

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## PLANNING FOR TRANSFORMATION



# BEIRA LAKE DEVELOPMENT – PLANNING HISTORY

Sri Lanka and Canadian Professionals were prepared Master Plan for Beira Lake and surrounding areas based on the Beira Lake Restoration Study, 1993. It was a comprehensive study and identified 15 sites to turn Colombo into water-front city using the Beira Lake as a central attraction an existing open area.



# BEIRA LAKE DEVELOPMENT – PLANNING HISTORY

The lands released for development under this plan,

- Lands along the Baladaksha Mawatha, (Army Head Quarters land)
- Colombo Commercial Land at Sir James Peris Mawatha,
- Slave Island redevelopment stage I & II.

**The Linear Park development along the South Beira Lake was completed by the UDA in 2001/2005.**



# BEIRA LAKE DEVELOPMENT – PLANNING HISTORY

The Master Plan consists with three sub plans.

## 1. Environmental improvement plan

It has been proposed to resettle the underserved settlements around the lake. The plan has proposed to make more green access roads to the Lake, those are connected with the linear park which will be constructed around the lake for the public use. The plan further proposes to establish nodal parks for the public use as well as improve the natural environment of the area.

## 2. Water management plan

Water Management Plan considers to improve the water quality of the lake for open up the lake for recreational activities. Under that, proposed to redirect all the illegal sewer and waste water connections at the catchment connect them to central waste water system of the Colombo Municipal Council.

## 3. Business plan

Number of state and privately owned lands which are being used for sub optimal uses have been identified by the master plan for redevelopment.



infinity  
Sri Lanka

infinity  
Sri Lanka

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

The Master Plan consists with Four sub plans as follows

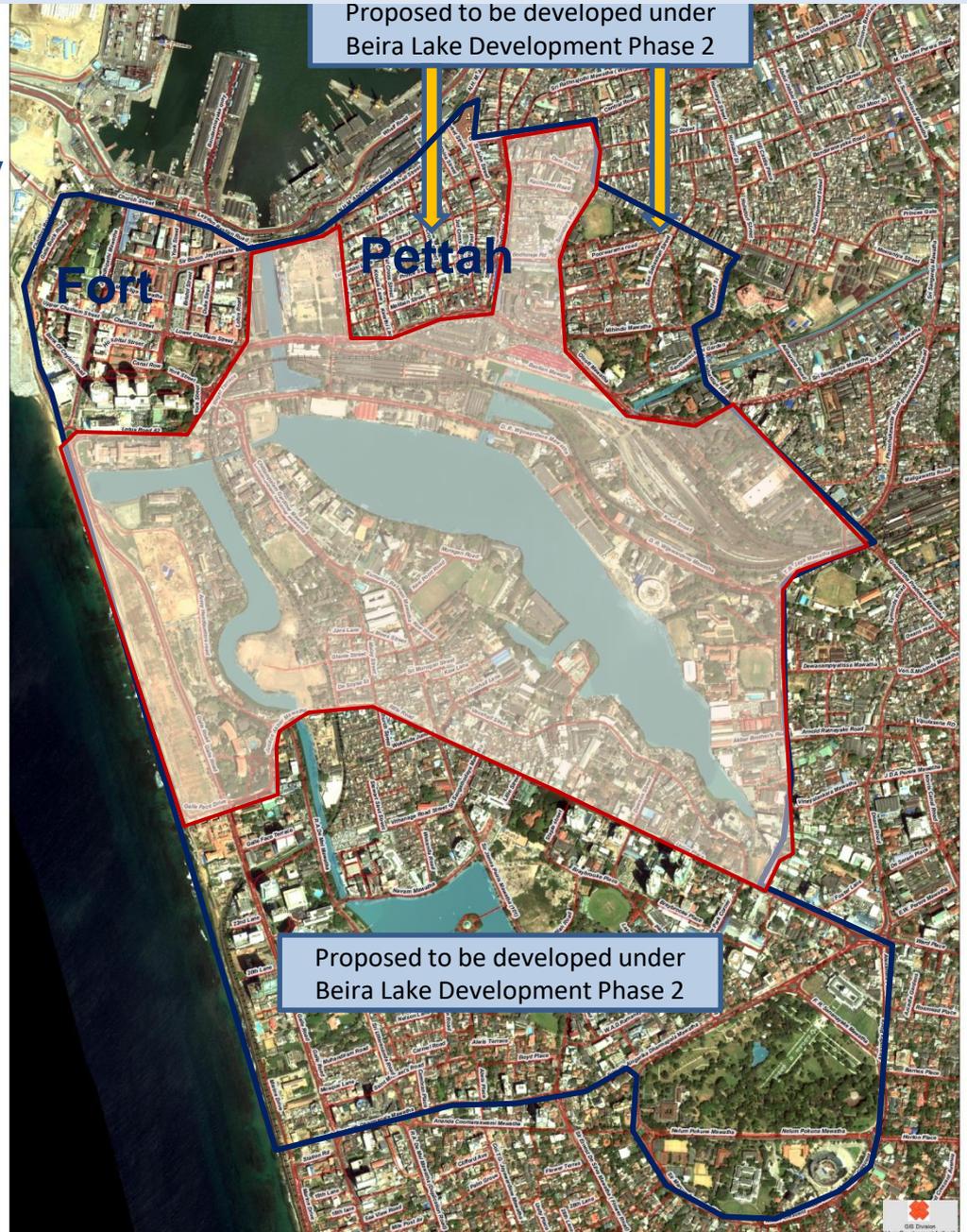
- 1. Development Guide Plan**
- 2. Hosing Development Plan**
- 3. Water Quality Improvement plan**
- 4. Investment Plan**

