

NEGOMBO DEVELOPMENT PLAN 2019-2030

VOLUME I

Urban Development Authority
Sethsiripaya
Battramulla



NEGOMBO DEVELOPMENT PLAN

2019 – 2030

VOLUME I



Ministry of Megapolis and Western
Development



Urban Development Authority

Negombo City Development Plan – 2030

Volume 01

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Negombo City Development Plan – 2030 is delivered through a series of publication; Volume 01 and 02. Volume 01 contains the situational analysis and the planning frame work of vision, goals, objectives, strategies and the strategic action projects and the implementation mechanism. Volume 02 is a separate document which contains both special, Planning and Building Regulations applicable to Negombo City within the period of 2019 – 2030.Negombo City Plan – 2030 was prepared by Gampaha District Office with the consultation of relevant stakeholder agencies.

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Acknowledgement

While feeling proud upon the completion of Negombo Development Plan, we would like to take this opportunity to reminisce, appreciate and acknowledge the valuable support given by many whom we remember with our gratitude. Negombo Development Plan is a collaborative work undertaken by the Gampaha District office in consultation with relevant stakeholder agencies. Throughout the process which continued nearly one and half years, there were many contributors to Negombo Development Plan in numerous ways

Our Sincere gratitude is extended to the Minister, Megapolis and Western Development, Honorable Patali Champika for his guidance and support in making this exercise as a success. The counsels and support given by secretary to the Ministry of Megapolis & Western Development and the fellow staff at Ministry are highly valued at this point.

Our special thanks are extended to the Mayor, Dayan Lansa, Commissioner, NDRV Fernando, City Planner, SK Amarasekara, Development Planning Assistant, Wijee Shiwakumar and other staff of Negombo MC for their enormous contribution and cooperation towards Negombo Development Plan.

Special gratitude is extended to all relevant stakeholder agencies of both state and private sector for sharing their substantial comments, suggestions and ideas along the numerous valuable input data without which the Negombo Development Plan won't be a reality. The comments, recommendations and suggestions given by general public through focused group discussions, business forums through the website and other social media are also highly appreciated.

Chairman of Urban Development Authority, Dr.Jagath Munasinghe is recalled with great appreciation for initiating the process of formulating NDP, guidance given throughout by introducing many new innovative planning techniques and applications and for continuous supervision and encouragement given throughout the process. Special thank is also extended to Director General of UDA, Eng.S.S.S.P Rathnayake, Additional Director General, Deputy Director General and Directors of all Divisions, Deputy Directors of Gampaha District office of UDA for their encouragement given throughout. The continuous direct guidance and encouragement given by (Director western Province), Plnr Janak Ranaweera, Plnr J.Somasiri, Plnr M.A.D.A.Muthugala and Plnr Samantha Kumara are also remarked with great appreciation.

Further special gratitude is extended to Gampaha District Office, Development Planning Division, Research & Development Division, Environmental and Landscape Division and the all staff of the UDA is remembered with utmost gratitude for their support towards NDP in numerous ways.

Further special thanks is extended to outside parties who worked with us to make NDP effective.

Honorable Minister's Forward



Having established under the Act No. 41 of 1978, Urban Development Authority has completed 40 years of excellence service contributing for the urban development in Sri Lanka. It is at this movement; UDA remarks another milestone which is the completion of Negombo Development Plan – 2030. Following to a comprehensive process which was carried out for nearly one and half years by the Negombo Development Planning Team of Urban Development Authority, Negombo Development Plan now ready to be gazetted and implemented in order to direct the future of Negombo in a planned manner.

Negombo is an identifiable city in Gampaha District with inherent water potentials and ceremonial catholic culture. It is important to understand the Negombo MC boundary drawn in legal document are no longer reflect in real grounds and expect to develop with the vision of “Natural Haven Sprinkling Little Rome”

Our effort is to support Negombo's role as a regional facilitator by shaping up its physical environment while ensuring city liveability standards and efficient functioning of the city with upgraded infrastructure facilities. Also, we aim at addressing prevailing of present prevailing issues with strategic actions. The speciality of this plan is that it doesn't limit to solving of present prevailing issues but attempts to envisage a broader vision for the city while harnessing its untapped potentials so far.

As per my knowledge, this plan has been prepared with the application of numerous innovative contemporary city planning approaches, techniques and tools thus it can be recognizing as milestone product of Urban Development Authority. In this regards, I appreciate the extraordinary efforts of Chairman, Director General, Planning Team and all staff of Urban Development Authority who have contributed in numerous ways of successfully complete this assignment. Also, I appreciate the contribution given by relevant local authorities, state and privet stakeholder agencies and general public by working equally on a same platform to make Negombo Development Plan a success.

I expect that the Negombo Development plan will be successfully implemented during the coming decade and all stakeholders will jointly work together to ensure its successful implementation.

Patali Champika Ranawaka,

Minister,

Ministry of Megapolis & Western Development

Honorable Mayor's Forward



We extend our gratitude towards the Urban Development Authority for the initiative taking into prepare a new Development Plan for Negombo enhancing its specific character with the strategic planning approach. Negombo is an identifiable city in Gampaha District with inherent water potentials and ceremonial catholic culture. It is important to understand the Negombo MC boundary drawn in legal document are no longer reflect in real grounds and expect to develop with the vision of “Natural Haven Sprinkling Little Rome”

The Negombo Development Plan further opens a positive platform for the upgrading of major three sectors of tourism, fishery, commerce in the economy and enhance the its value as major commercial, transport center, an educational Facilitator and health service provider for the Region. This attempt leads to encourage more investors for Negombo and create a self-sufficient city economy in the region.

I appreciate UDA attempt to formulate Negombo City plan a collaborative and participatory exercise by in cooperating the recommendations, suggestions and criticisms given by us; the representatives of general public. Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Negombo City Development Plan within the next eleven years. Also, I request all citizens and stakeholders of Negombo. Negombo city to act at individual and cooperate levels to lead the city towards the shared vision as envisaged by Negombo Development Plan – 2030.

Dayan Lansa

Mayor,

Negombo Municipal Council

Preface

The Urban Development Authority Act No 41 of 1978 has given the legal provision to the Urban Development Authority to prepare the development plan for the declared Urban Development Areas under the Part II, Section 8 (a). Negombo was declared as a Municipality by Gazette Notification No.9939 of 21st January, 1949. Kochchikade town council area and part of Katana Village Council Area were incorporated subsequently in to Negombo Municipal Council by the Gazette Notification No.453/4 of 12th May 1987. The area of authority of Negombo Municipal Council was further extended by Gazette Notification No 1218/34 of 10th January 2002. It also has been declared under the Urban Development Authority Law by Gazette No 1000/3 of 3rd of November.

The first significant urban development intervention of Negombo city was initiated in 2001 with the declaring Negombo as a growth centre with combination of three major local authorities and First Development Plan for Negombo Municipal Council Area has been initiated by UDA in 2004 for 20 years. The Development Plan is needed to be updated considering the emerging urban scenarios of the city. The Revised Development Plan has Volume 01 and Volume 02. Volume 01 contains with Part 01 and Part 02. Similarly, Part 01 contains with Background Of the Development Plan, Planning Team, Scope of the Work, The Planning Process, Preliminary Survey. The Study Area, Planning & Situational Context, Delineation of the Planning Boundary and the Need of the Development Plan. Part 02 contains with the Background Of the Development Plan, Planning Team, Scope of the Work, The Planning Process, Preliminary Survey. The Study Area, Planning & Situational Context, Delineation of the Planning Boundary, Need of The Development Plan, The Planning Framework, The Vision, Vision Statement, The Goal, Objectivists and Detailed SWOT Analysis for Goals, The Plan, Concept Plan, Proposed Land Use Plan, Social and Physical Infrastructure Development Strategies with Service Plan, Transportation, Water Supply, Electricity, Data Lines, Drainage and Sewer Line ,Waste Management, Economic Development Strategies with Economic Development Plan, Industrial Plan, Environment Sustainable Strategies with Conservation, Public Outdoor Recreational Space, Culture and Heritage Management Strategies, Implementation Strategy with Strategic Action Projects and Institutional Setting. The Plan is formulated for 11 years to enhance the physical, environmental, economic and social wellbeing and comfort of the city.

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PART 01

CHAPTER 01

BACKGROUND OF THE DEVELOPMENT PLAN

1.1 Introduction

The Urban Development Authority Act No 41 of 1978 has given the legal provision to the Urban Development Authority has been provided legal provision to prepare the development plan for the declared Urban Development Areas under the Section 8 (a) Part II of the Urban Development Authority Act No 41 of 1978 as amended to UDA Act No 4 of 1982. Negombo was declared as a Municipality by Gazette Notification No.9939 dated 21st January, 1949. Kochchikade town council area and part of Katana Village Council Area were subsequently incorporated in to Negombo Municipal Council by the Gazette Notification No.453/4 dated 12th May 1987. The area of authority of Negombo Municipal Council was further extended by Gazette Notification No 1218/34 dated 10th January 2002. Negombo Municipal Council Area also has been declared as an Urban Development Area under the Urban Development Authority Law No.41 of 1978 by Gazette Notification No 1000/3 dated 3rd of November 1997 and No 1172/7 dated 20th February 2001.

The first significant urban development intervention of Negombo city was initiated in 2001 by declaring Negombo as a growth centre with three major local authorities and in 2004, the Preparation of Development Plan for Negombo Development Area has been initiated. This particular plan has contributed to upgrade the physical, environmental, economic and social aspects of the city. The development plan has been formulated by UDA for 20 years effective from 2004. The Development Plan is needed to be updated considering the emerging urban scenarios of the city. The Revised Development Plan is targeting for 12 years to enhance the physical, environmental, economic and social wellbeing and comfort of the city.

1.2 Planning Team

The Planning Process of the Development Plan involves with the consultation of stakeholders as it is a major step in the planning process. The following key stakeholders of the diverse streams are consulted in the initial stage of the development plan.

Table 1.1 Key Stakeholders of Negombo Development Plan

The Designation/Name	Institution
Main Stakeholders	
Negombo Divisional Secretary	Negombo Divisional Secretariat
Commissioner	Negombo Municipal Council
City Planner	Negombo Municipal Council
Engineer	Negombo Municipal Council
Development Assistant	Negombo Municipal Council
Main Consultancy Agencies	
Director General/ Area Engineer	Coast Conservation & CRM Department
Assistant Director	Fisheries & Aquatic Resources Department
Director General	Central Environmental Authority
Chairman	Negombo Hoteliers' Association
Chairman	National Aquatic Resources Research and Development Agency
Director General	Sri Lanka Tourism Development Authority
Stakeholder Groups	
General Manager	Sri Lanka Railway Department
Director General	Provincial Road Passenger Transport Authority
Deputy General Manager /Area Engineer	Ceylon Electricity Board
Chairman	Board of Investment
Chairman/Mr.Lal Disanayake	The Hotels Association of Sri Lanka,
Chairman	Land Reform Commission
Director General	Department of Archaeology
Director General	Land use Policy Planning Department
Director General / Executive Engineer	Road development Authority
Director General	Disaster Management Centre
Area Engineer	Irrigation Department
Director	Zonal Education Office
Manager	Water Supply & Drainage Board
Director	Zonal Education Office

General Manager/ Area Engineer	National Water Supply & Drainage Board
Chairman	Lagoon Development Authority
Chairman	Negombo Trade Union
Chairman	Three Wheeler's Association
Assistant superintendent of Police	Negombo Police Station
General Public	
Planning Team	Urban Development Authority
Chairman/Dr.Jagath. N. Munasinghe	Urban Development Authority
Director General/Eng.Sumedha Rathnayake	Urban Development Authority
Additional Director General / Plnr K.A.D.Chandradasa	Urban Development Authority
Deputy Director General (Planning) /Plnr. D.M.B.Ranathunga	Urban Development Authority
Director (Western Province), Plnr Janak Ranaweera	Urban Development Authority
Director (Development Planning), Plnr Lalith Wijerathna	Urban Development Authority
Deputy Director (Planning), Plnr.J.Somasiri,	Urban Development Authority
Deputy Director (Planning), Plnr. M.A.D.A.Muthugala	Urban Development Authority
Deputy Director (Planning), Plnr.L.M.Samantha Kumara	Urban Development Authority
Assistant Planning Officer – Strategic Planner, Plnr D.Sauri.N.Jayakody	Gampaha District Office, Urban Development Authority
Assistant Planning Officer – Strategic Planner, Ms.A.A.C.J.R. Adhikari	Gampaha District Office, Urban Development Authority
Planning Officer, S.M.T. Alosiuyas	Gampaha District Office, Urban Development Authority.
Supportive Divisions	Urban Development Authority (Annexure Table No.01 Supportive Division of Urban Development Authority)

