

2017

**Development of a Logistic Center, Customs Scanning Facility, Urban Recreation Park and Wetland Park in Bloemendhal Area**



**CONCEPTUAL PLAN**



மதுரை மற்றும் மேல் மாகாண அபிவிருத்தி அமைச்சு  
MINISTRY OF MEGAPOLIS & WESTERN DEVELOPMENT

# Contents

1. Background.....	2
2. Objectives of the Project.....	3
3. Project Components.....	3
3.1 Logistic center and multimodel transport hub (Source-Sri Lanka Port Authority).....	4
3.1.1 Short term.....	4
3.1.2 Middle term.....	5
3.1.3 Long term.....	5
3.2 Custom Scanning Facility (Source-Sri Lanka Customs).....	6
4. Development Plan of the Project.....	9
5. Estimated Cost of the Project by GOSL Funds + Investor’s Funds.....	12



## **DEVELOPMENT OF LOGISTIC CENTER, CUSTOMS SCANNING FACILITY, URBAN RECREATION PARK AND WETLAND PARK IN BLOEMENDHAL AREA**

### **1. Background**

Development of a **Logistic Center** at Bloemendhal Area will pave the way to clear the four (4) warehouses with conventional cargo at Bandaranayke Quay (BQ) for its intended development into a fully-fledged “**Passenger Ship Terminal**”.

Clearing of garbage dump area in the proximity of Bloemendhal will pave the way to development of a **Customs Scanning Facility and Additional Railway Track Development**. These developments will regularize and speed up the logistic handling process to a considerable extent by negating the necessity of logistic corridor development (logistic facilities/centers) outside the port premises in the near future. Further efficiency of cargo handling in Colombo port will be increase and thereby ensuring high/uninterrupted national income. 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 due above.

It is very important to implement the relocation plan of the people living in shanties, slums and low living conditions in the proximity of Bloemendhal garbage dump area / either sides of the existing railway track, to facilitate a Logistic Center, Customs Scanning Facility and Additional Railway Track Development in the proximity of Port Access Road as per the Master Plan prepared 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/upgraded level of living. Health hazardous environment will also be mitigated to greater extent, thereby saving colossal money to the government of Sri Lanka.

Ministry of Megapolis and Western Development Planning Team along with the Maritime Cities Development Project conducted a detail study on the development of Bloemendhal area to support port related activities and as a specific task, the team along with the Sri Lanka Ports



Authority has ,Sri Lanka Customs, Sri Lanka Railways and Urban Development Authority has produced this Conceptual Plan, giving due consideration to the current and future logistic demand and supply. The report further suggested that it is highly appropriate to develop Bloemendhal garbage dump area as an **Urban Recreation Park** for public recreational purposes along with the development at Bloemendhal area considering the necessity and long felt need to have an open public place recreation facilities in the proximity of Bloemendhal general area.

The proposals are framed to enhance the logistic handling capacity, efficient customs operations, port operations and to facilitate development of passenger ship terminal, to mitigate city traffic to a greater extent and improve the recreational standards of the public as per the Ministry of Megapolis and Western Development Master Plan.

## 2. Objectives of the Project.

- To clear and use the Bloemendhal garbage dump area
- To establish a Logistic Center at Bloemendhal Area
- To establish Custom Scanning facility at Bloemendhal Area
- To reserve an adequate space for the second railway track at Bloemendhal Area
- To develop Kimbula Ela and adjoining marshy land into a wetland park
- To create a greenery within the logistic zone
- To improve the safety, health and living standard of the public living in Bloemendhal Area by relocating/resettling them to a upgraded accommodation.
- To pave the way to clear the 4 warehouses with conventional cargo at Bandaranayke Quay (BQ) for its intended development into a fully-fledged passenger ship terminal.