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## PLANNING BOUNDARY

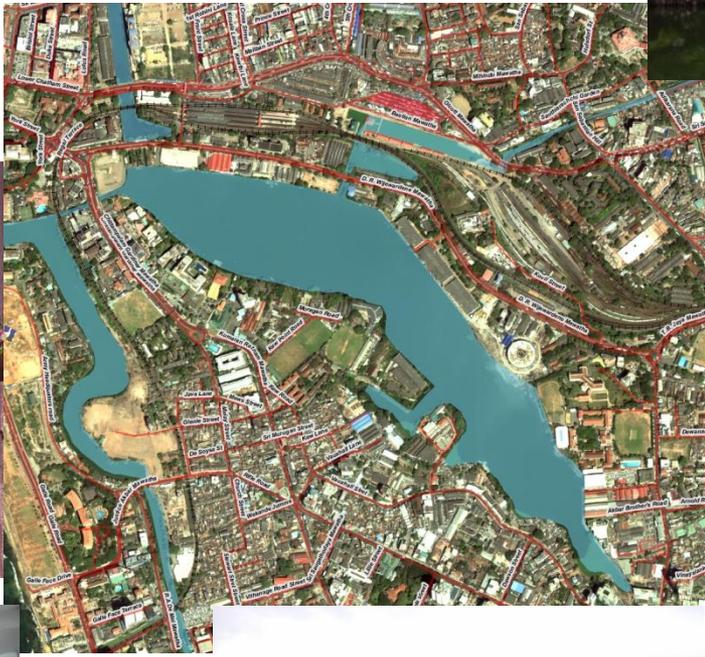
Port City

-  Planning Area
-  Intervention Area



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

Today .....



## **VISION**

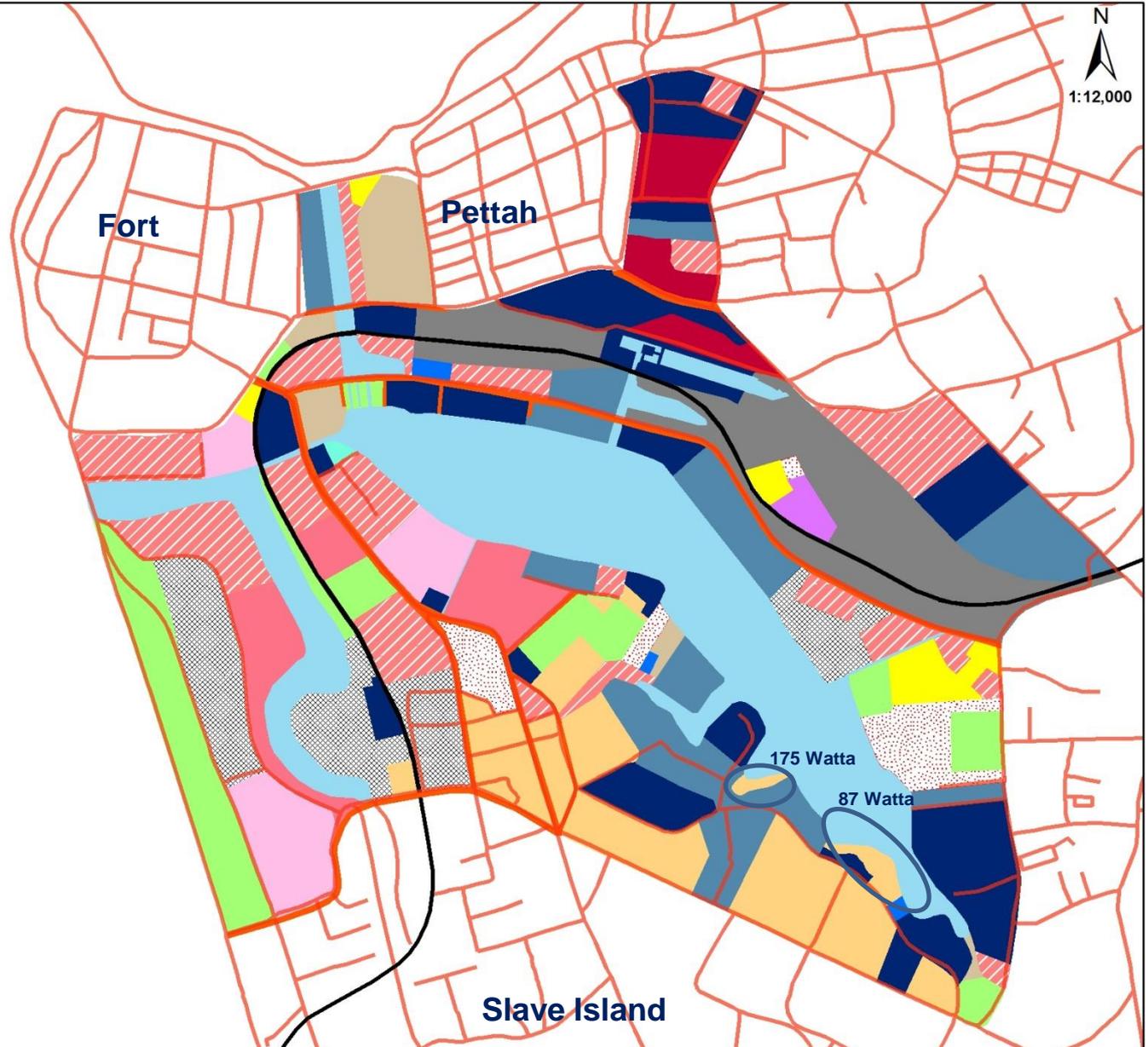
**Celebrating both the NATURAL BEAUTY and RICH HISTORY of Beira Lake and its surrounding areas, the area is envisioned to be the CROWN JEWEL of Colombo capital city and A MAJOR DESTINATION for locals, visitors and investors alike.**

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## Existing Land Use

### Legend

- Residential
- Commercial
- Government Office
- Bank & Allied
- Hotel
- Industry
- Religious
- Military Camps
- Educational
- Ware House
- Recreational
- Bus Stand
- Car Park
- Open Space
- Under Construction
- Railway
- Road
- Railway Line
- Water Body
- Railway Line
- Roads