Source: Compiled by Author

1.3 Scope of the Development Plan

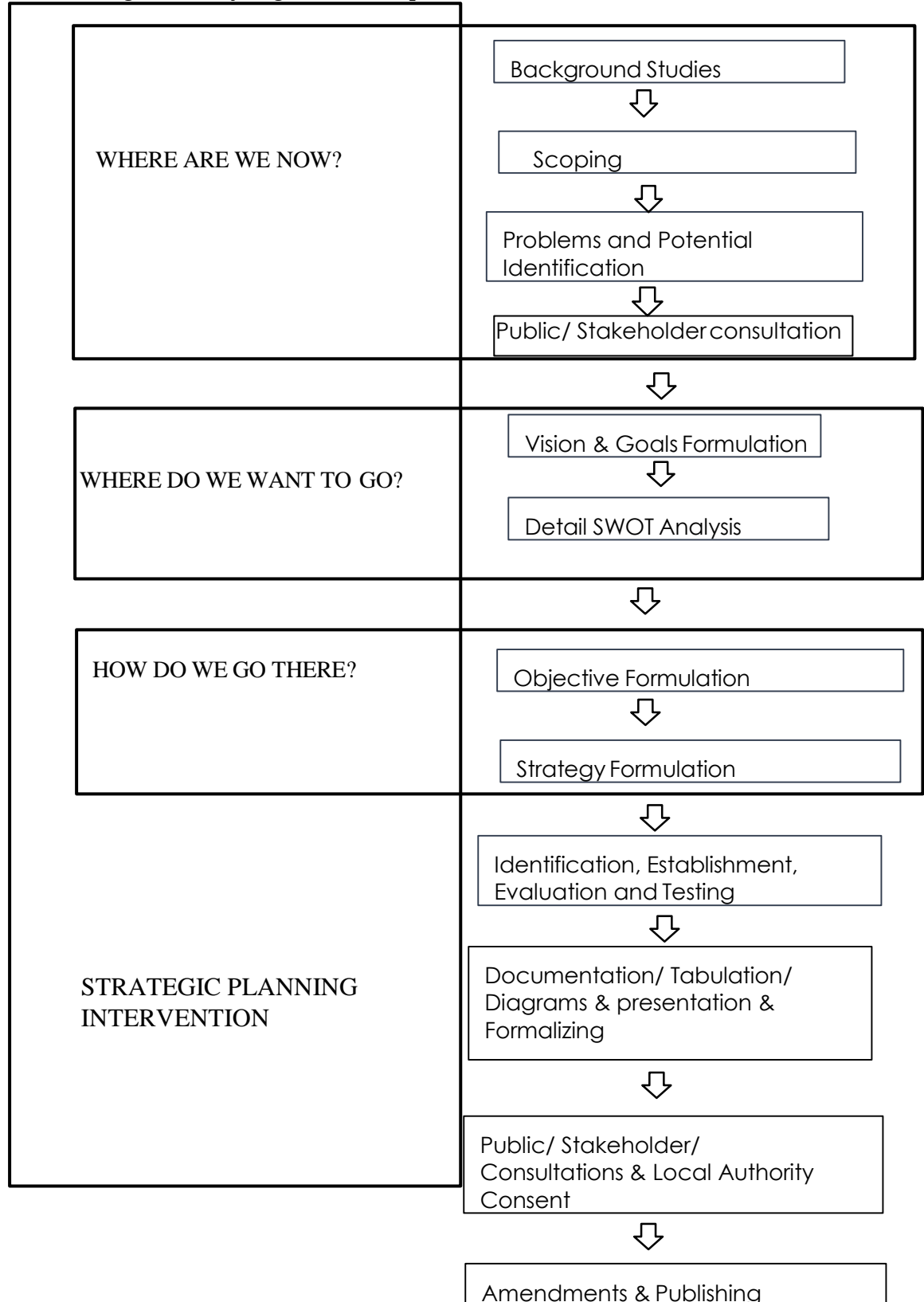
The UDA is in the process of preparation of comprehensive plan for the Negombo MC area integrating land use plans, economic, physical and environmental, area-based plans and urban design plans. The mentioned plans contain the proposed prominent landuse of the area and proposed physical structure which enhance the sustainable infrastructure such as road, railway, urban nodes, electricity, water supply, solid waste. Further this infrastructure is activated with regulation mechanisms which collaborate to wind up the haphazard development of the area. The economic development plan is enhancing the tourism, fishery industry and other services with optimizing the available potentials while the environment management plan is representing the strategies of environmental conservation and reservation of blue – green spaces and appropriate buffers, zoning and setbacks of the area. The environment management plan associates with the public open spaces recreation plan which creates the passive open spaces into active open spaces with the standards of UDA.

Negombo Development Plan adheres with the National Physical Plan 2050 that is in the vision of Mannered, Geared and Smart Nation in Planned, Sustained and Adored Land and three major goals of facilitating the economic growth, optimizing the utility and assuring the sustainability. The Development Plan is targeting for 12 years for the purpose of creating a sustainable urban form with viable economy, compatible environment and acceptable social environment with the proposed feasible action projects are of the formulated plans. This causes to promote a sectoral and spatial development which enables to upgrade a better environment and setting for the users and living being of the area.

The Negombo Development Plan associates with the key limitations of available time period and complexity of the Negombo Growth Centre. The Development Plan is mainly formulated for 12 years and it is complex to select the Negombo Growth Centre area which consists of three main local authorities of Katana PS, Katunayake- Seeduwa UC and Negombo MC for the selection as the planning boundary. Hence the Negombo MC area is selected as the planning area by considering the all these factors.

1.4 The Planning Process

Figure 1.1 Planning Process of Negombo Development Plan



Negombo Development Plan has followed the planning process which contains the 12 major steps that can be identified as Background Studies, Scoping, Problems and Potential Identification, Public/ Stakeholder consultation, Vision and Goals Formulation, Detail SWOT Analysis, Objectives Formulation, Strategy Formulation, Identification, Establishment, Evaluation and Testing, Documentation/ Tabulation/ Diagrams and presentation and Formalizing, Public/ Stakeholder/ Consultations and Local Authority Consent and Amendments and Publishing.

The first step of background studies involves with the establishment of Geo Database, exploring the base data, identification of data gaps, updating the base data by field survey or other data capturing method, collecting other necessary data required for analysis and storing prepared data in the Geo Database under feature classes. This was carried out from June 2017 to January 2018.

The second step of Scoping contains the identification of the present order of the urban area in relation to its context, Reviewing the National level policies and regulations related to development trends of the area, Conducting Surveys regarding to vehicular and pedestrian traffic, land values, reviewing the ongoing and proposed projects and their impacts. The Third step of Problems and Potential Identification contains the identification of the main issues in the area in the order of priority and the development potentials in the area on priority basis. The fourth step of Public/ Stakeholder consultation provides the basis to open the Development Plan according to comments and opinions of the public's and stakeholders. The fifth, sixth and eighth steps of Vision, Goal, Objectives and Strategy Formulation open the futuristic image and spatial form, physical, environment, economic and social aspects of the city and its role. The seventh steps of detailed analysis has been competed through the Sensitivity Analysis, Development Pressure Analysis, Connectivity Analysis, Node Analysis, case comparison and multy criteria suitability analysis.

The ninth step of Identification, Establishment, Evaluation and Testing influences to identify and prioritize the projects with analysis of Physical, Social, Economic and Environmental Impacts, Urban Design Schemes with Form Based Analysis, Simulations, Building and Planning Regulations and Guidelines with Legal Implications and Social/Political Sensitivities. The other tenth, eleventh and twelfth steps of Documentation/ Tabulation/ Diagrams & presentation & Formalizing, Public/ Stakeholder/ Consultations & Local Authority Consent and Amendments & Publishing involves with the formalizing works such as coordination work with stakeholders and Planning committee and internal reviews, obtaining the Minister's approval and working with Gazette Notification.

CHAPTER 02

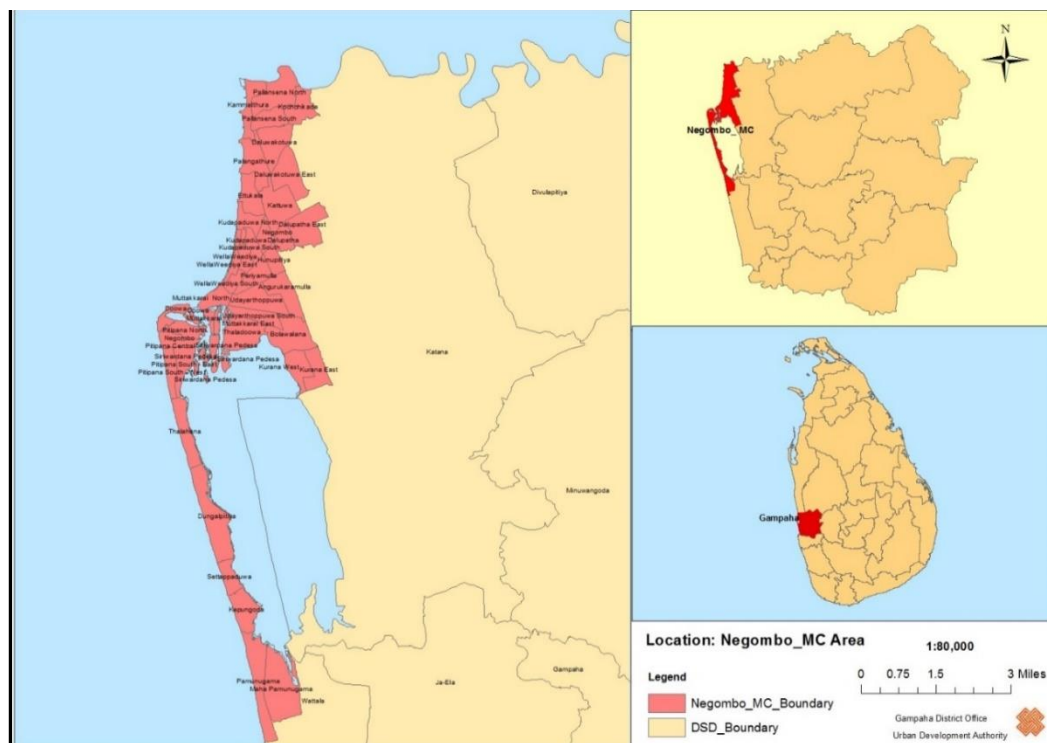
PRELIMINARY SURVEY

2.1 The Study Area

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province in the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and Free Trade Zone. It is bounded to North by Maha Oya, South by Diya Honda Ela, East by from Roma Ela and the West by lagoon and the Indian Ocean.

The total extent of Negombo Municipal Council area is 2800 ha and it is located within the boundary of Negombo Divisional Secretariat with 39 GN Divisions. The total population of Negombo is 175000.

Map2.1 Location of Negombo MC Area



Source: Compiled by Author

Negombo features a tropical rainforest climate under the Köppen climate classification. Mainly the city receives rainfall from the South-western monsoons from May to August and October to January. During the remaining months there is a little precipitation due to Convective rains. The average annual precipitation is about 2400 millimetres. The average temperature varies 24 to 30 degrees Celsius, and there are high humidity levels from February to April.

2.2 Planning and Situational Context.

Negombo has a long and remarkable historical background that goes to the period of king Kawanthissa. The Sinhala name of නෙගමුව was originated based on the background related to the era. In the seventh and eighth centuries the first Muslim Arabs has arrived to Ceylon for the purpose of wild cinnamon trade and eventually dominated the east-west trade routes and Negombo Lagoon provided safe shelter for seafaring vessels and became one of the key ports. Many of them chose to settle in the coastal areas and maintained a monopoly over the cinnamon trade and it was transported to Europe and the Mediterranean.

In 1500 the Portuguese arrived and ousted the Moors and further began to construct a fort in Negombo and took over the trade of cinnamon to the West. The Portuguese restructured the traditional production and management of cinnamon and maintained their control over the trade for more than a century. They propagated the catholic culture and a large number of churches were established with the Catholic faith and as a result of this phenomena, Negombo was popular as a 'Little Rome.'. In 1646 the Dutch captured Negombo from the Portuguese and negotiated an armistice with Portugal for ten years. In 1672, other Dutch buildings, churches and the extensive canal system that runs 120 km (75 miles) from Colombo in the south, through Negombo to Puttalam in the north were constructed.

Figure 2.1 Dutch Fort in Negombo



Source: Negombo MC

Figure 2.2 Front Elevation of Dutch Fort



Source: Captured by Author

The eighteenth century was the era of declining the 40% volume of cinnamon due to the arrival of British. Poor policies were put in place by Frederick North, the first Governor of British Ceylon exacerbated the problem. This circumstance led to lose commercial interest of the cinnamon industry by the 1830s. Negombo was transformed to new interests and the concept of massive development was attached and it was connected to the massive railway project that was linking the

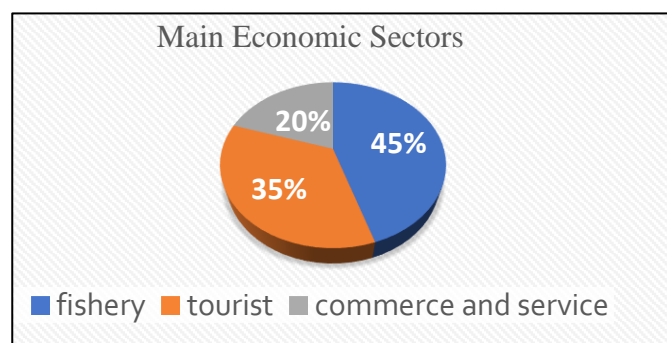
island together under British control and encouraging the growth of plantations in coconuts, tea and coffee.

