

2017

# Development of Recreational Beach Area/Sea Waterfront from Colpetty to Dehiwala



## 1. Background

1. The development of recreational beach area (approx. 85 ha) from Colpetty to Dehiwala will provide more economic value to the City of Colombo, while creating large/diverse public open coastal space in the Colombo region. Tourist attraction, attract new investment opportunities for locals/foreigners and higher recreational standards for the general public are some of the expected project outcomes. Further, design/construction of an elevated highway, helicopter pad for civil aviation, parking facilities for vehicles, public conveniences, road access for the public to enter the beachfront and to create space for additional two railway tracks are the secondary outcomes expected through this project (see figure 1 for model of the proposed area).

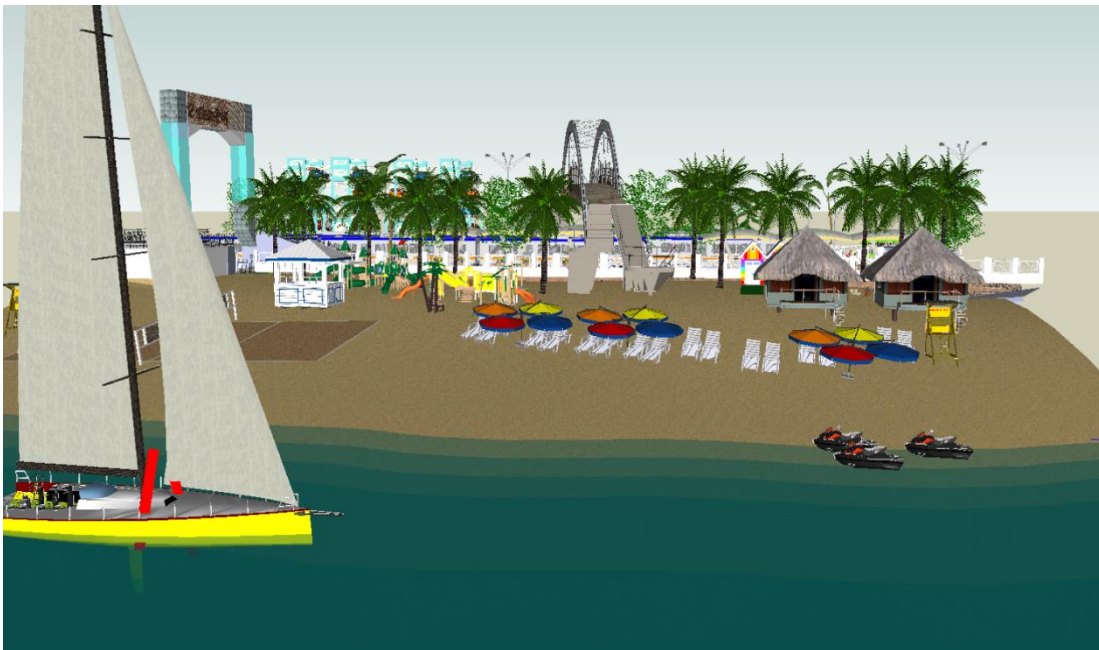


Figure 1- Illustrator view of the proposed area

2. By implementing this project sea erosion will be mitigated to a greater extent, 14 drainage outlets (inclusive Dehiwala and Wellawatte canal outlets) open towards coast line will be diverted/extended to protect the environmental value/scenic beauty. Furthermore, public health (mental physical) will be improved through providing adequate space for relaxation, exercises and recreational activities.
3. This proposal is framed to advance the recreational and public amenity standards while minimising the coastal erosion and the city traffic. Further, the project maximises the benefits to the public as a whole by introducing appropriate land uses and zoning to include recreational activities and public open spaces as the Ministry of Megapolis and Western Development (MM&WD) Master Plan.
4. Investors have the opportunity to utilize a sea bed reclamation land area (within or in addition to the recreational beach as appropriate), of the investors choice (up to maximum 20 ha) to generate sufficient commercial return for their investment. This land would be awarded on long term lease basis to cover the project investment.

5. MM&WD is planning to call Request for Proposals (RFP) from potential investors/developers for the development of sea front, marine drive, railway line, road frontage and beach area from Colpetty to Dehiwala (see Figure 2 for the proposed development zone).