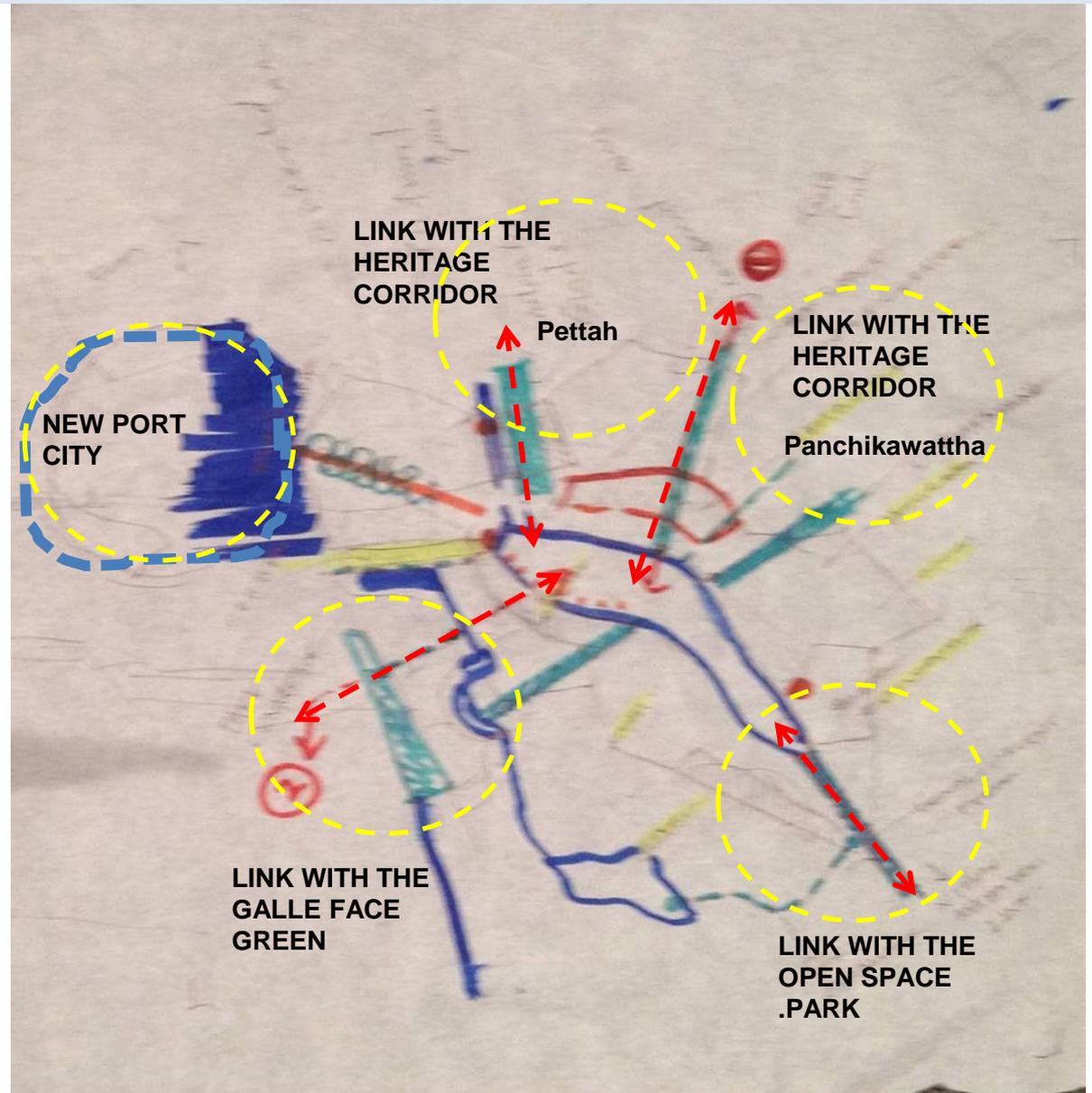
# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

No	Existing Land Use	Land Extent (Ha)	%
1	Water Body	55.26	17.69
2	Commercial	34.15	10.93
3	Government Offices	30.03	9.61
4	Road	28.80	9.22
5	Ware House	25.96	8.31
6	Residential	25.14	8.05
7	Railway	26.78	8.58
8	Under Construction	18.09	5.79
9	Open Space/Recreational	17.89	5.65
10	Educational	10.4	3.33
11	Military Camps	10.26	3.28
12	Hotel	10.01	3.20
13	Bus Stand	7.11	2.28
14	Car Park	6.97	2.23
15	Religious	3.99	1.28
16	Industry	1.17	0.38
17	Bank & Allied	0.67	0.22
	<b>Total Land Extent (Ha)</b>	<b>312.45</b>	<b>100</b>