The existing Environmental system of the city plays a major role by creating an environmental balance and visual quality. The environment comprises with the network of water ways of lagoon, sea, Ma- Oya, Hamilton canal and the natural formatted beach fronts which have a straight 24km of strip. The specific fauna and flora, Mangroves, sea grass beds, off shore sands influence to create a biodiversity in the area. The significant positive externalities are generating as a result of this phenomena. The water ways are the potentials for the urban design and the recreational transport for the tourists. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery.

Currently Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is function with both rail and road network together in Gampaha District. There is significantly identifiable well-established trunk road and railway which contributes to create the order of the city. In national context, Negombo is 2nd order city and in accordance with the National Physical Plan, a hierarchy of urban centres for the western province, Negombo urban area is identified as a main functional Economic town within the province. (*Annexure Map No.01 Road Network of Negombo*)

Negombo has a good transport network which enhances the national, regional and local linkages. Major roads are going via Negombo. Major cities of Minuwangoda, Ja Ela, Divulapitiya, Gampaha and Chillaw are directly connecting to get the services. It is located within the close proximity to Bandaranayke International Airport, Katunayake Free Trade Zones and Katunayake expressway interchange. This contributes to strengthen the self-sufficient economy of the city that is created through three major sectors of tourism, fishery and commerce. Simply 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service.

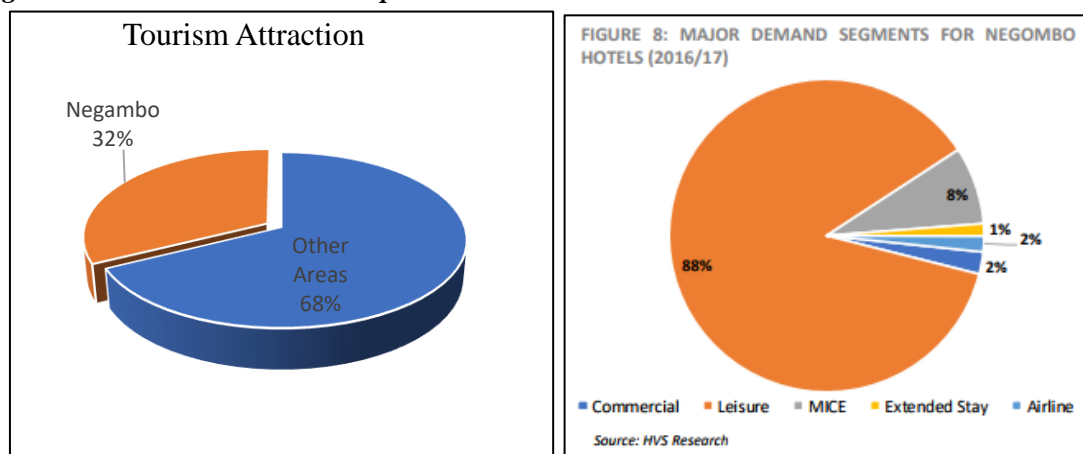
Figure 2.3 Three Major Sectors of Economy



Source: Negombo MC

Negombo attracts 350000 tourists annually and they arrive to Negombo for leisure activities and this lead to become the major tourist destination and the recent research of Market Pluse: Colombo, Katunayake, Negombo Sri Lanka by Hvs India states that Negombo is well connected to the international airport and Colombo city by the Colombo-Katunayake Expressway, Negombo, is located in the Gampaha district, has transformed from a modest fishing village into one of Sri Lanka's popular beach destinations over the past few years, especially attractive for price-sensitive travellers. Its economy is largely dependent on tourism and fishing”

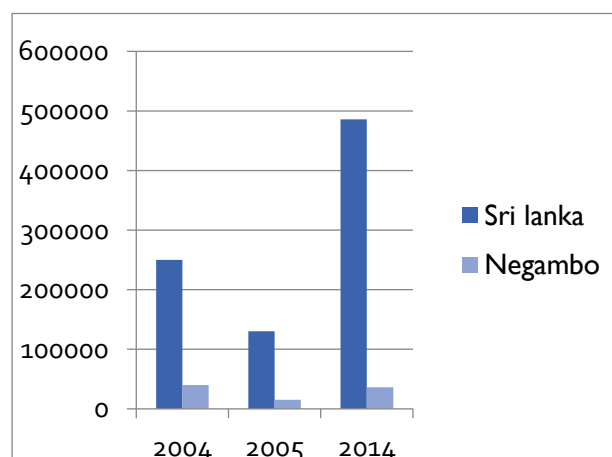
Figure 2.4 Tourism Attraction Representation



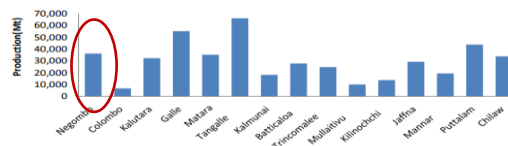
Source: Tourism Development Authority

Negombo has an active fishery industry which has a plenty of fish production. It gets the third place in Sri Lanka and Contributes 16% for the national economy by fish production which is 80% of marine fish and 20% of lagoon fish. Shrimp and prawn's production highly contributes for its economy and the NARA further researched that the best fish in Asia is recorded in Negombo. The available fishery harbour contributes to upgrade the fishery sector.

Figure2.5 Fish Production of Negombo in National Context



Source: Ministry of Fisheries and Aquatic Resources Development.

Figure 2.6 Marine Fish Production by Fishery Districts/Mt-2015

Source: Ministry of Fisheries and Aquatic Resources Development.

The total population of Negombo records 141684 in 2001, 175000 in 2012 and 2017 and the population is declining due to conversion of the residential spaces into commercial spaces. The area represents the 0.11% of negative AAGR (*Annexure Map No.02 Prawn Breeding Sites of Negombo Table 2.1 Population Statistics of Negombo*)

District	Population 2001	Population 2012	Population 2030	AAGR
Western Province	5344135	5851130	6813305	
Gampaha	2086869	2346948	2844275	1.05
Negombo	141684	175000	178730	0.11

Source: Census and statistic Department

The catholic percentage of 70% which is remarkable in Negombo, existing church network and day night functions of the city contribute to create the special catholic culture and a well reputed western modernized culture that enables to encourage active cultural and urban festivals of Fisherman holy festival, vail cart festival, annual feast ceremony of churches, Doowa passion play and kite festival throughout the year to sustain a live city. (*Annexure Figure No .01 Urban festivals in Negombo*)

The previous planning attempts have expanded different platforms for Negombo. Western Region Megapolis Plan (CESMA) has given the diverse proposals of Negombo as a tourism Centre, Negombo Lagoon as an integrated tourist destination area, improvement of Infrastructure in Negombo Region such as highway and major road network, Wetland Conservation and as recreational areas from Kelani river to Negombo Lagoon Area. (*Annexure Figure No.3 CESMA Plan*) Colombo Metropolitan Regional Structure Plan (CMRSP) has identified to develop Negombo as a Tourism area promoting Coastal line with quality sandy beaches, Inland lagoon and water bodies Improvement of the International Airport, Four Star International Hotels,

Aurvedic Treatment Centers, Water Supply such as : Kelani River based water supply project, North Colombo water supply project, Construction of tube wells through National Water Supply and Drainage Board, Expansion of Katunayake – Seeduwa & Negombo Water Supply, Sewerage System, Storm Water System (*Annexure Figure No.4 CMRSP Plan*) Muthurajawela Master Plan (1990) has intervened to plan Negombo as strict conservation area, Buffer Zones, Recreation and Tourism Uses, 10-acre Theme park & Folk-art Centre and Water Sport Projects. (*Annexure Figure No.5 Muthurajawela Master Plan*)

The National Physical Plan 2050 has proposed the East-West Economic Corridor and Negombo is under the above and basically it is expecting to increase the population up to 20 -25% by 2012-2050 and further it has identified as the tourism promotion area along the coastal belt and the Draft Western Region Structure Plan has promoted Negombo as second order city and Tourism Zone from Aluthgama Up to Negombo. (*Annexure Figure No.6 National Physical Plan*)

The Aero City Plan has proposed the massive development in Katana area which is adjacent to Negombo with Airport Business City, international business facilities, conference halls and congresses centres, range of events, festivals and programs, Socio-Cultural, High education and innovation with diverse commercial tourism attraction, health and wellness facilities and commercial mix. Airport Business city contained with main development components of; Commercial and Business City Centre development - Duty free shopping malls and, Sales outlets with branded items, Airport business towers, Business hotels and offices, Administration & Service centres; University and Education cluster - Aviation and innovative Science universities, Entrepreneurship + research, Collaboration spaces with industry; Cultural Corridor – Art, Culture, Entertainment, Tourist Hotels and Apartments, Conferences and congresses Centre - Business meetings, gatherings, various events, exhibitions, conferences, Sporting and Entertainment facilities; Medi-tourist cluster - Spa and Ayurveda treatment centres & Health and wellness facilities; Urban Living Upgrade Precinct: Multi Story Residential, Urban neighbourhood Park, Senior Citizens villages, Relocation/housing regeneration, medium density apartments, Urban housing; Common facilities – Access roads, sanitary facilities and parks. Although Negombo has diverse previous planning attempts, the key major potentials of natural environment and the dominant catholic culture oriented social values are not addressed in the previous plans which contribute to sustain a self-sufficient city of Negombo. Therefore, The Prepared Negombo Development Plan opens a platform to develop the futuristic vision accordingly to create a sustainable urban form for the betterment of city dwellers and the journeyers who are experienced in Negombo. (*Annexure Figure No.7 Aero City Plan and BIA Gate Way project*)

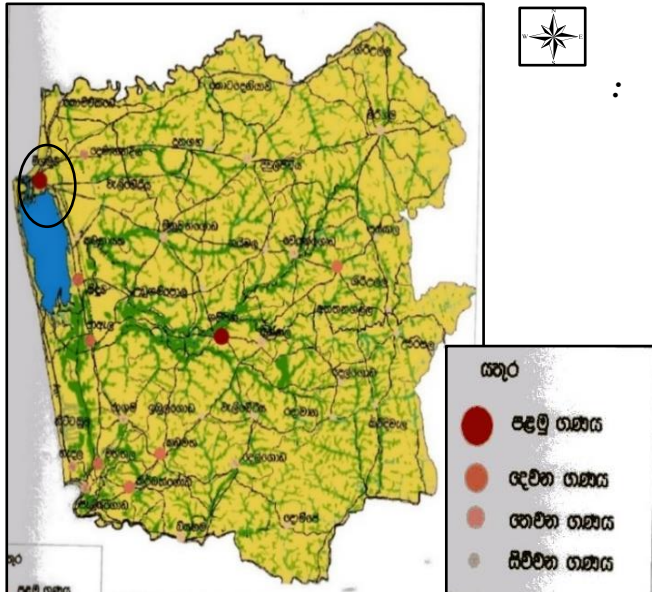
2.3. Delineation of the Planning Boundary

Initially the delineation of the planning boundary associates with the three main criteria of Geographical boundary, functional boundary and administrative boundary. Mainly Negombo acts as the main city that cater to Banadaranayake International Airport which is the Sri Lanka's major airport and the first free trade zone of Katunayake. Initial study area for the delineation of planning boundary of Negombo considered the importance of economic contribution through tourism, fishery and commercial sectors. As well as Negombo creates its functional boundary with the interaction of the peripheral towns of Minuwangoda, Diwulapitia, Chillaw, Giriulla, Ja Ela and other towns in terms of the economic attractions and fulfilment of the services. Not only that facts but also Lagoon, sea and canals that indicates the natural city limits make the area full of sensitive environmental resources and cause to expand physical development beyond the administrative boundaries.

This phenomenon influenced declare the Negombo MC area as an urban development area on 3rd of November 1997 under the gazette notification No 1000/3 by considering this rapid physical and urban development. Not only, that in 2001 Negombo identified as "Growth Centre" which combining Katana PS area, Katunayake Seeduwa UC area and Negombo MC area. The main accessible corridor of Puttalam - Colombo road create links to national and regional level that cause to identified Negombo as most connected node with connectivity analysis.