## 3. Project Components

Ministry of Megapolis and Western Development Planning Team along with the Maritime Cities Development Project and Urban Development Authority team conducted a study on the development of a logistic corridor to support port related activities and as a specific task, the team along with the Sri Lanka Ports Authority has produced a Conceptual Plan for the Logistic Center at Bloemendhal Area(Figure 03), giving due consideration to the current and future



logistic demand and supply. It is suggested that it is highly appropriate to develop Bloemendhal garbage dump Area as an urban recreation park for public recreational purposes along with the development of Logistic Center at Bloemendhal area considering the necessity and long felt need to have open public place/recreation facilities in the proximity of Bloemendhal general area

### **3.1 Logistic center and multimodal transport hub (Source-Sri Lanka Port Authority)**

Therefore, Sri Lanka Port Authority (SLPA) plans to establish a logistic center and multi modal transport hub for containers adjacent to the port access road using “484 Watta”(refer Figure 03 number 1) and additional land(refer Figure 03 number 2).

SLPA has intentional to progress port of Colombo as a major transshipment hub in the Indian subcontinent, the middle east, the far East and Europe bound cargos. Accordingly, it is planned to develop a logistic center at lands in bloemendhal area belongs to SLPA.

SLPA has initiated the development plan for the SLPA lands in Bloemendhal for the logistic activities under 3 stages

1. Short term plan
2. Middle term plan
3. Long term plan

#### **3.1.1 Short term**

A multistoried warehouse complex is planned to build in(Figure 03 number 1) which has already been cleared with the support of UDA. The port access road custom gate will be shifted towards the end of the (Figure 03 number 3) at garbage dumping yard side, accordingly, this warehouse complex will be inside the custom bound area. Further, CFS, MCC and other value addition operations for transshipment cargo could be commenced in this area and it will serve the immediate land requirement at present for logistic operations inside the port of Colombo.

The (Figure 03 number 2) is located adjacent to the railway line and the railway reservation. It enables to provide the shunting facilities and the opportunity for linking the container



transportation network with national rail grid which could provide the connectivity with the dry ports identified by the MM&WD. However, SLPA needs land area about 3.5 ha from garbage dumping land in order to provide container stacking area along with the shunting facilities.

The port elevated highway which will be planned to complete in 2019 provides the access to the national highway network from identified area without increasing the Colombo city traffic by proposed logistic developments.

### 3.1.2 Middle term

The (Figure 03 number 6) Will be used for providing logistic facilities under this stage and the SLPA quarts will be relocated in multi storied building in (Figure 03 number 7) at paranthan, Salgadu and Deep Deen areas where existing quarters are located.

A road connection needs to set up connecting (Figure 03 number 1 and 2) with the (Figure 03 number 6) In order to provide the direct access from the existing logistic areas.

### 3.1.3 Long term

A number of dry ports are proposed in the development plans of the MM&WD. Accordingly, SLPA expects diversify the part of the logistic activities developing with the demand for dry ports.

The railway and highway connectivity will be utilized to maintain the effective transportation of cargo between the logistic center at lands in Bloemendhal area and dry ports.







Figure 01-Proposed Logistic Center

### 3.2 Custom Scanning Facility (Source-Sri Lanka Customs)

The proposed Project concept is developed to enhance the present service level offered by Sri Lanka Customs. The new Joined Customs scanning facility will consist of advanced high-tech with ultra – modern facilities and services. The new concept will be developed on “Green” concepts where this will be the first “Green” customs city in the region.

The main objective of the Integrated Customs Clearing Park project is to provide container logistics and Customs operation under one roof and provide the container logistics operation services to consignees with the international level standards.

The project was intended to assist the government to

- a. Expand private sector participation in the Logistic sector,
- b. Improve efficiency of government agencies
- c. Adopt a strategic approach to increase efficiency of the Colombo Port.
- d. Ease traffic congestion of the Colombo City
- e. Enhance the railway based container transportation system
- f. Reduce transportation related emissions

The location of this site is one of the major advantage for the justification of this Project. Since the proposed land area is more than the present land area a larger number of containers can be parked at the yard. Approximately 200 containers can be accommodated at any given time.