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

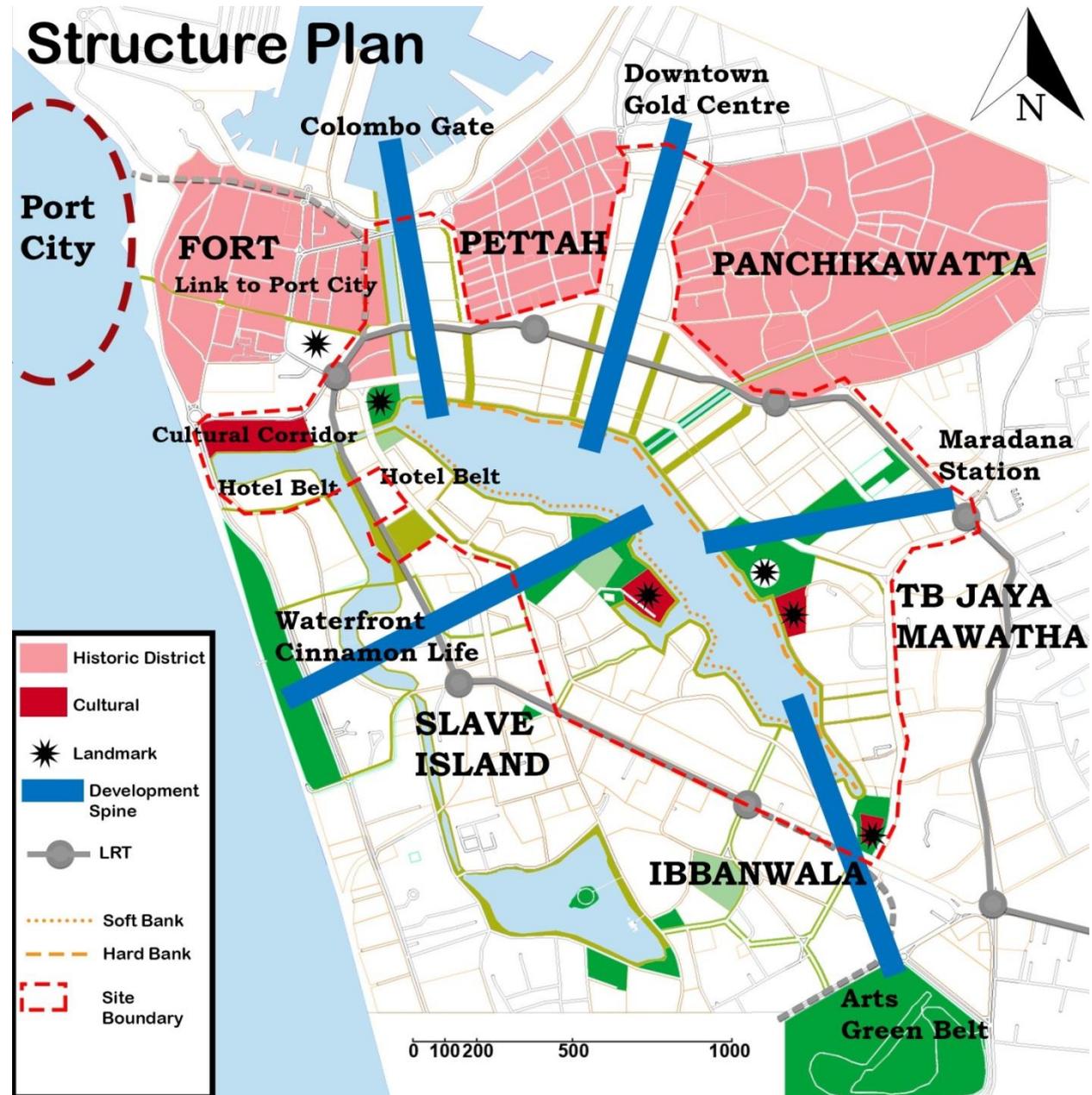
## Conceptual Design Approach



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## The “5-Finger” Corridors

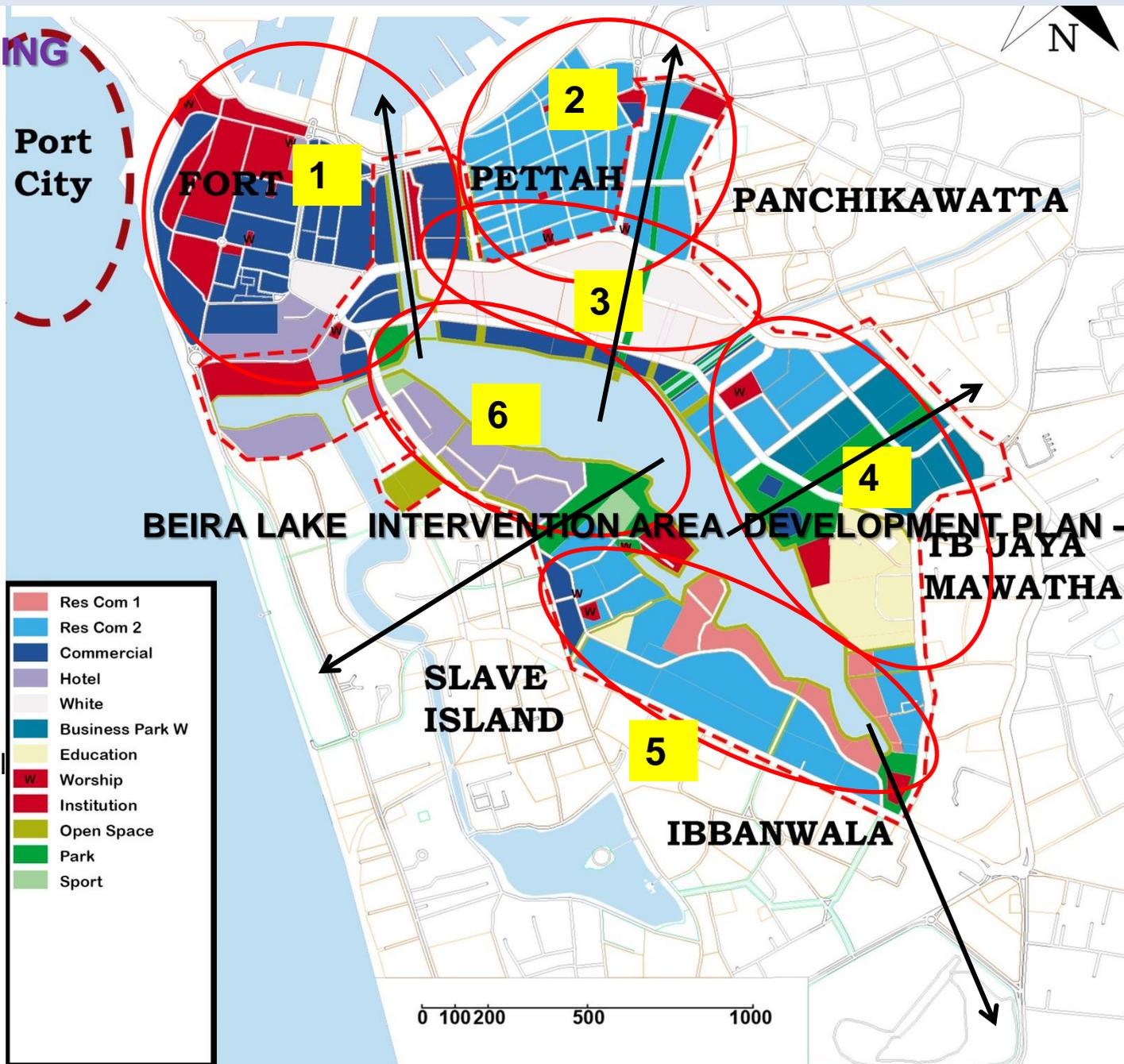
- Proposed five corridors link with Berea Lake & the identified focal points of the city.
- Proposed five corridors Visually & Physically Connected to the Surrounding.