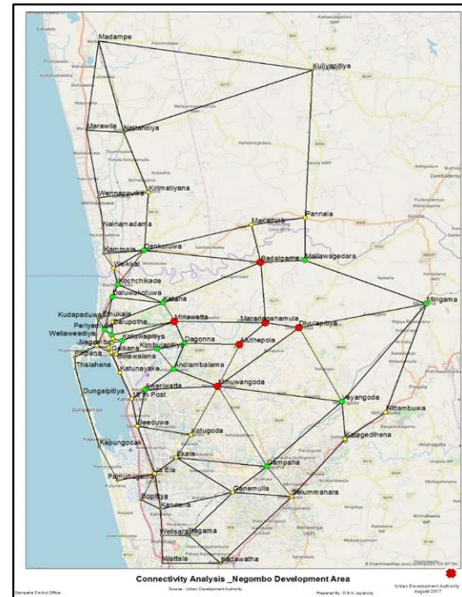
Present Western region structure plan identified Negombo as a second order city which is located within the tourism zone. Development pressure analysis also proved Ethhukala & Lewis place areas have high development pressure with the tourism related physical developments. These urban trends and facts lead to emerge Negombo's functional boundary beyond the administrative boundary and most of the outer city centres make to used Negombo as their core. (*Annexure Table No.02 Criteria of Development Pressure*)

Map 2.2 Urban Hierarchy of Gampaha District



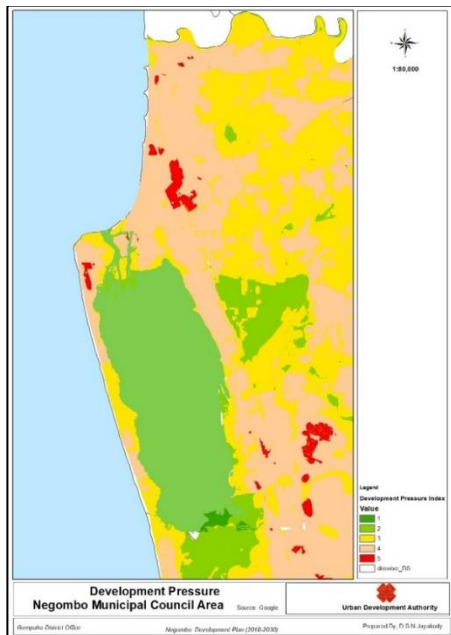
Source: Compiled by Author

Map 2.3 Connectivity of Negombo



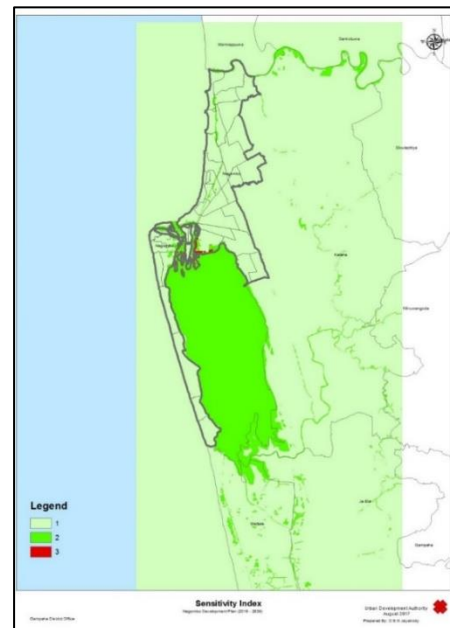
Source: Compiled by Author

Map 2.4 Development Pressure of Negombo



Source: Compiled by Author

Map 2.5 Sensitivity of Negombo



Source: Compiled by Author

Moreover, for the convenience of planning interventions, the delineation of boundary finally adopts with the existing administrative boundaries which is noted as Negombo MC Area which is gazetted in 1949 and extended in 1987 and 2002. (**Annexure Map No.03 Delineation of Planning Boundary**) 39 number of Grama Niladari Divisions belong to the administrative boundary of Negombo MC. (**Annexure Table No 4: List of GN Divisions of Negombo MC**)

CHAPTER 03

NEED OF THE DEVELOPMENT PLAN

3.1 Planning Need

Planning need is critical in Urban Planning and it provides a basis for the development of the city. Basically, in the Strategic Planning Process the identification of problem further enables to forward the planning need further. Two major problems have been identified in Negombo considering its background, context and magnitude. That can be interpreted as

3.1.1. Untap the Existing Potentials of Natural Environment

Negombo has an extensive blue - green network which blends natural eco systems of lagoon, river, sea, canals, mangroves and bio diversity. Negombo Lagoon, Sea, Maha oya, Hamilton Canal, Depa Ela play a major role assuring the environmental balance of the city. Negombo lagoon is a birds' habitat and provides a breeding place for resident birds like Pond Heron, Little cormorant, Little Egret, Purple Heron, Pond Heron, Whistling Teal etc. Not only that it is a guest home for migrant birds like Greenshank, Redshank, Grey Plover, Lesser Sand plover, Blue –tailed bee, Paradise Flycatcher, Marsh sandpiper and it has endemic species and the 18 number of mangroves act as a fish breeding place which contributes for the fishery sector and economy of Negombo.

Table 3.1 Bio Diversity of Negombo

	Species	Total Species in Lagoon	Endemic	Total Species in SriLanka	Total Endemic in SriLanka
Fauna	Fish	46	5	82	44
	Shrimps	14	-		
	Amphibians	17	4	119	103
Flora	Sea grass beds	4	-		
	Mangroves	18		20	

Source: NARA Environmental Profile

Map 3.1 Blue - Green Network of Negombo



3.1.1.1 Less optimization of beach fronts

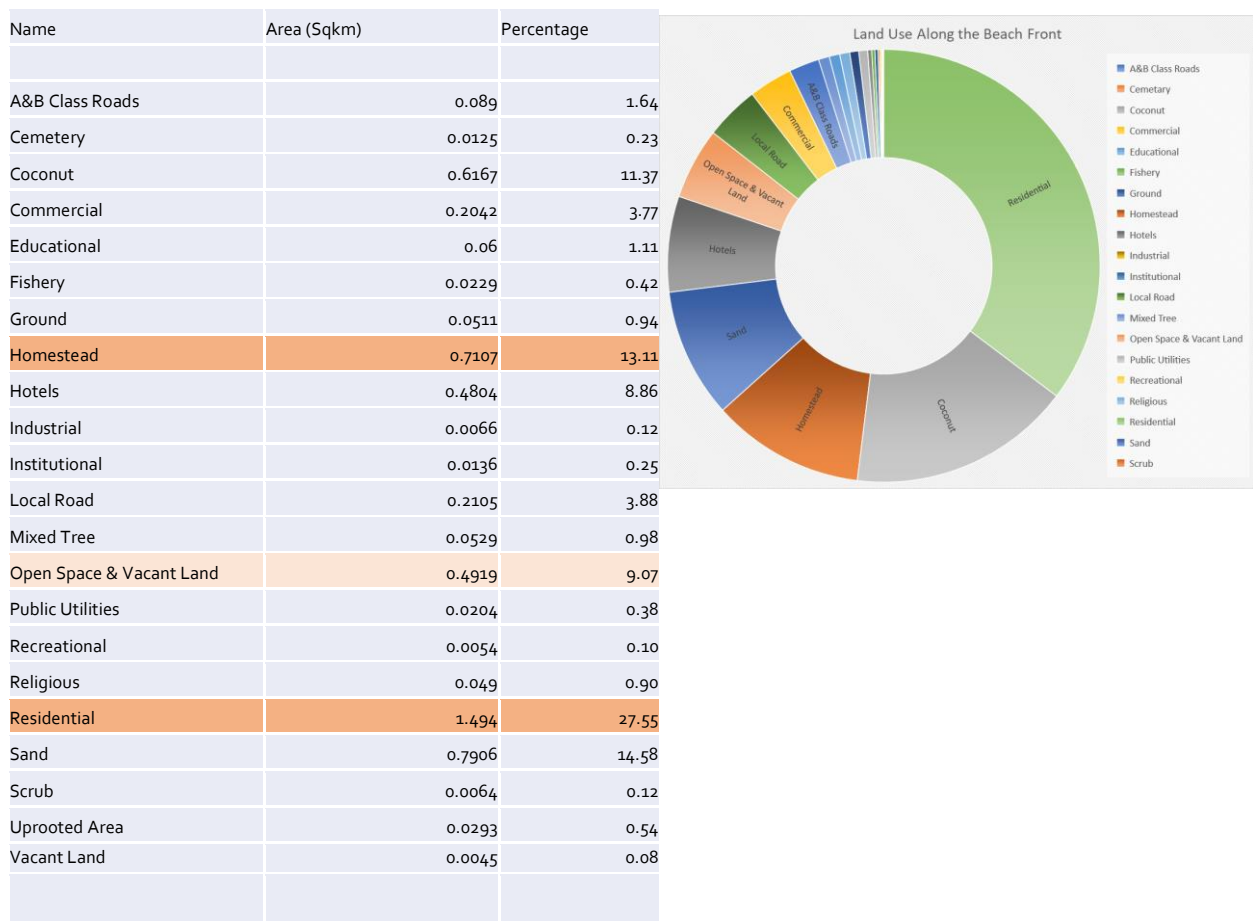
Beach fronts of the city play a major role in creating as active open and

Figure 3.2 Land use along the Beach Strip

Source: Compiled by Author

recreational spaces. Barcelona - Spain, Panama City- USA, Benidorm – Spain, Santa Cruz Beach – California are the identical beaches in the world. It is a good destination for the tourists and journeyers. The recent visual Photographic survey and land use analysis show that although Negombo has a 24km of straight beach strip which is Starting from Sarakkukanda – Kepungoda to Ma oya which is an ending point of western province and it is not optimised.50% of beach fronts have been used as underserved settlements, backyards of homestead and vacant lands which are not used for any activities.

Figure 3.1 Land use Percentages along the Beach Strip



Source: Compiled by Author

Figure 3.3 Brown's Beach Site



Source: Captured by Author

Figure 3.4 Ethukala Site



Source: Captured by Author

Figure 3.5 Morawala Site



Source: Captured by Author

Map 3.2 Beach Strip of Negombo



Source: Compiled by Author

Another reasons for less optimisation of beach fronts are limited access and unappealing accesses. The vertical and horizontal development along the beach strip has been disturbed to enter into the beach and still a few numbers of accessible paths only connect for the beach fronts. Most of the time the best visual and wider beach corridors are used as dry fishing locations and it influences to spread the bad smell and reduction of visitors for the area. Cross Sections represent the unappealing access further.

Figure 3.6 Cross Section of Ethukala Area



Source: Compiled by Author

Figure 3.7 Cross Section of Doowa



Source: Compiled by Author

Figure 3.8 Cross Section of Pitipana



Source: Compiled by Author

Map 3.3 Locations of Cross Sections



Source: Captured by Author

3.1.1.2. Incompatible Land use of lagoon & its environs

Negombo lagoon is an economic potential for the city that directly link with Fishery sector. It generates a scenic beauty and a tourist destination. When considering the different case studies of the lagoon in the world, lagoons are the vibrant water and recreational and gathering spaces and walking trails which attract a large number of tourists.

The existing use of the lagoon in Negombo discourages its scenic beauty and visual attraction. Lagoon and its environs are used as waste dumping, boat anchoring place, back yards of the homesteads and settlements. The visual photographic survey further illustrates the mentioned fact.

Figure 3.9 Illustration of Pitipana Site



Figure 3.10 Illustration of Munnakkare



Figure 3.11 Illustration of Katunayake

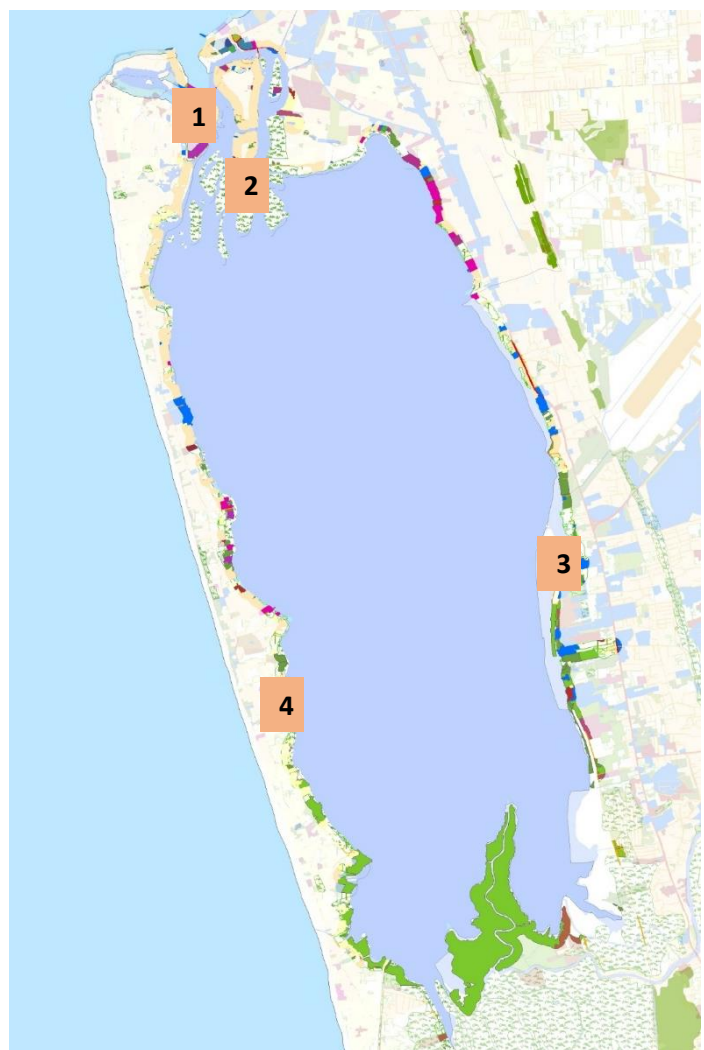


Figure 3.12 Illustration of Dungalpitiya



Source: Captured by Author

Map 3.3 Locations of images



Source: Compiled by Author

3.1.1.3 Less Optimization of Canal Network & Ma Oya Environs

The Case Comparison Analysis for the canals and rivers have been done to identify how the canals and rivers play their role in the city. Specially the cases of Birmingham, England, South Delhi Greenway, Gondolas on the Woonasquatucket & Providence River, Indianapolis Canal Walk, Okoholama City enhance that the canals and rivers are used not only for mode of transport of goods but also active public spaces, jogging and hiking paths, adventure-oriented sport places and cultural functions-oriented spaces. The following illustrations represent how water bodies used for recreational activities.

