

## DEAL #3538

### Location



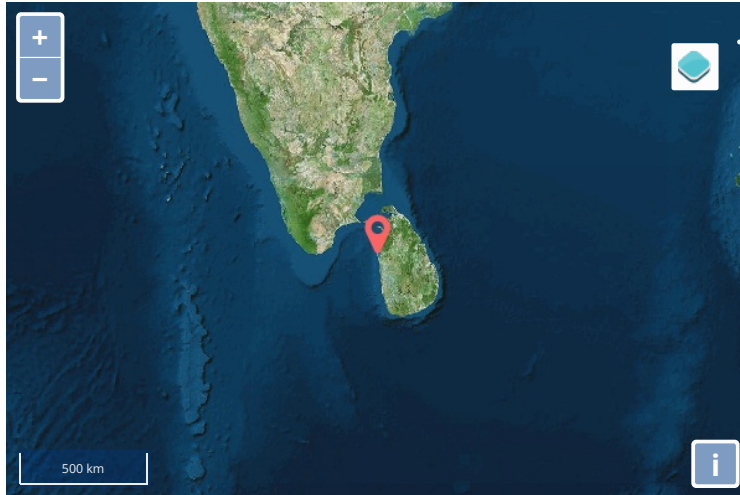
#### Location #1

Spatial accuracy level

Exact location

Location

Kalpitiya, Sri Lanka



Latitude

8.2295281

Longitude

79.7596142

Target country

Sri Lanka

### General info



#### Land area

Size under contract (leased or purchased area, in ha)

[2010] 1672.67

Comment on land area

Across 14 islands

#### Intention of investment

Intention of investment

Tourism

Comment on intention of investment

17 hotels with 5,000 rooms and perhaps a golf course, a water park or a race course. See: <http://www.hotelnewsnow.com/articles.aspx/7949/Sri-Lanka-designates-four-development-zones>

#### Nature of the deal

Nature of the deal

Lease

#### Negotiation status

Negotiation status

[2010] Concluded (Contract signed)

#### Implementation status

Implementation status

[2010] Startup phase (no production)

Comment on implementation status

In 2012, while construction of the new resort has yet to start, foundations are slowly being built. See: <https://www.farmlandgrab.org/post/view/21101>

## Leasing fees

Annual leasing fee currency	Sri Lanka Rupee (Rs)
Annual leasing fee type	for specified area
Comment on leasing fees	Rs. 14 million for the first five years

### Contracts

#### Contract #1

Duration of the agreement (in years)	30
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### Employment

#### Number of total jobs created

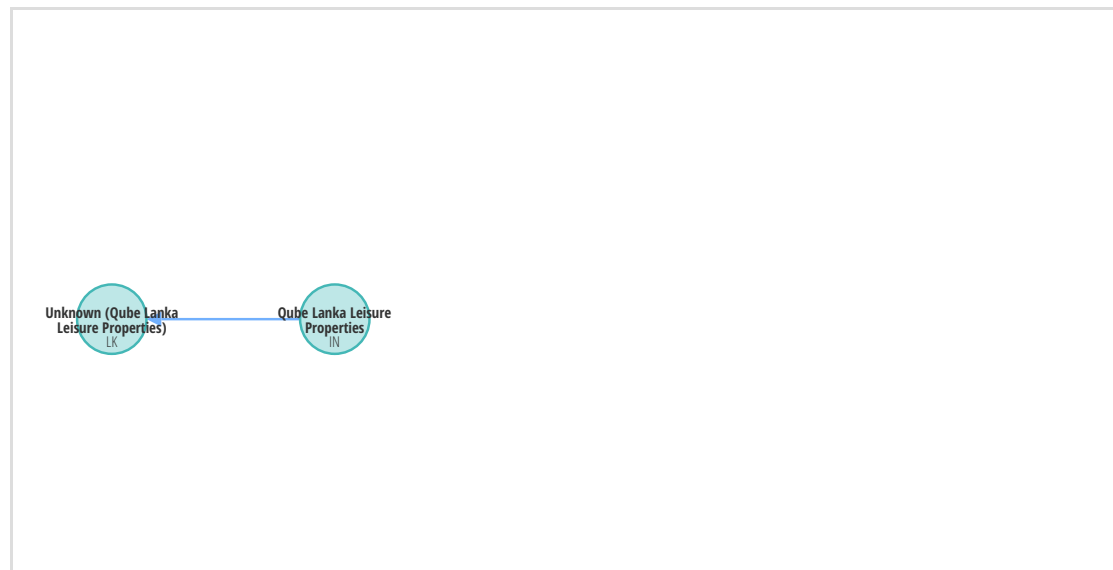
Jobs created (total)	Yes
Planned number of jobs (total)	37500
Comment on jobs created (total)	The project will generate direct employment to 15,000 and indirect employment to 22,500 persons. <a href="http://www.sltda.lk/kalpitiya">http://www.sltda.lk/kalpitiya</a>