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## CONCEPTUAL ZONING

- Fort (historic):** a mix of commercial and institutional uses
- Pettah North (historic):** Residential /commercial developments
- Pettah South:** High-rise mixed-use developments integrated with multi-modal transport hub
- Lake East:** R&D incubator/ start-up space complemented by learning institutes
- Lake South:** Recreational and Residential Developments
- Lake West:** premier lakeside hotel cluster



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

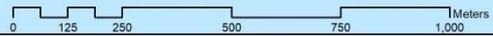
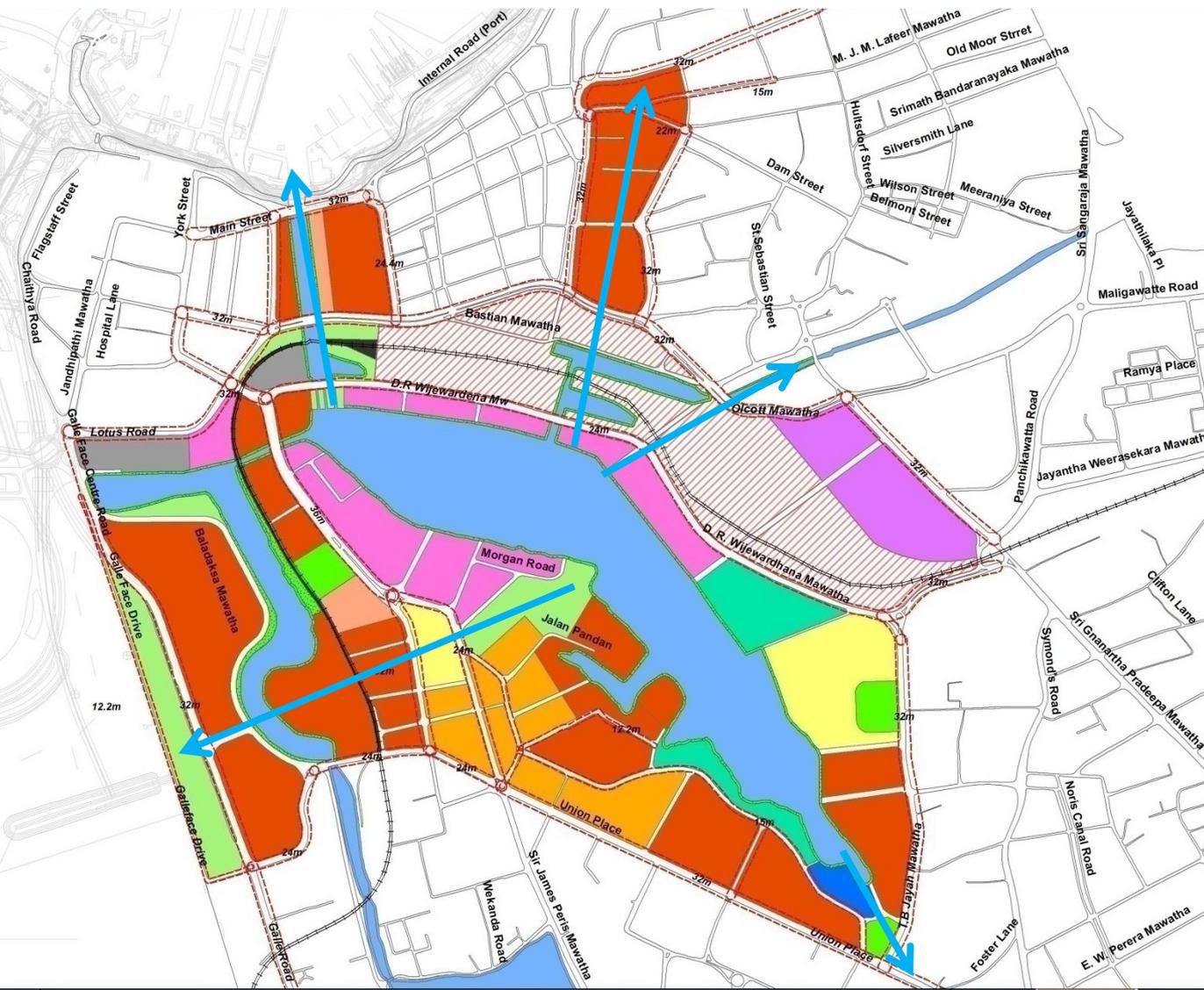
## Objectives of the proposed zoning

- Retain unique character of the historic areas.
- Control activities causing environmental degradation and pollution of the lake
- Provide public access to the lake and introduce recreational facilities
- Improve aesthetic quality of the built –up environment.
- Release waterfront lands for the development to contribute economy of the country.
- A diverse range of exceptional business, residential, culture, leisure, entertainment & learning opportunities
- Enhance blue and green
- Integrate land use, transport and Improve connectivity

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## Legend

- Commercial Zone
- Mix Development Zone
- Residential Zone
- Institutional Zone
- IT Industrial Zone
- Hotel & Tourism Zone
- Education Zone
- Recreational Zone
- Linear Park
- Public Ground
- Public Parks/ Open Spaces
- Transport Hub
- Beira Lake
- Conservation Zone
- Railway Resevation
- Railway Line
- Building Line
- Port City Outline