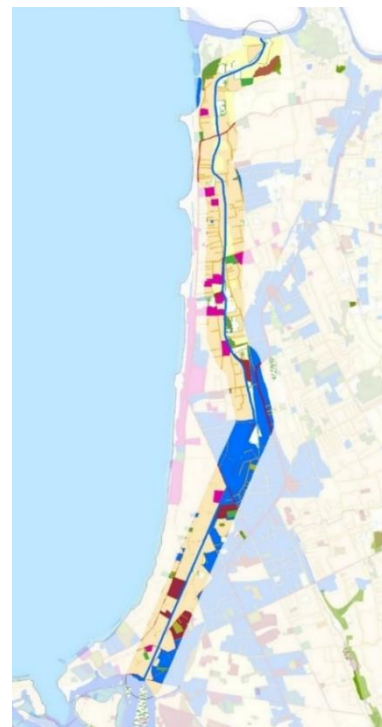
Negombo runs extensive canal which can be interpreted as Hamilton Canal and river which is called as Ma oya are running through Negombo. Although these are the major element of aquatic eco system, 51% of Canal banks and river are used as backyards of homesteads and boat anchoring place. It further reduces the tourist attraction. Currently Hamilton Canal is used as the boat rides for the tourists. The boat anchoring along the canal creates a disturbance for the active water transport.

Table 3.2 Land use of Hamilton Canal & Its Environs

Name	Area (Sqkm)	%
A&B Class Roads	0.046	1.18
Coconut	0.3372	8.67
Commercial	0.6221	15.99
Educational	0.1477	3.80
Ground	0.029	0.75
Homestead	0.4577	11.76
Hotels	0.1773	4.56
Local Road	0.2106	5.41
Marshy	0.0223	0.57
Mixed Tree	0.0601	1.54
Open Space & Vacant Land	0.1104	2.84
Public Utilities	0.0019	0.05
Railway	0.0082	0.21
Religious	0.0698	1.79
Residential	1.527	39.24
Sand	0.0116	0.30
Uprooted Area	0.0524	1.35

Source: Compiled by Author

Map 3.5 Land use along Hamilton Canal



Source: Compiled by Author

3.1.1.2 Encroachment of lagoon & its environs

The Research Study of *Template for Submission of Scientific Information to Describe Areas Meeting Scientific Criteria for Ecologically or Biologically Significant Marine Areas* represents that “Negombo Lagoon is one of the most productive estuaries in Sri Lanka. It is 12 km in length from south to north and 3.75 km at its widest point.

The extent of the lagoon is reducing due to encroachment activities. It can be clearly identified with the annual data comparisons. The lagoon covers an area of approximately 3200 ha in 1995 and the lagoon covers an area of approximately 2100 ha in 2017. It has been reduced with 1100 ha due to the encroachment. The villages of Nilsirigama and are emerging as a result of this phenomena. Currently 820 settlements are scattered in this village. The settlers are using the reservation area for the illegal settlements and the construction of roads violating the existing rules and regulations of the Urban Development Authority law.

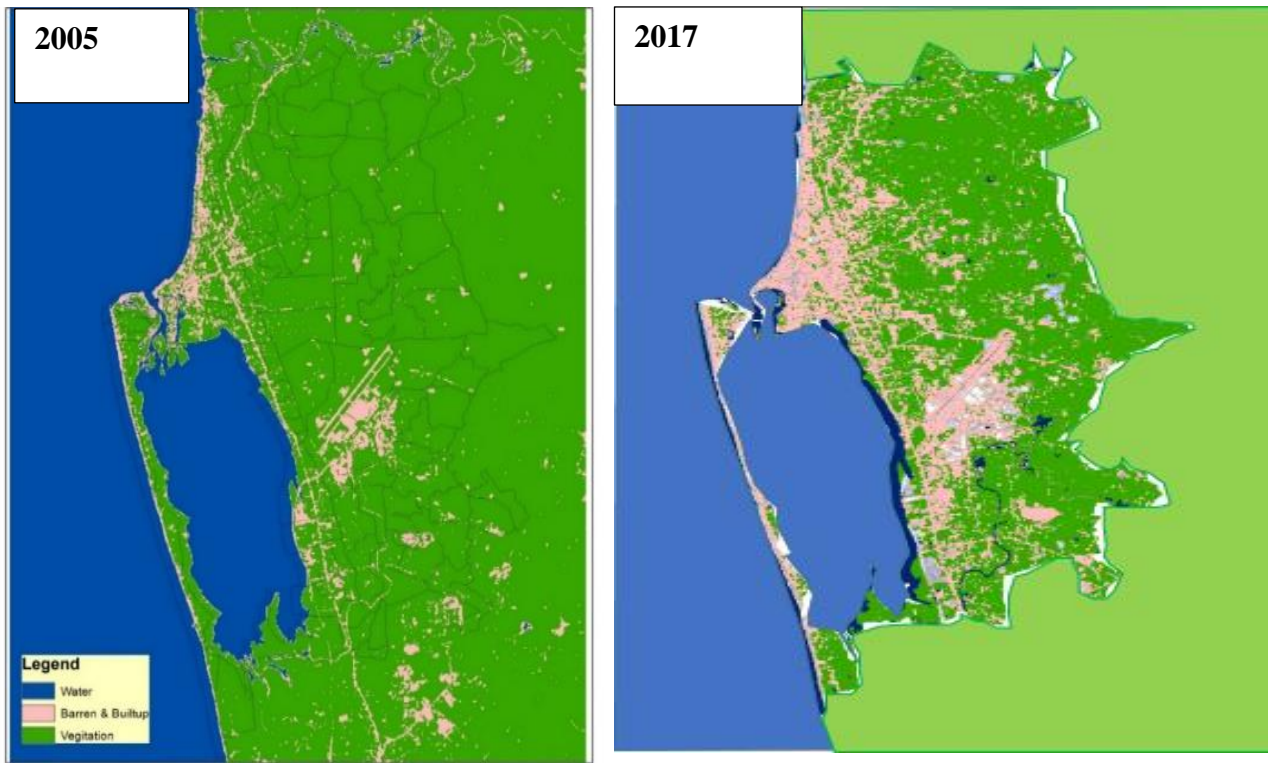
Figure 3.13 Illustration of Encroachment of Lagoon



Source: Compiled by Author

The NDVI Analysis elaborates that how the built patterns along the lagoon has changed the shape of the lagoon and its environs through the encroachment.

Map 3.6 NDVI Analysis of Negombo 2005,2017



Source: Compiled by Author

PART 02

Minister's Approval

Approval of the Development Plan for the Urban Development Area of Negombo constituted by the entire Negombo Municipal Council Area.

I, of Megapolis & Western Development do hereby approve the Development Plan for the Urban Development Area of Negombo constituted by the entire Negombo Municipal Council area, having considered the recommendations made by the Board of Management of the Urban Development Authority onby virtue of the power vested me under the section 8F of the Urban Development Authority Amendment Act No. 4 Of 1982.

Minister of Megapolis & Western Development.

17th 18th Floor,

“Sethsiripaya”

Subothipura Road,

Battaramulla

.....th of December

CHAPTER 04 THE PLANNING FRAMEWORK

4.1 The Vision

A Natural Haven Sprinkling the Little Rome



4.2 Vision Statement

The vision of Negombo has been formulated with the identification of core values which are inherent to Negombo itself and the existing potentials of the area. The bolded key words convey the futuristic direction and the broader understanding of the planning area. Mainly the word,

Natural Haven refers to the natural port of inherent coastal and inland waterscapes which is blending with the well-recognized waterfronts of sea, sandy beaches, lagoon, river of Ma oya and Hamilton Canal. These natural elements influence to create a natural haven. It hosts an autarchic and a self-sufficient aqua port that can be stood by itself. Basically, Negombo creates its economy by itself based on the four major sectors of tourism, fishery, commerce and other service. The identified blue – green network and the green infrastructure, bio diversity of the area, bazar and the specialized districts affect to upgrade the city economy. This Self- Sufficient City economy contributes to emerge as an affluent city that can be identified as a wealthy city with a well modernized western culture. The western modernized culture entitled with the roman ambience and the feeling that is created by the ceremonial catholic culture which is created through the network of churches, catholic communities with art and craft skills, the seasonal catholic functions and festivals. This identical phenomenon leads to brand the city as a Little – Rome in Sri Lanka. Ultimately Negombo will provide a destination for the denizens who are living itself and the journeyers who are experiencing Negombo for the diverse purposes.

4.3 The Goals

In order to achieve the vision, the two major goals were formulated.

Goal 01: Create a Self-Sufficient City Economy interlinking the diverse water environments.

Goal 02: Magnify the Negombo's City Image with its unique roman ambience.

4.4 The Objectives

The goal-based objectives were formulated.

Goal 01: Create a Self-Sufficient City Economy interlinking the diverse water environments.

- I. To manage 1458 ha of total water bodies while maintaining the physical continuity of 1200 ha of Negombo lagoon, 156.3 ha of Maha Oya, 101.215 ha of Hamilton Canal by 2030.
- II. To open up 50% of water fronts for developments and conservation recreational projects by 2030.
- III. To terminate the encroachments in Negombo Lagoon while maintaining 10 m conservation buffer by 2030
- IV. To introduce and maintain a regional level water transportation link using Inland waterbodies to connect Colombo and Puttlam via Negombo by 2025.
- V. To facilitate the Negombo fishery harbor by 25% by 2030.
- VI. To allocate 05 ha of lands for fishery village in the Lellama area by 2030.
- VII. To introduce 10 number of new tourist's attraction sites within the Negombo area by 2030 in Kepungoda, Thalahena, Sarakkukanda, Morawala, Dungalpitiya, Doowa, Wellaweediya, Ethukala, Lewis place and Poruthota & improve 5 number of existing tourist's attraction sites.

Goal 02: Magnify the Negombo's City Image with its unique roman ambience.