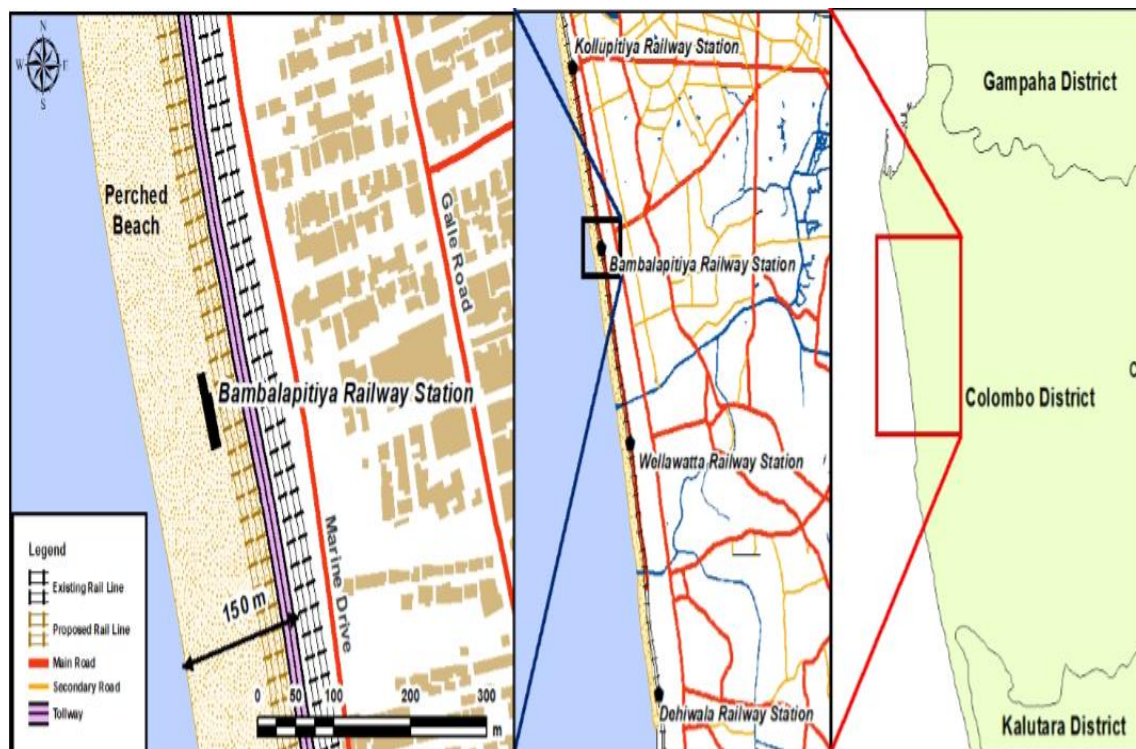


Figure 2: Proposed development zone

#### Activities to be undertaken

6. The following activities have to be carried out prior to the implementation of the project by the potential developer within the framework of Joint Venture Company.
  - Relocation of approximately 50 families, 20 fishermen families, 03 restaurants and 03 government institutions who occupy the coastal stretch along the proposed recreational beach area from Colpetty to Dehiwala by the Urban Development Authority (UDA) of Sri Lanka / Sri Lanka Railways (SLR).
  - Compensate with life upgrading facilities as determined by the Ministry of Fisheries to the fishermen families.
  - Clearance of the 7 km long coastal stretch from Colpetty to Dehiwala prior to implementation of the project.
  - Divert all 14 drainage outlets (inclusive of Dehiwala and Wellawatte canal outlets), currently exposed to the beach area between Colpetty and Dehiwala, to be stretched outwards to sea.
7. With the completion of above activities, the investor will be able to commence reclamation of the beach area from Colpetty to Dehiwala.

8. The investor also may commence development on other project components such as sites for development of Marine Drive, two additional railway lines and the new waterfront on lands of the western side of Marine Drive together with public-space for recreation, tourism related activities, necessary landscaping, public parking space and conveniences etc., subject to respective project proposals approved by the Coast Conservation Department (CCD) and Central Environmental Authority (CEA) of Sri Lanka (see Annex 1 & 2).

### Estimated Cost

9. Taking into account Megapolis planning concept, the potential bidder shall submit a design proposal and a feasibility report which will be evaluated by Cabinet Appointed Tender Committee. However, it is estimated that the total cost of the proposed project will not be less than US \$ 200 million.