### Investor info

#### Operating company

Operating company	Unknown (Qube Lanka Leisure Properties) (#37000)
Name of investment project	Kalpitiya Dutch Bay Resort Development Project

**Network of parent companies and tertiary investors/lenders.** Please right-click the nodes to get more details.



#### Legend

- ← Is parent company of
- ← Is tertiary investor/lender of
- Left-click to reveal related parent companies and tertiary investors/lenders.
- Right-click on investors to get more information.
- Left-click to hide related parent companies and tertiary investors/lenders.

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## Data sources



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### Data source #1

Data source type  
URL  
File  
Publication title  
Date  
Comment on data source

Media report  
<http://farmlandgrab.org/post/view/21101>  
  
Troubled waters of Sri Lanka  
2012-10-04  
Report on land conflicts between locals and security personnel

### Data source #2

Data source type  
URL  
File  
Publication title  
Date  
Comment on data source

Media report  
<http://www.hotelnewsnow.com/articles.aspx/7949/Sri-Lanka-designates-four-development-zones>  
  
Sri Lanka designates four development zones  
2012-04-12  
Report on four planned development zones in Sri Lanka


### Data source #3

Data source type  
URL  
File  
Publication title  
Date  
Comment on data source

Media report  
<http://www.skyscrapercity.com/showthread.php?t=416245&page=31>  
  
Sri Lanka to use embarkation fee revenue to develop Kalpitiya Dutch Bay Island  
2006-12-02  
Reports on activities related to the development of Kalpitiya Dutch Bay Island

### Data source #4

Data source type  
URL  
File  
Publication title  
Date  
Comment on data source

Media report  
<http://www.sundaytimes.lk/110206/BusinessTimes/bt01.html>  
  
Kalpitiya resort bids cancelled  
2011-02-06  
Report on the cancellation of Expressions of Interest (EOI) by Kalpitiya Integrated Tourism Resort Project's Procurement Board

### Data source #5

Data source type  
URL  
File  
Date  
Comment on data source

Government sources  
[http://www.slttda.lk/ongoing\\_projects](http://www.slttda.lk/ongoing_projects)  
  
2015-03-19  
Ongoing Projects in Kalpitiya Integrated Tourism Resort Project

### Data source #6

Data source type  
URL  
File  
Publication title  
Date  
Comment on data source

Research Paper / Policy Report  
[http://assets.gfbv.ch/downloads/pdf\\_e\\_langversion.pdf](http://assets.gfbv.ch/downloads/pdf_e_langversion.pdf)  
  
Dark Clouds over the Sunshine Paradise: Tourism & Human Rights in Sri Lanka  
2015-02-01  
Case studies on different land grabbing and

violation of rights related to the development of tourism projects

#### Data source #7

Data source type  
URL  
Date  
Comment on data source

Company sources  
<http://www.slt-da.lk/kalpitiya>  
2010-11-02  
Conceptual Master Plan for Kalpitiya Dutch Bay Resort

#### Data source #8

Data source type  
URL  
Comment on data source

Company sources  
[http://www.slt-da.lk/sites/default/files/Conceptual\\_Master\\_Plan\\_Kalpitiya\\_13.pdf](http://www.slt-da.lk/sites/default/files/Conceptual_Master_Plan_Kalpitiya_13.pdf)  
Conceptual Master Plan for Kalpitiya Integrated Tourism Resort Project

