**Draft Terms of Reference (ToR)**

**for feasibility study of**

**Development of recreational beach/sea water front from Colpetty to Dehiwala canal outlet**

**Environmental Risk Assessment Specialist**

**Duration 3 months**

# Introduction

The Government of Sri Lanka (GOSL) proposed to create a beachfront along the coastal belt from Colpetty to Dehiwla. The proposed beachfront is expected to meet the needs of public recreational activities in sustainable manner without compromising necessary space for future infrastructural developments. Reclaiming land to lay additional railway track for public transport along the above coastal belt is another objective to establish the beachfront from Dehiwala to Galle face Green. The beachfront is to be reclaimed by pumping sea sand. Due to the environmental concerns and scarcity of land based sand resources, sea sand turned to be the sole source for construction and reclamation. Currently in Sri Lanka, sea sand remains as the prime source of supply for land reclamations and coastline stabilization.

Colombo city recognizes the need for additional beachfronts, open spaces and recreational facilities in order to draw larger local and foreign attractions to the Colombo area and to make Colombo more competitive in tourism industry. It is expected integration of this development interconnecting three existing recreational zones i.e. Diyatha, Viharamaha-Devi and Beira-Lake recreational areas. In addition, it is expected to enhance the environmental standards by developing a methodical drainage/ storm water system along Colpetty to Wellawatta South for the betterment of the coastal eco system. Furthermore, it is proposed to construct 10 Nos high-rise buildings over the existing railway tracks which will serve the increasing demands for commercial developments such as luxury apartments, hotels, etc.

National Aquatic Resource Research and Development Agency (NARA) has been designated to carry out ‘Feasibility Study’ for the project in order to determine the viability of the Western Region Maritime City Development Project by the Ministry of Magapolis and Western Development.

# Objective of the study

* Identify the technical, socio-economical, socio-cultural, environmental, financial, operational and legal viability of the proposed Recreational Beach/ Sea Waterfront Project from Colpetty to Dehiwala canal outlet and process of resource extraction and;
* Identify and recommend optimal coastal structures and their Engineering design with locations to facilitate the study.
* Identify least viable and nonviable components of the Project Proposal (Concept Plan) and to suggest mitigatory actions and recommendations for alternatives and amendments if any.
* Identify the suitable methodologies for development and implementation of project components

# Scope of the work

The consultant shall serve as an independent consultant of the project/Environmental Risk Assessment Specialist. The consultant shall build a comprehensive risk assessment framework across internal and external risks and identify the same for the project. The consultant is expected to identify the risk variables and the range of variability for each of the key external and internal risks. In addition, high level impact assessment needs to be conducted along with suitable mitigation measures & strategies. Restrictions from governing rules of Sri Lanka. The consultant shall assess potentials of location- Strengths benefitting development opportunities for investors. Trace and identify feasible concessions grantable to prospective investors.

The detailed tasks to be carried out as follows;

* Determine any preconditions necessary for the start of project activities.
* Propose an efficient project organisation and any phasing of project activities considered necessary and cost estimates for all project activities.
* Re-settlement, Liberate of lands, program and financing for re-settlement, methodology of income generation during period of re-settlement and during period of implementation.
* Proper investigation of feasible distribution of scope of development between public institutions say SLLRDC, UDA, SLR, RDA, PRDA, condominium Authority in mixed developments and above areas of Railway Stations.

# Deliverables

The Consultant shall submit reports for each activity as follows;

4.1 First Report (One month)

The First Report shall include detailed schedule of study and study methodology,

identified issues, deviations, additions to the study.

4.3 Second Report (Three month)

The Second Report shall address all the items listed on the scope of the work (3), and identify risks, analyze and evaluate the risk associated (risk analysis, and risk evaluation) and determine appropriate ways to eliminate the risks, or control the risk (risk control) leading to risk management plan and investment impact analysis.

4.4 Final Report (Fourth Month)

At the completion of the study the consultant shall present the outcomes of the study to a panel elected by the Client. The report shall contain all details given in ToR.

# Roles & Responsibilities

# Roles & Responsibilities of NARA

* Providing a separate office including a desktop, printer, and internet facilities to undertake documentation activities
* Providing assistance to the Consultant by contacting / coordinating with the relevant stakeholder organizations
	1. **Roles & Responsibilities of the Consultant**
* Provide progress/updates of the study to the Client whenever it is required.
* Represent the Client’s side at the meetings/workshops with the NARA technical team

# Payment Terms

The payments will be made monthly basis as stipulated below.

|  |  |  |  |
| --- | --- | --- | --- |
| **Input (No of days per month)** | **No of month** | **Month Rate** | **Lump Sum** |
| 22 | 3 | 300,000 | 900,000 |