The safety of the containers is expected to be at a higher level as the containers are transported within the surveillance zone of the Port.

At present the Rank Container Terminal yard is located at Orugodawatte & on an average it takes about 25 minutes for a container to reach this location. With the implementation of the Project the new site being located on the Port access road the transportation time may be reduced to 5 minutes.

As previously mentioned the land had been used for disposal of waste by the Colombo Municipal Council. As a result, there is a substantial quantity of decomposed waste accumulated which needs to be relocated elsewhere or another method to implement this Project



Figure 02-Proposed custom clearing park





Figure 03-proposed Bloemendhal Project plan

- |  |   |
|--|---|
| 1. Proposed Logistic Center (SLPA/ UDA)<br>(UDA) | 10. Proposed Housing Complex/ Logistics |
| 2. Proposed Logistic Center (SLPA/ UDA)          | 11. Proposed Housing Complex (UDA)      |
| 3. Custom Scanning Facility/ Green Park          | 12. SLPA Land for Future Accommodation  |
| 4. Custom Scanning Facility/ Green Park          |   |
| 5. Reserved area for Railway Development         |   |
| 6. SLPA Stage II Development                     |   |
| 7. SLPA Land for Future Accommodation            |   |
| 8. Kimbula Ela Wetland Park                      |   |
| 9. SLPA Stage III Development                    |   |



## 4. Development Plan of the Project

### 4.1 Phase I: Acquisitions, Relocations, Developing the Land in the Proximity of Bloemendhal Garbage Dump Area , and development of an Urban Recreation Park for Pubic Recreation within Bloemendhal garbage dump yard

- a. To prepare a detailed plan to relocate and accommodate 460 families who were living in shanties, slums and low living conditions in the proximity of Bloemendhal garbage dump area, as proposed in the detail plan and to be finally decided by the UDA.
- b. To acquire, clear and develop the land belongs to SLPA close to port access road (484 Watte) for the proposed Logistic Center (**Figure 03- Lot 1- 3.7 Acres approx.**) as proposed in the conceptual/ detail plan and to be finally decided by the SLPA/UDA.
- c. To acquire, clear and develop the land belongs to UDA in the proximity of Bloemendhal garbage dump area for the proposed Logistic Center (**Figure 03- Lot 2- 1.4 Acres approx.**) as proposed in the conceptual/ Detail Plan and to be finally decided by the UDA.
- d. Clear and develop the land from Bloemendhal garbage dump area for the proposed Custom scanning Facility (**Figure 03- Lot 3- 9 Acres approx.**) as proposed in the conceptual/ detail plan and to be finally decided by the UDA.
- e. To compact the piled up garbage systematically along with the technical expertise and supervision, laying soil layers methodically and develop the



Figure 04-proposed Urban Recreation park



- f. land (6.5 Acres approx..) from Bloemendhal garbage dump area as urban recreation activities including parking spaces/conveniences and utility management system(**Figure 03-Lot 4**-6.5 Acres approx.) as proposed in the conceptual/detail plan and to be finally decided by the UDA .

#### 4.2 Phase II: Development of Logistic center- Stage I

- a. To prepare detail plans and construction of appropriate buildings/infrastructure facilities to accommodate Logistic Center Stage I at Bloemendhal area as proposed in the Plan **Figure 03- Lot 1**(3.7 Acres approx.) **and Lot 2**(1.4 Acres approx.) **as the location for warehouses** to be finally decided by the SLPA.

#### 4.3 Phase III: Development of New High Rise Buildings to accommodate SLPA executives and non-executive (275)

- a. To prepare detail plan to relocate and accommodate SLPA executives and non-executive (275) who are residing in Sri Lanka Port Authority quarters (**Figure 03- Lot 7 and Lot 12**- 1.3 Acre and 1.8 Acre approx.) as proposed in the plan and to be finally decided by the SLPA/UDA.
- b. To acquire, clear and develop the land belongs to SLPA and private owners for the proposed Logistic Center-Stage II (**Figure 03- Lot 6**- 16.9 Acres approx.) as proposed in the conceptual/ Detail Plan and to be finally decided by the SLPA/UDA.