## PROPOSED ZONING PLAN 2017 - 2025



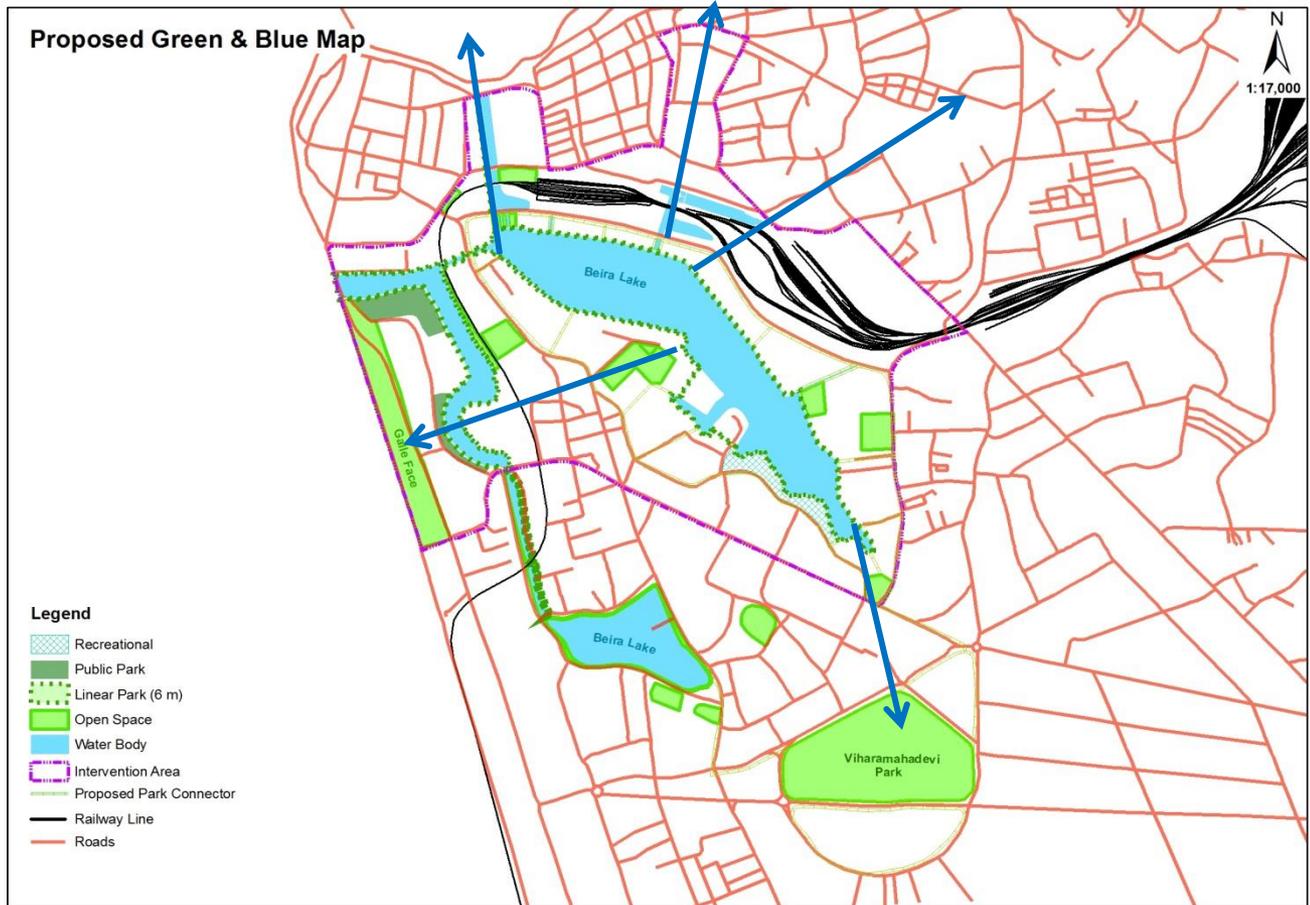
# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

No.	Proposed Land Use	Land Extent (Ha)	%
1	Mix Development	74.6	23.88
2	Water body	55.26	17.69
3	Roads	50.8	16.26
4	Transport Hub	35.05	11.22
5	Public Parks/ Recreational/Open Spaces	33.15	10.51
6	Hotel & Tourism Zone	18.82	6.02
7	Residential	13.2	4.22
8	Education	10.4	3.33
9	IT Zone	9.7	3.10
10	Conservation	4.02	1.29
11	Railway	3.33	1.07
12	Institutional	2.7	0.86
13	Commercial	1.42	0.55
	<b>Total Land Extent (Ha)</b>	<b>312.45</b>	<b>100</b>

# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## GREEN & BLUE PLAN

- OVERALL: Lakeside Garden setting.
- Continuous public promenade around the Lake
- Key green and blue axis as pedestrian corridors between lake and surrounding areas
- Green and Blue vistas at the end of each axis.



