spaces and public utilities covers the above cost indicated in the project activities. The cost of residential areas allocated to the Colombo Port to construct houses for the staff is not included in the above costs and has to be incurred out of own resources of Colombo Port.

Time Plan

Project is expected to implement within a period of three years, taking into account 2 years for the relocation of households presently living in the area and construction of other facilities. The construction of infrastructure facilities and residential construction by the Port will take another year.