### Implementation Plan

10. In order to implement the project, it is proposed to adopt the following activity schedule and time plan.

Activity	Time period
i. Pre-feasibility study by the MM&WD that includes basic studies such as: <ul style="list-style-type: none"> <li>• Initial Environmental Examination(IEE)</li> <li>• Sediment Transport analysis</li> <li>• Shore Profile Survey (Bathymetric and Topographic)</li> <li>• Water Quality Sampling &amp; Analysis</li> <li>• Socio Economic Impact Assessment</li> <li>• Potential Sand Borrow area identification</li> <li>• Cost Estimation for Beach Reclamation</li> <li>• Legal Feasibility</li> </ul>	4 Calendar months
ii. REOI to be published along with Pre-Feasibility study report and EOIs to be submitted by the interested investors	2 Calendar months after granting Cabinet approval
iii. Conduct of feasibility study that includes detail studies such as: <ul style="list-style-type: none"> <li>• Environmental Impact Assessment (EIA) report</li> <li>• Wave Climate Model</li> <li>• Hydrodynamic Model</li> <li>• Wave Disturbance model</li> <li>• Sediment Transport Model</li> <li>• Shore Profile Survey</li> <li>• 2D and 3D Physical Model</li> <li>• Numerical Model of Water Exchange</li> <li>• Water Quality Sampling &amp; Analysis</li> <li>• Traffic Impact Assessment</li> <li>• Socio economic impact Assessment</li> <li>• Value for Money Analysis (VFM)/ Internal Rate of Return(IRR)</li> </ul>	8 Calendar months. Comprehensive Feasibility studies will be carried out at the expense of Government to be reimbursed by the selected developer after following the tender process.

<ul style="list-style-type: none"> <li>• Ground Investigation for Sand Borrow Area and Reclamation area</li> <li>• Operation Feasibility</li> </ul>	
iv. Request for Proposals(RFPs) from prequalified investors and selection of most suitable investor	4 Calendar months
v. Cabinet approval for the award of development task	2 calendar months

The above activity schedule and time plan proposes that after a period of approximately 20 months, the selected investor can commence reclamation of sea bed and develop the recreational beach. As mentioned above the construction of the recreational beach project is expected to complete and open for public by end of 2021.

Annexure 01

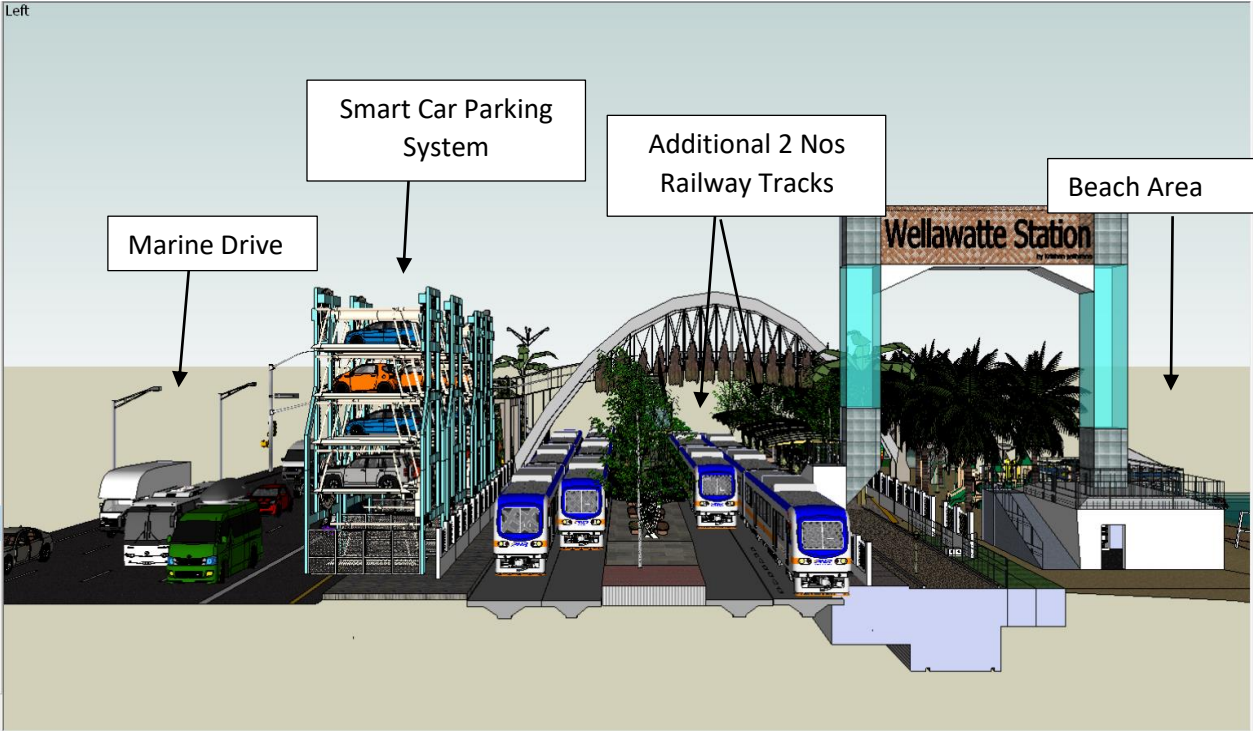


Figure 01- Cross section of the proposed beach



Figure 02- Proposed Marine Drive



Figure 01-Amusement park



Figure 02-Public Space



Figure 03-Children's Play area



Figure 04-World Class Aquarium





Figure 05-Smart Car Parking System