- I. To regenerate 10 ha of Negombo Dutch Fort & Surrounding area by 2030.
- II. To regulate 28 number of identified buildings with roman architectural influence by 2020.
- III. To facilitate identified 8 number of urban and cultural festivals by 2020.
- IV. To have 08 number of public recreational spaces within identified Little Rome area, The Lellama and Sightseeing Deck area by 2030.
- V. To have inter linked roads and pedestrian path system with improved walkability facilities in Little Rome area, Bazar area, Lagoon area and Arcade area by 2025.
- VI. To facilitate specialized business districts within Bazaar area with required public facilities by 2030

CHAPTER 05

SWOT ANALYSIS

5.1 Summarized SWOT

Table 5.1 Goal Based Summarized SWOT Analysis

G1: Create self –sufficient city economy interlinking diverse water environs.	
(S) Strengths	(W) Weaknesses
<ul style="list-style-type: none"> • Continuous physical connectivity of four different types of water spaces of Negombo - The existence of the total lagoon front of 12 km - Total extent of 2100ha of Negombo lagoon being located in planning area - The Planning area being bounded from northern direction by 15 km stretch of Maha oya - The existence of beach front of 24km - A part of Hamilton Canal of length 7.65km and average width of 10m north wards stretch from Negombo lagoon 	<ul style="list-style-type: none"> • Majority of water front's being treated as backyards of developments - Lagoon front – 50% - Beach Front – 50% - Canal Front - 50%
<ul style="list-style-type: none"> • Negombo being the sole city of Western region with a unique landscape and bio diversity blended with lagoon and sea 	<ul style="list-style-type: none"> • The gradual Increase in encroachment of Negombo lagoon - 1995 _ 3200ha - 2017 – 2100 ha
<ul style="list-style-type: none"> • Play its role as a regional facilitator - 75000 commuting population - Admin - Court complex, Government offices, Prison - Transport Infrastructure facilities - Main Bus terminal (31 Bus routes) / Railway Station 	<ul style="list-style-type: none"> • Improper utilization of unique waterscapes - Hamilton canal - Beach - Lagoon

<ul style="list-style-type: none"> - Physical Infrastructure facilities - 98% of Electricity & 95% of Water Supply - Social Infrastructure facilities - District hospital, 44 Schools, 7 Education institutes 	
<ul style="list-style-type: none"> • Existence of Negombo Fishery harbor which is considered as 3rd important fishery harbor and which contributes 16% for national economy 	<ul style="list-style-type: none"> • Pollution of Negombo Lagoon due to anchoring of Boats and contamination of water due to oil spill
<ul style="list-style-type: none"> • 15% of Shrimp Production of Sri Lanka, being contributed by Negombo related fishing activity. 	<ul style="list-style-type: none"> • Vibration effect due to motor boats -To physical form of lagoon The mangrove species (declining Rate of 10%)
<ul style="list-style-type: none"> • Existing Established fishery related facilities - 13 ice Plants, 3024 boats, 22 Ma dal Paru 	<ul style="list-style-type: none"> • Pollution of water bodies and depletion of natural scenic sites due to fishery activities and other interfering uses.
<ul style="list-style-type: none"> • 8% of total population of Negombo being engaged with fishery activities 	
<ul style="list-style-type: none"> • Negombo being most connected city in the Gampaha District due to A3, CK Expressway, Puttlam – Colombo Railway 	
<ul style="list-style-type: none"> • Negombo being in close proximity to Katunayake International Airport and Katunayake EPZ, close proximity (15 min) to Colombo, the commercial capital of Sri Lanka. 	
<ul style="list-style-type: none"> • Negombo contributes 7% from the tourism sector arrivals of Sri Lanka which indicates 350,000 annual tourist arrivals from the total arrivals. 	
Opportunity	Threats

<ul style="list-style-type: none"> The proposal to declare the Negombo lagoon area as a conservation zone by CCD 	<ul style="list-style-type: none"> Disturbance to Fish Breeding sites & Fish Bio Diversity of Lagoon Due to construction of CK Expressway
<ul style="list-style-type: none"> Identification of Hamilton canal as a water transportation mode by Western Region Megapolis Plan. 	<ul style="list-style-type: none"> Sea plane landing to Lagoon and vibration effects to fish breeding sites
<ul style="list-style-type: none"> Proposed Aero City Project attracts a large number of local and foreign threshold population to the city. 	
<ul style="list-style-type: none"> Proposed Aero City Project attracts a large number of local and foreign threshold population to the city. 	
G2: Magnify the Negombo's City Image with its unique roman ambience.	
(S) Strengths	(W) Weaknesses
<ul style="list-style-type: none"> Existence of 83 number of churches within Negombo MC area and unique ceremonial catholic culture associated with them 	<ul style="list-style-type: none"> Gradual deterioration of existing Dutch Fort
<ul style="list-style-type: none"> Existence of 28 number of buildings with architectural influence 	<ul style="list-style-type: none"> Gradual deterioration of archeological valuable buildings & Monuments affluent with Roman architecture due to neglectance.
<ul style="list-style-type: none"> The influence of 7% of population working in Italy and European country for the unique western modernized culture of the area 	
<ul style="list-style-type: none"> 70 % of Catholic community of the area contributing to unique ceremonial catholic culture and associated affluent environment. 	
<ul style="list-style-type: none"> 350000 annual tourists (18 % of total tourists' Sri Lanka) and their interaction with locals strengthening the western modernized culture within the area 	
<ul style="list-style-type: none"> 8 number of religious, social and entertainment functions happening 	

throughout year contributing to the unique culture of the area	
<ul style="list-style-type: none"> • Special community behavior associated with ceremonial catholic culture and western modernized culture resulting in vibrant day –night 	
<ul style="list-style-type: none"> • Existence of Dutch Fort built in 1678 	
Opportunities	Threats
<ul style="list-style-type: none"> • Conservation schemes introduced by Archeological Department for identified 06 number of archeologically important Buildings 	
<ul style="list-style-type: none"> • The proposal to declare the Negombo lagoon area as a conservation zone by CCD 	
<ul style="list-style-type: none"> • Identification of Hamilton canal as a water transportation mode by Western Region Megapolis Plan. 	
<ul style="list-style-type: none"> • Proposed Aero City Project attracts a large number of local and foreign threshold population to the city. 	
<ul style="list-style-type: none"> • Proposed housing development project undertaken by Department of Fisheries & Aquatic Resources 	
<ul style="list-style-type: none"> • Ongoing International Shopping Complex Project 	

Source: Compiled by Author

5.2 Detailed SWOT

Goal 01: Create self –sufficient city economy interlinking diverse water environs

Strengths

S1: Continuous physical connectivity of four different types of water spaces of Negombo.

The continuous physical connectivity has been activated through

- The existence of the total lagoon front of 12 km & total extents of 2100ha of Negombo lagoon being located in planning

Map 5.1 Negombo Lagoon & Its fronts



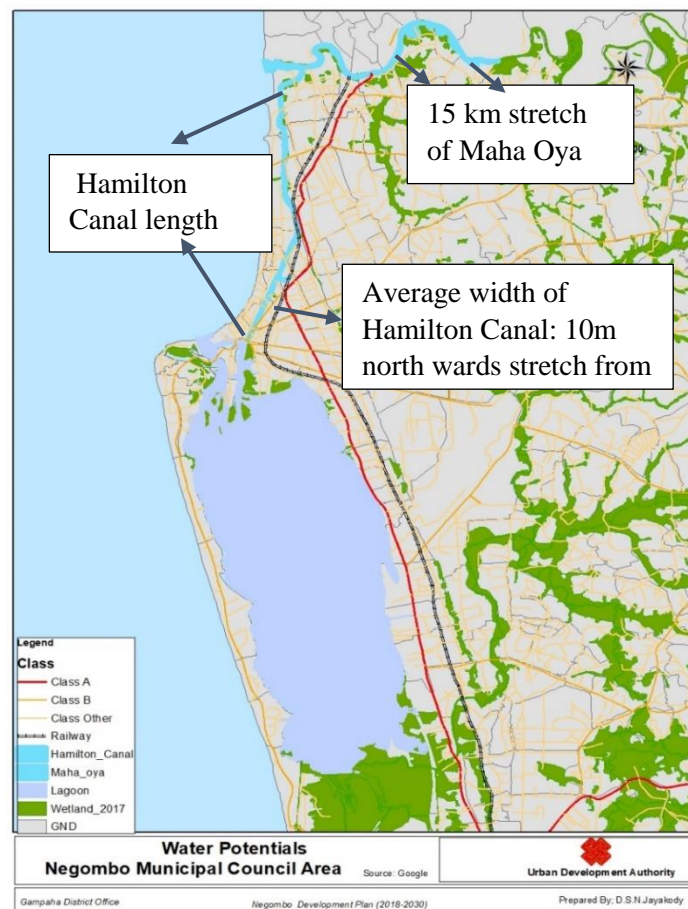
Source: Compiled by Author

Lagoon is a water potential for Negombo area. It covers 2100ha in extent and it opens 12km waterfront towards Negombo MC area.

- The Planning area being bounded from northern direction by 15 km stretch of Maha oya
- The existence of beach front of 24km
- A part of Hamilton Canal of length 7.65km and average width of 10m north wards stretch from Negombo lagoon.

Negombo has 24 km of long beach strip and it is surrounded by lagoon, Maha oya, sea and Hamilton canal which is running across Negombo. These four major water spaces provide diverse experiences. Maha Oya which is bounded from northern direction of Negombo and other tributaries provide inland water experience while lagoon and Hamilton canal are providing the brackish water experience. The sea is providing the sea water experience for the human being and all-natural fauna and flora of Negombo. This unique landscape that is blended with lagoon and sea influences to become as the sole city of the Western Region.

Map 5.2 Potentials attached to unique water environment of Negombo



Source: Compiled by Author

S2: Negombo being the sole city of Western region with a unique landscape and bio diversity blended with lagoon and sea.

The lagoon and beach area have a unique bio diversity that creates a unique picture of Negombo.

Table 5.2 Bio Diversity in Negombo Lagoon Area

Negombo Lagoon Area			
Fauna	Species	Number	Endemic
	Birds	96	5
	Migrant Birds	44	
	Reptiles	39	8
	Snakes	23	4
	Amphibians	17	4
	Insects	72	5
	Fish	46	5
	Shrimps	14	
Flora	mangroves	18	
	Sea grass beds	04	

Source: NAARA

Negombo Beach Area			
Fauna	Species	Number	Endemic
	Birds	96	5
	Migrant Birds	44	
	Reptiles	39	8
	Amphibians	23	4
	Insects	17	5
	Reed beds	14	
Flora			
	Littoral Beds	04	

Source: NAARA

S3: Existence of Negombo Fishery harbour which is considered as 3rd important fishery harbour and which contributes 16% for national economy

S4: 15% of Shrimp Production of Sri Lanka, being contributed by Negombo related fishing activity.

S5: Existing Established fishery related facilities

There are fishery related facilities in Negombo which can be identified as 13 number of ice Plants, 3024 number of boats and 22 number of Ma dal Paru.

S6: 8% of total population of Negombo being engaged with fishery activities

S7: Existence of 17 number of natural fish breeding sites

There are 17 number of fish breeding sites in Negombo and specially lagoon enriches with the fish breeding sites.

Map 5.3 Fish Breeding Sites of Negombo

Source: Compiled by Author

S8: Negombo Play its role as a regional facilitator**Table 5.3 Negombo's role as a regional facilitator**

Physical	Social	Admin
Main Bus Terminal (31 Bus routes)	District Hospital	High Court Complex, Prison
Railway Station	07 Education Institutes	Government offices (Negombo MC, Negombo Land Registry, Divisional Secretariat Office, Fishery Department, Coast Management & Conservation Department, etc)
44 Schools	75000 commuting population	

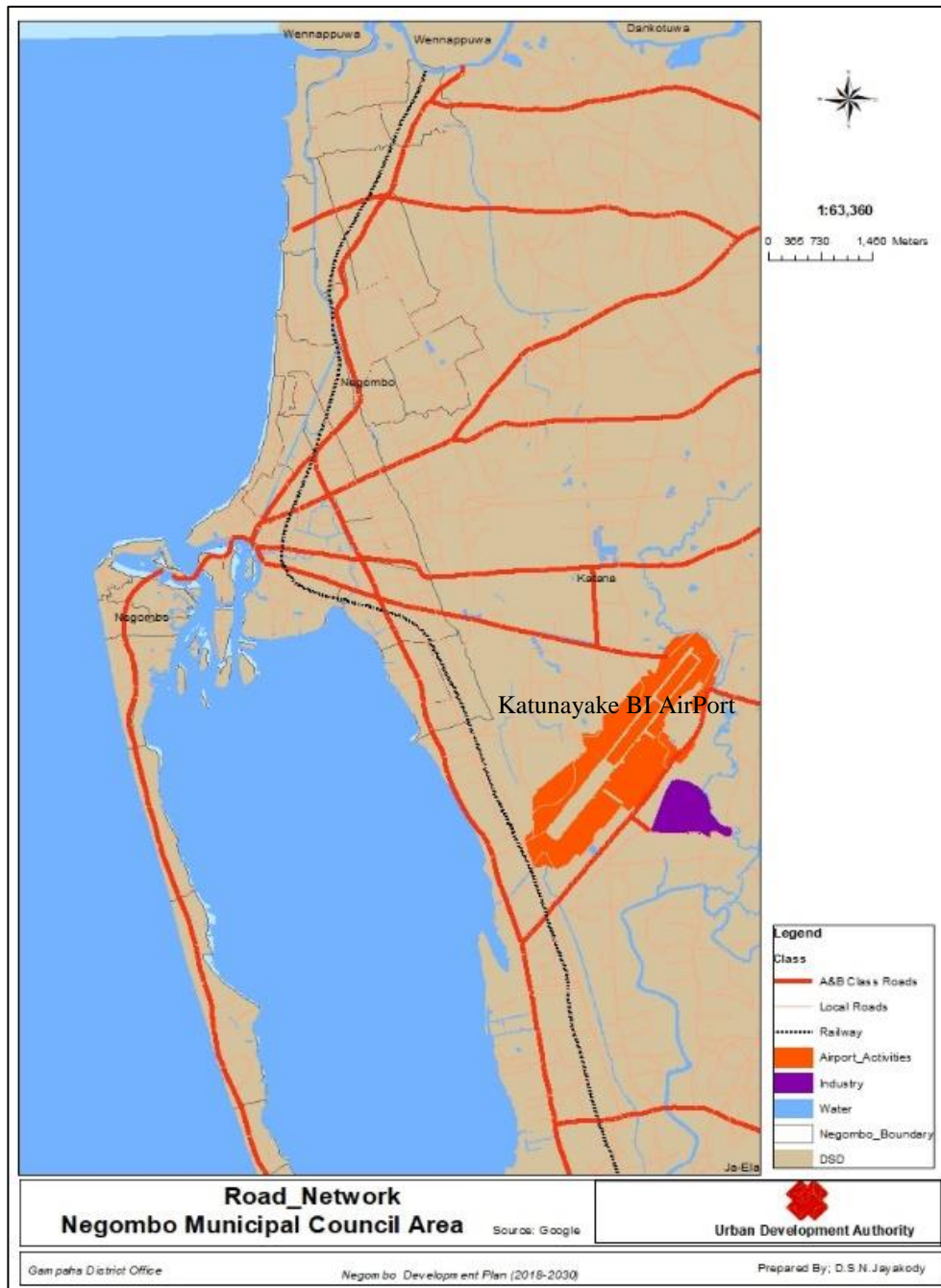
98% of Electricity		
95% Water Supply		
Main Dumping Yard of Solid waste at Ovitiyawatta, Kochchikade		

Source: Compiled by Author

S9: Negombo being most connected city in the Gampaha District due to A3, CK Expressway, Puttlam – Colombo Railway.