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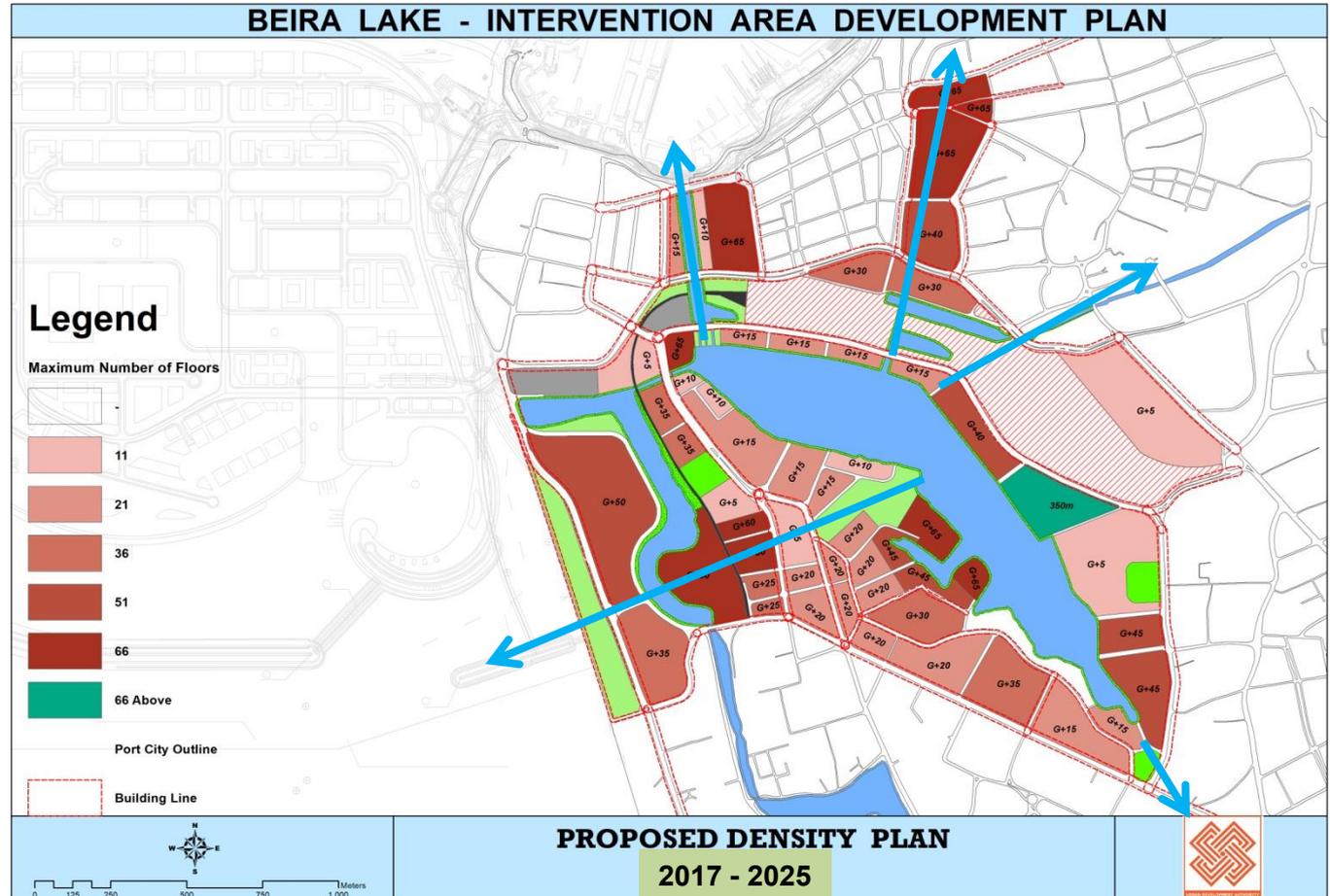
## Completed Projects



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

## DENSITY PLAN

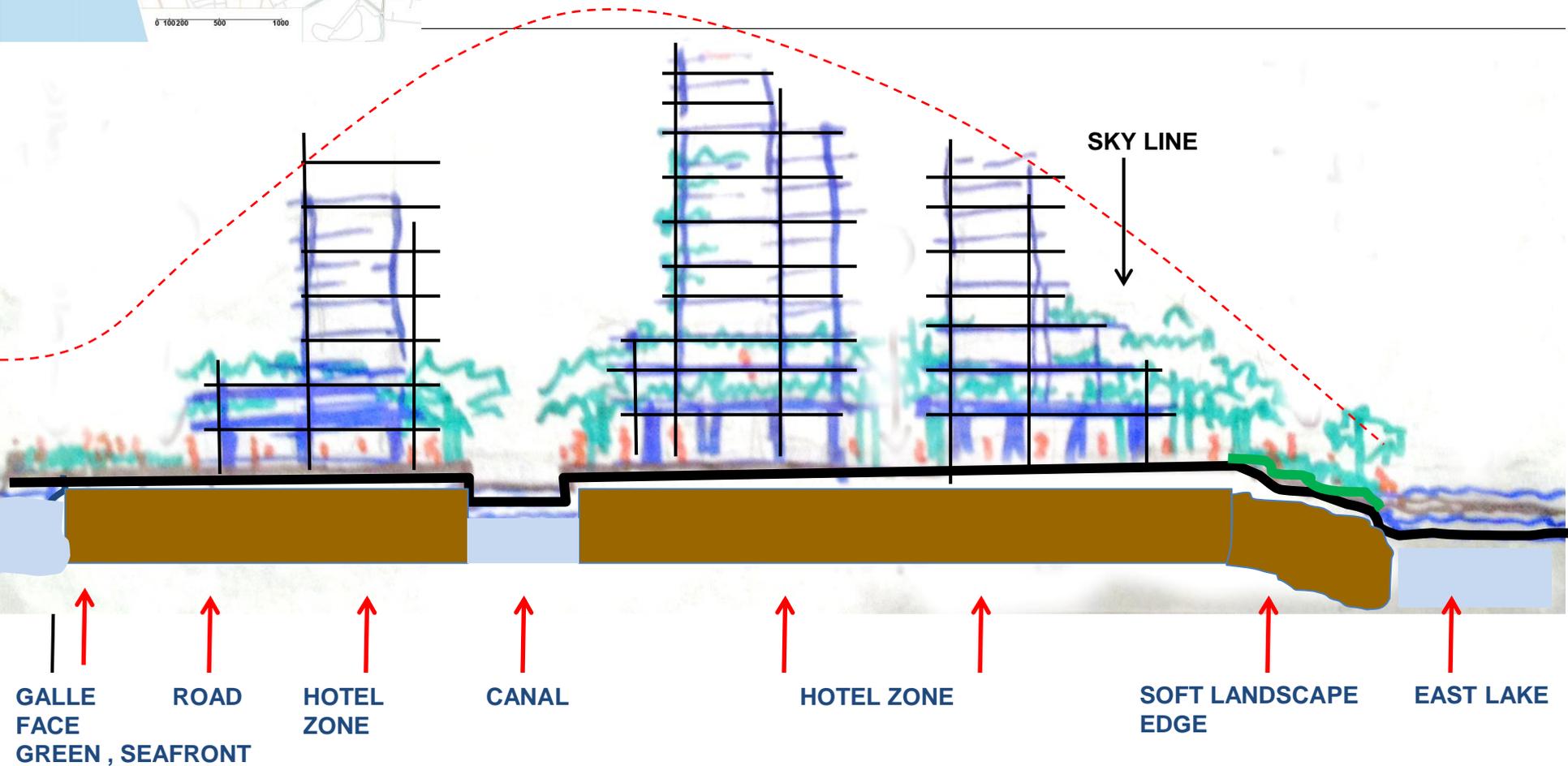
- Varied building height to create new downtown skyline
- Step-up effects as going further away from the lake to optimize enjoyment of lake views from more developments
- Medium/low-rise historic Fort and Pettah, immediately adjoining Lake & conservation building sites