#### 4.4 Phase IV: Development of Second Railway line and Related facilities

- a. To prepare detail plans and construction of second railway line and related facilities to accommodate Railway Logistics at Bloemendhal area (**Figure 03- Lot 5**- 6.7 Acres approx.) as proposed in the Plan and to be finally decided by the SLPA/SLR.

#### 4.5 Phase V: Development of Logistic Center- Stage II

- a. To prepare detail plans and construction of appropriate buildings/infrastructure facilities to accommodate Logistic Center at Bloemendhal area as proposed in the Plan (**Figure 03- Lot 6**- 16.9 Acres approx.) and to be finally decided by the SLPA.



**4.6 Phase VI: Kimbula Ela and the surrounding marshy area as a Wetland park**

- a. It is highly appropriate to develop Kimbula Ela and the surrounding marshy area as a Wetland park (**Figure 03- Lot 8-** 8.5 Acres approx.) for public recreational purposes along with the Development of logistic center-Stage II, at Bloemendhal area considering the necessity and long felt need to have cleaner environment, relaxation place for the public, space for improving health and mental condition of the public in and around Bloemendhal general area.
- b. To prepare detail plan to acquire, clear, dredge and develop the Kimbula Ela and the surrounding marshy area as a Wetland park as proposed in the plan and to be finally decided by the UDA.

**4.7 Phase VII: Development of Logistic center- Stage III**

- a. To prepare detail plans, acquisitions and construction of appropriate buildings/infrastructure facilities to accommodate Logistic Center- Stage III at Bloemendhal area as proposed in the Plan (**Figure 03- Lot 9-** 37.8 Acres approx.) and to be finally decided by the UDA/SLPA



## 5. Estimated Cost of the Project by GOSL Funds + Investor's Funds

<b>Development of Bloemendhal Area</b>		
<b>Project Activities</b>	<b>TEC (Rs. Mn.)</b>	<b>TEC (US \$ Mn.)</b>
Design and preparation of detailed Master Plan with necessary approvals	5.0	0.03
Payment of compensation/building cost for relocation of 460 families	1,840.0	11.87
<b>SUB Total</b>	<b>1845.0</b>	<b>11.9</b>
Contingencies 10%	184.5	1.2
<b>Total GOSL funds</b>	<b>2,029.5</b>	<b>13.1</b>
Development [04 Acres approx.] belongs to SLPA for the proposed Logistic Center (section-1) (inclusive clearing, filling and leveling) for Logistic Center at Bloemendhal (484 watte) Area	1,000.0	6.45
Development [ 1.5 Acres approx.] belongs to UDA for the proposed Logistic Center (section 2) (inclusive clearing, filling and leveling) for Logistic Center at Bloemendhal (484 watte) Area	375.0	2.42
Development [ 09 Acres approx.] for the proposed customs scanning facilities (section 3) (inclusive clearing, filling and leveling)	2,000.0	12.90
Development [ 06 Acres approx.] for the proposed Urban Recreation Park (section 4) (inclusive clearing, compacting, filling and leveling) at Bloemendhal Garbage Dump Area	3,000.0	19.35
Development [ 8.7 Acres approx.] for the proposed Kimbula Ela and the surrounding marshy area as a Wetland park.	500.0	3.23
<b>SUB Total</b>	<b>6,875.0</b>	<b>44.35</b>
Contingencies 10%	687.5	4.43
<b>Total Investor's Funds</b>	<b>7,562.5</b>	<b>48.78</b>
<b>Total GOSL + Investor's Funds</b>	<b>9,592</b>	<b>61.88</b>

**Note:** \* 01-US \$ equal to Rs.155.00

\* The development cost involves all necessary expenditure for design, procurement and construction of the necessary infrastructure/ facilities.

\*TEC-Total Estimate Cost