S10: Negombo being in close proximity to Katunayake International Airport and Katunayake EPZ, close proximity (15 min) to Colombo, the commercial capital of Sri Lanka.

Katunayake International Airport and Katunayake EPZ has the close proximity to Negombo which are located 7km away from Negombo.

Map 5.4 Illustration of KBI Airport close proximity to Negombo

Source: Compiled by Author

S11: Negombo contributes 7% from the tourism sector arrivals of Sri Lanka which indicates 350,000 annual tourist arrivals from the total arrivals.

Negombo has 350000 annual tourist arrivals due to the existing blue green network. It contributes 7% for Sri Lanka from the tourism sector.

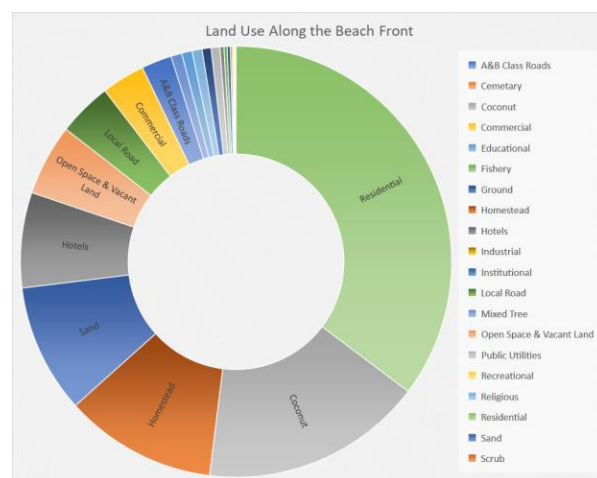
Weaknesses

W1: Majority of water front's being treated as backyards of developments & Improper utilization of unique waterscapes, Hamilton canal & Beach Lagoon

50% of Lagoon front beach Front and Canal Front are treated as the back yards of homesteads and underserved settlements. The land use analysis and recent photographic survey conveyed the above fact.

Table 5.4 Land use Composition of Unique waterscapes of Hamilton Canal, Beach & Lagoon

Name	Area (Sqkm)	Percentage
A&B Class Roads	0.089	1.64
Cemetery	0.0125	0.23
Coconut	0.6167	11.37
Commercial	0.2042	3.77
Educational	0.06	1.11
Fishery	0.0229	0.42
Ground	0.0511	0.94
Homestead	0.7107	13.11
Hotels	0.4804	8.86
Industrial	0.0066	0.12
Institutional	0.0136	0.25
Local Road	0.2105	3.88
Mixed Tree	0.0529	0.98
Open Space & Vacant Land	0.4919	9.07
Public Utilities	0.0204	0.38
Recreational	0.0054	0.10
Religious	0.049	0.90
Residential	1.494	27.55
Sand	0.7906	14.58
Scrub	0.0064	0.12
Uprooted Area	0.0293	0.54
Vacant Land	0.0045	0.08



Source: Compiled by Author

Figure 5.1 Boat anchoring at lagoon



Figure 5.2 Waste Dumping at lagoon



Figure 5.3 Backyards of Homesteads

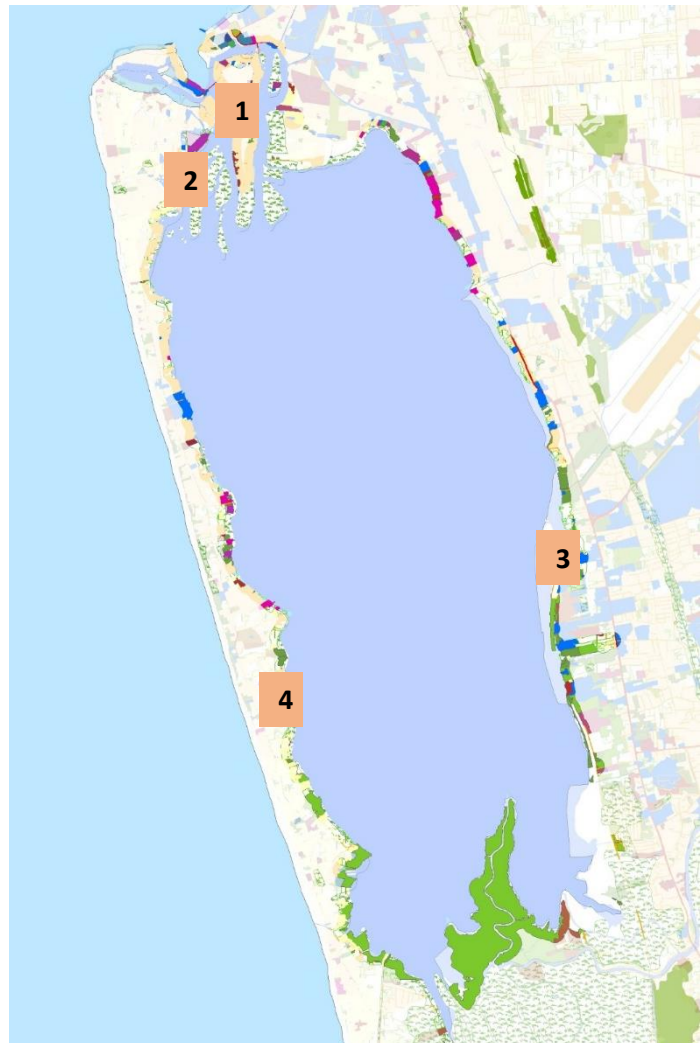


Figure 5.1:Lagoon Mouth



Source: Captured by Author

Map 5.5 Negombo lagoon & its environs



Source: Compiled by Author

Table 5.5 Land use Percentage along the beach strip

Name	Area (Sqkm)	Percentage
A&B Class Roads	0.089	1.64
Cemetery	0.0125	0.23
Coconut	0.6167	11.37
Commercial	0.2042	3.77
Educational	0.06	1.11
Fishery	0.0229	0.42
Ground	0.0511	0.94
Homestead	0.7107	13.11
Hotels	0.4804	8.86
Industrial	0.0066	0.12
Institutional	0.0136	0.25
Local Road	0.2105	3.88
Mixed Tree	0.0529	0.98
Open Space & Vacant Land	0.4919	9.07
Scrub	0.0064	0.12
Uprooted Area	0.0293	0.54
Vacant Land	0.0045	0.08

**Figure 5.5 Brown's & Ethukala Sites****Figure 5.7 Morawala Site**

Source: Captured by Author



Source: Compiled by Author

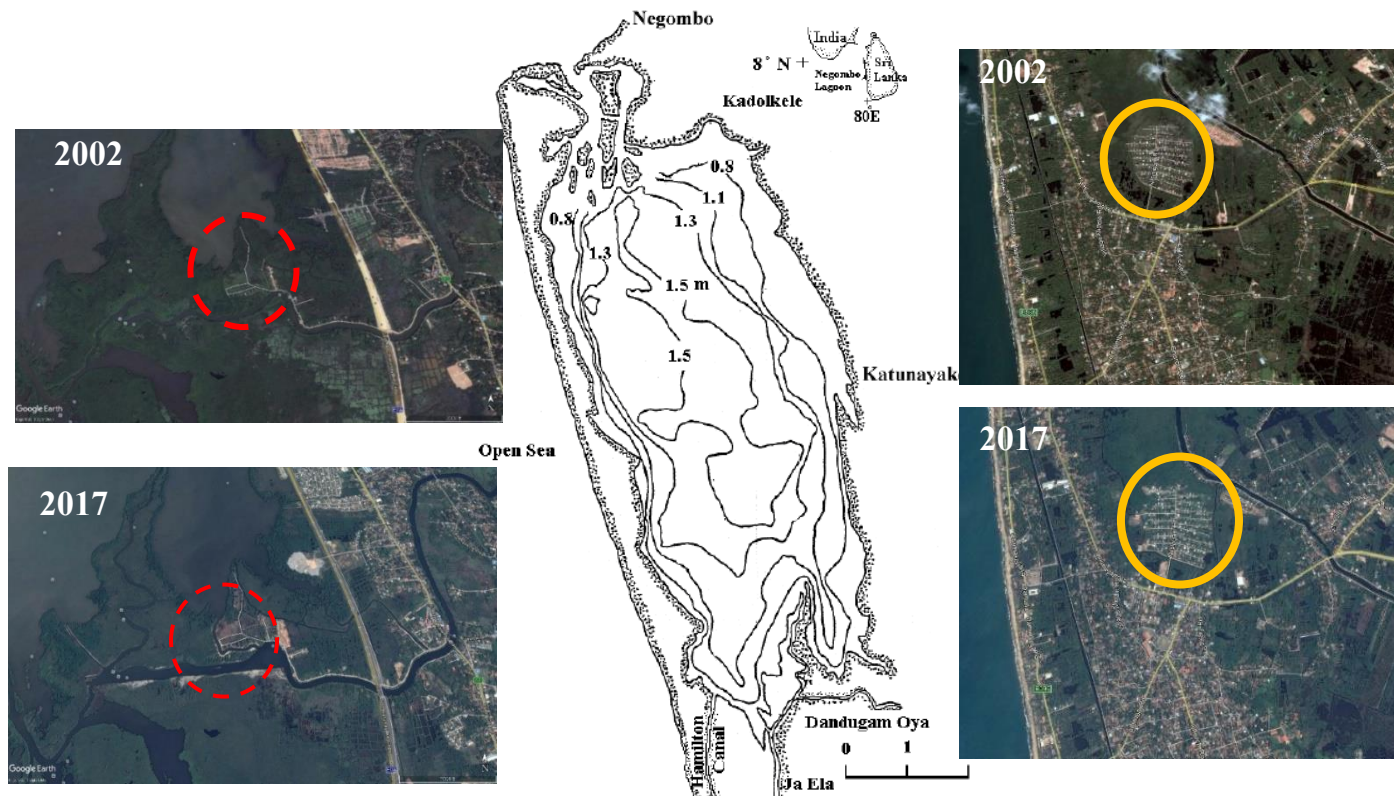
Map 5.6 Beach strip of Negombo

Source: Compiled by Author

W2: The gradual increase in encroachment of Negombo lagoon

The extent of the lagoon is reducing due to encroachment activities. It can be clearly identified with the year wise comparisons. The lagoon covers an area of approximately 3200 ha in 1995 and the lagoon covers an area of approximately 2100 ha in 2017. It has been reduced with 1100 ha due to the encroachment. The villages of Nilsirigama and are emerging as a result of this phenomena. Currently 820 settlements are scattered in this village.

Figure 5.2 Encroachment of Negombo Lagoon

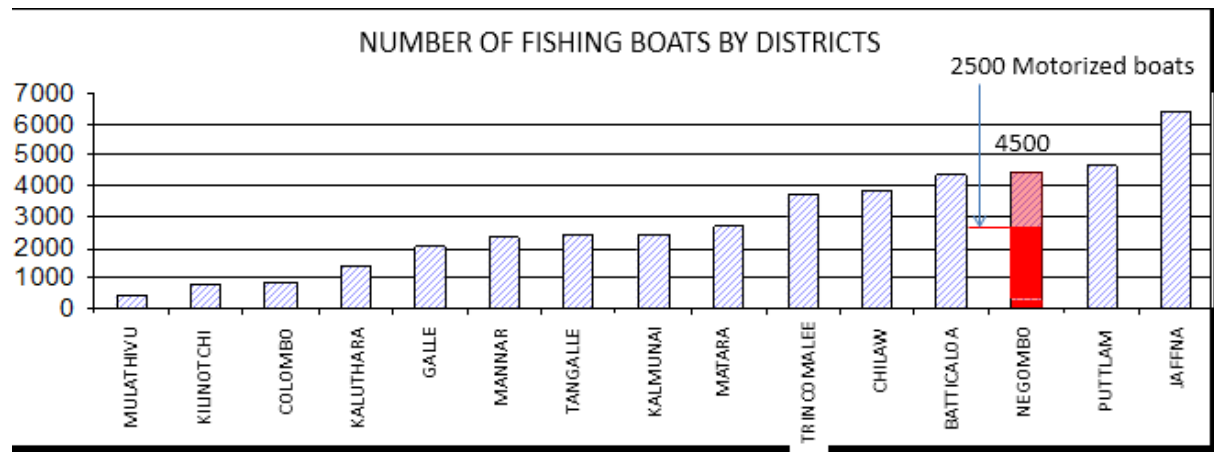


Source: Compiled by Author

W3: Pollution of Negombo

Lagoon due to anchoring of Boats and contamination of water due to oil spill

The lagoon is polluted due to the motor boats and the vibration effect of motor boats influences to decline the mangrove species and total of about 9000T of CO₂ is emitted to build Negombo's boats per year. It leads to decline the mangrove species as declining Rate of 10%.