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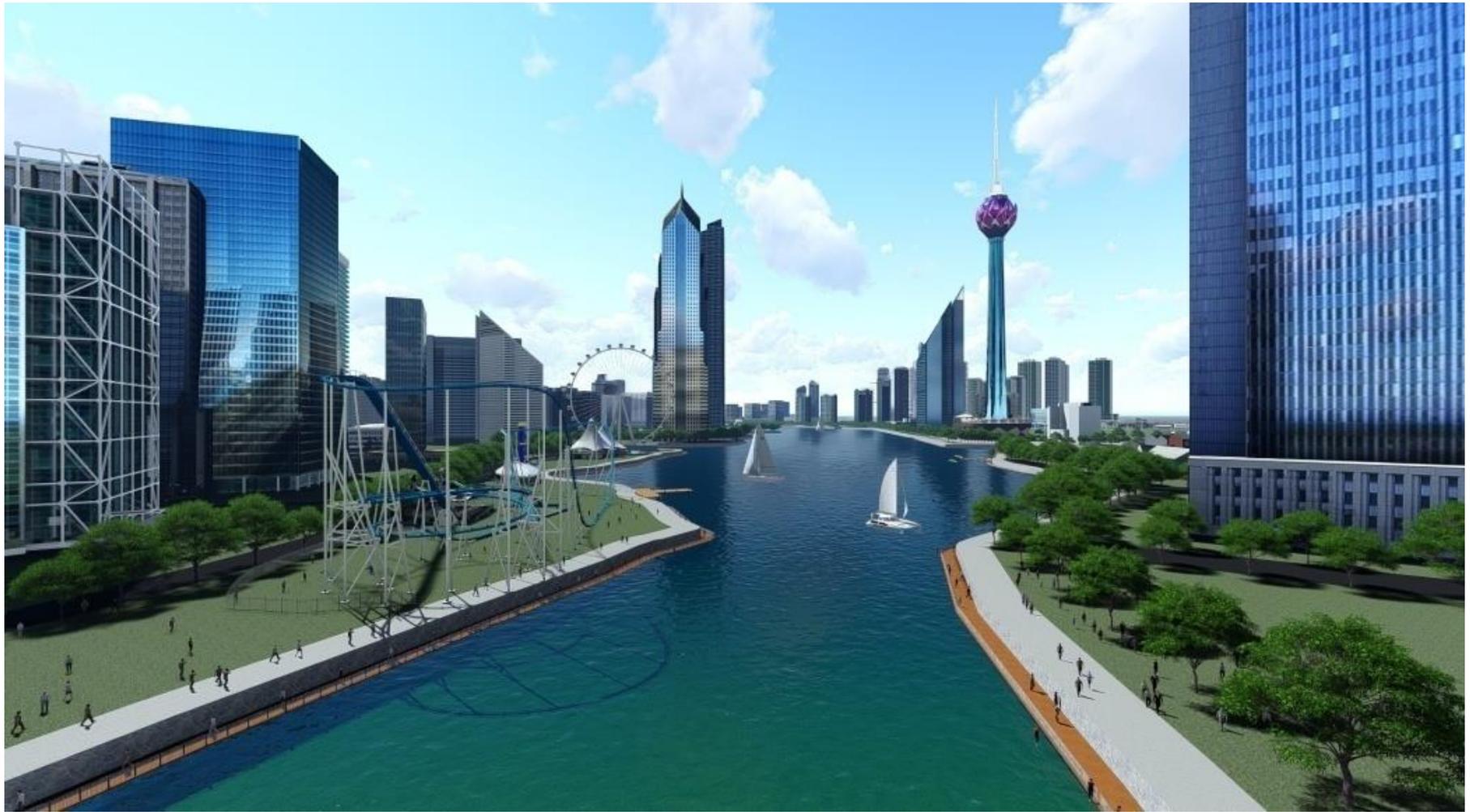


## BUILDING HEIGHTS THROUGH DEVELOPMENT CORRIDOR 1



# BEIRA LAKE INTERVENTION AREA DEVELOPMENT PLAN

**Tommorow .....**



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## Planning Guide Lines - Common

- The development of this area should be adhered to the green building rating as specified below.

**Platinum**

**– More Than 40 Floors**

**Gold or above**

**– 20 – 40 Floors**

**Silver or above**

**– 5-20 Floors**

**Bronze or above**

**– Up to 5 Floors**



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## Planning Guide Lines - Common

- All the developers should apply for a preliminary Planning Clearance (PPC) from the UDA to get site specific guide lines for their developments in this area.
- Minimum Plot Size – 40 perches
- The land lots adjacent to the lake should be kept 6 m reservation.

Rare space - 1 m

Side Spaces - 3 m (minimum)



**Thank You**