#### Data source #9

Data source type  
URL  
Publication title  
Date  
Comment on data source

Media report  
<http://lawandsocietytrust.blogspot.com/2015/02/kalpitiya-integrated-tourism-resort.html>  
Analysis of the proposed mega-development project and its contribution to the local communities  
2015-02-14  
Report on the impact of the KITRP on local communities

#### Data source #10

Data source type  
URL  
Publication title  
Date  
Comment on data source

Media report  
<https://srilankatravelnews.wordpress.com/2014/09/26/kalpitiya-integrated-tourism-resort-project/>  
Kalpitiya Integrated Tourism Resort Project  
2014-09-26  
General information about KITRP

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### Local communities / indigenous peoples



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#### Recognitions status of community land tenure

Recognition status of community land tenure  
Comment on recognitions status of community land tenure

Community traditional or customary rights not recognized by government  
The navy has occupied seven shops and a hospital campus. Those affected received no compensation even though the land rights of the inhabitants are documented.  
[http://assets.gfbv.ch/downloads/pdf\\_e\\_langversion.pdf](http://assets.gfbv.ch/downloads/pdf_e_langversion.pdf)

#### Consultation of local community

Community consultation  
Comment on consultation of local community

Not consulted  
An environmental impact assessment, but so far no social impact assessment, has been conducted at Kalpitiya.  
[http://assets.gfbv.ch/downloads/pdf\\_e\\_langversion.pdf](http://assets.gfbv.ch/downloads/pdf_e_langversion.pdf)  
On Ippanthivu, an oral agreement regarding land use rights was broken and all residents were forced to leave the island without consultation.

#### Presence of land conflicts

Presence of land conflicts  
Comment on presence of land conflicts

Yes  
On Vellai Island, a kitesurfing training centre has been built without consultation with the local fishermen. The fact that the centre blocks the fishermen's access to the lagoon during the kite-surfing season triggered conflicts between the owner of the kitesurfing training centre and the local fishermen.

## Displacement of people

Displacement of people  
Number of households actually displaced  
Comment on displacement of people

Yes  
338  
Fisherfolks are no longer allowed to dock their boats anywhere, nor build new houses or repair their dilapidated huts.  
<http://farmlandgrab.org/post/view/21101>

## Negative impacts for local communities

Negative impacts for local communities

Socio-economic

## Promised benefits for local communities

Promised benefits for local communities  
  
Comment on promised benefits for local communities

Productive infrastructure (e.g. irrigation, tractors, machinery...)  
At Ippanthivu, the Catholic Church has taken on a mediator role between investors and the local population. In an oral agreement, the Catholic Church and the investor (Qube Lanka) guaranteed that the inhabitants may remain on the island and will receive, in total, ten acres of land in exchange for the original land. The investor agreed to build houses, a new church and the required infrastructure. This oral agreement between the population and the investor, however, has not been honoured: the investor, aided by the Church, is now even asking the population to leave the island.

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### Former use



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## Former land owner (not by constitution)

Former land owner

Community

## Former land use

Former land use

Smallholder agriculture  
Other

Comment on former land use

traditional fishing and farming

## Former land cover

Former land cover

Wetland  
Other land (e.g. developed land - specify in comment field)

Comment on former land cover

beach, mangroves

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### History (6 versions)


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July 23, 2020, 9:46 p.m.



overwritten

This version

 Compare with previous version

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Feb. 23, 2017, 3:12 p.m.	<input checked="" type="checkbox"/>	overwritten	Show this version	Compare with previous version
March 23, 2015, 4:27 p.m.	<input type="checkbox"/>	overwritten	Show this version	Compare with previous version
March 23, 2015, 3:22 p.m.	<input type="checkbox"/>	overwritten	Show this version	Compare with previous version
March 19, 2015, 11:35 a.m.	<input checked="" type="checkbox"/>	overwritten	Show this version	Compare with previous version
May 13, 2013, 12:14 a.m.	<input type="checkbox"/>	overwritten	Show this version	First version

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**Comments** (0 comments)

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There are no comments to this deal yet.

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