Figure 5.9 Number of Fishing boats by Districts

Source: Ministry of Fisheries and Aquatic Resources Development.

W5: Conflict Between fishery community and Tourism activities

Opportunities

O1: The proposal to declare the Negombo lagoon area as a conservation zone by CCD

Coastal Management Plan has proposed to declare the Negombo lagoon as a conservation area.

O2: Identification of Hamilton canal as a water transportation mode by Western Region Megapolis Plan.

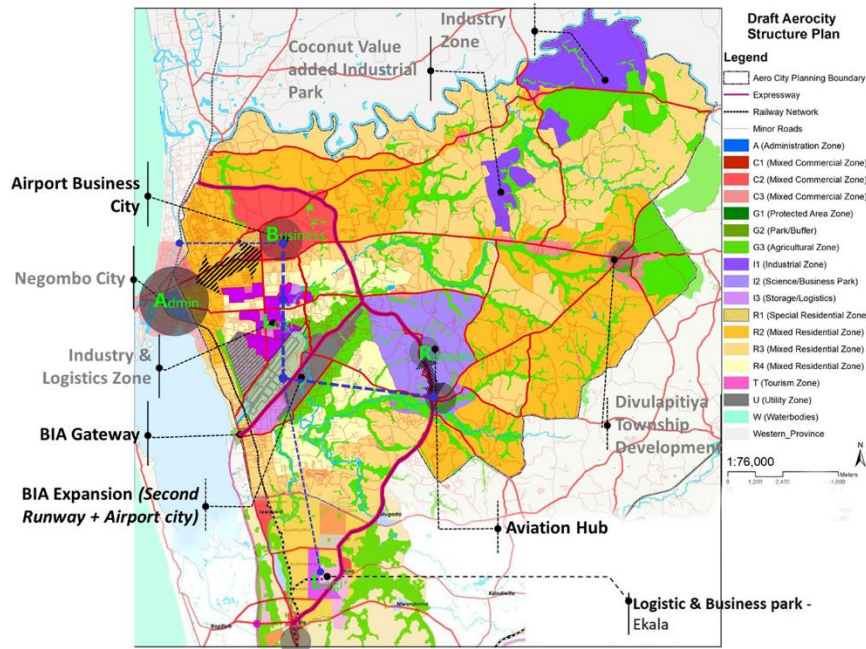
Western Region Megapolis Plan has proposed the water transportation along the Hamilton canal for the purpose of increasing the tourist attraction through the riding boats.

O3: Proposed Aero City Project attracts a large number of local and foreign threshold population to the city.

The Aero City Plan has proposed the massive development in Katana area which is adjacent to Negombo with Airport Business City, international business facilities, conference halls and congresses centers, range of events, festivals and programs, Socio-Cultural, High education and innovation with diverse commercial tourism attraction, health and wellness facilities and commercial mix. Airport Business city contained with main development components of; Commercial and Business City Centre development -, Administration & Service centres; University & Education cluster - Aviation and innovative Science universities, Entrepreneurship + research, Collaboration spaces with industry; Cultural Corridor – Art, Culture, Entertainment, Tourist Hotels and Apartments, Conferences and congresses Centre - Business meetings, gatherings, various events, exhibitions, conferences, Sporting and Entertainment facilities; Medi-

tourist cluster - Spa and Ayurveda treatment centers & Health and wellness facilities; Urban Living Upgrade Precinct: Urban housing; Common facilities – Access roads, sanitary facilities and parks.

Map 5.7 Aero City Plan



Source: AERO City Plan

O5: Proposed sewage and sanitary project undertaken by water board.

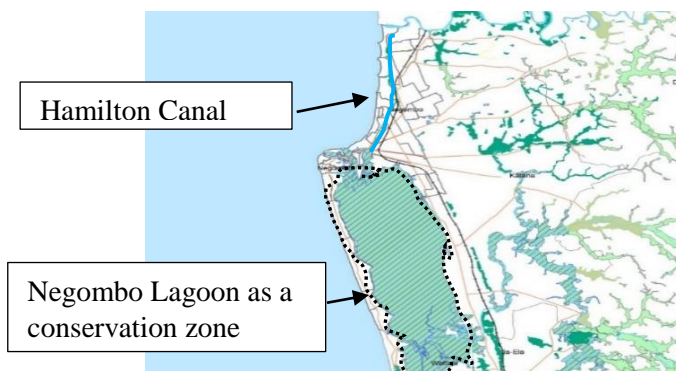
The project is targeting the Negombo MC area for 2050 expecting 50000 population.

Threats

T1: Disturbance to Fish Breeding sites & Fish Bio Diversity of Lagoon Due to construction of CK Expressway

Negombo lagoon has 17 number of fish breeding sites and it enriches with a rich bio diversity. The CK Expressway is going via the Negombo lagoon and it affects for the disturbance to fish breeding sites.

Map 5.9 Waterscape of Negombo



Source: Compiled by Author

T2: Sea plane landing to Lagoon and vibration effects to fish breeding sites

The lagoon has 17 number of fish breeding sites identified by the Fishery and the Aquatic Department. The sea plane landing and its vibration affect for the fish breeding sites and ultimately it affects for the decrease of fishery sector contribution for the self-sufficient city economy.

Goal 02: Magnify the Negombo's city image with its unique roman ambience

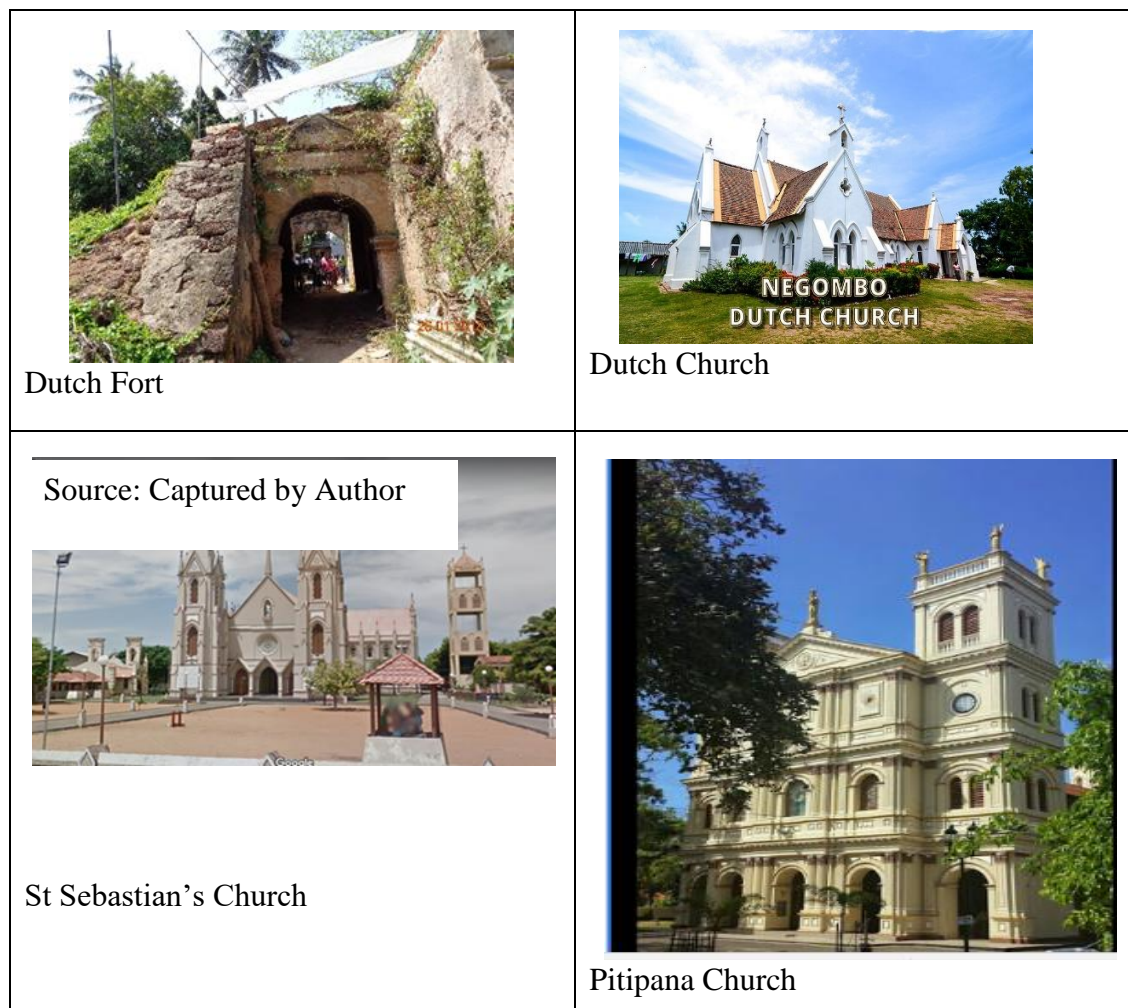
Strengths

S1: Existence of 83 number of catholic churches within Negombo MC area and unique ceremonial catholic culture and parishes as social boundaries

Negombo MC area has 83 number of churches which have the Roman Catholic influence. It contributes to enhance the roman catholic culture.

S2: Existence of 28 number of buildings with architectural influence

Figure 5.10 Architectural Illustration of Negombo



Source: Captured by Author

S3: The influence of 7% of population working in Italy and European country for the unique western modernized culture of the area

S4: 70 % of Catholic community of the area contributing to ceremonial catholic culture and associated affluent environment.

S5: 350000 annual tourists (18 % of total tourists' Sri Lanka) and their interaction with locals strengthening the western modernized culture within the area

S6: 8 number of religious, social and entertainment urban festivals and functions happening throughout year contributing to the unique culture of the area.

S7: Vibrant day –night functioning bazar area with specialized business districts with grid iron street pattern

S8: Existence of international and national recognized fashion, food, health, school's chains

S8: Existence of natural water related attraction sites & Cultural Sites

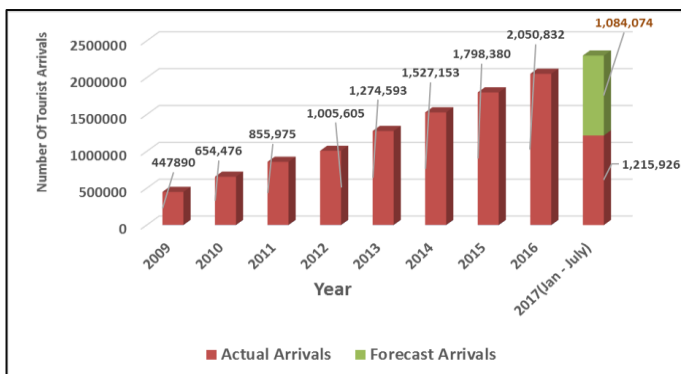
The natural waterfronts of sea, lagoon, Ma oya, Hamilton canal and beach front sites can be observed in Brown Beach site, Morawala, kapungoda, Thalahena, Dungalpitiya, Doowa, Wellaweediya, Ethukala, Poruthota and Kochchikade areas.

S9: Existence of high concentration of tourist related activities and functions.

The Bazaar area, arcade, Little Rome, The Lellama and Sight Scene deck area are the areas of high concentration of tourist related activities and functions

S10: 350000 annual tourist arrivals in Negombo area

Figure 5.11 Tourist Arrivals for Negombo



Source: Tourism Development Authority

Figure 5.12 Room Capacity of Hotels in

Room Capacity of All Accommodation Establishments with Grading 2017		
	No Establishments	Rooms
Classified Hotel		
1 Star	02	280
2 Star	05	346
3 Star	04	320
4 Star	04	344
5 Star	03	525
Unclassified Hotel	95	2400
Boutique Hotel	23	285
Boutique villa	35	224
Total Hotels	171	4724
Supplementary Establishments		
Guest Houses	200	5400
Home Stays	75	660
Rented Apartments	60	172
Rented Homes	06	19
Heritage Bungalows	04	19
Heritage Homes	02	08
Total (Hotels & Supplementary)	518	11002

Source: Tourism Development Authority

Weaknesses

W2: Gradual deterioration of existing Dutch Fort, archaeological valuable buildings & monuments affluent with roman architecture

The existing Dutch Fort, the ancient Magazine in Negombo Courts Road and other archeologically important buildings in Negombo are neglected. Although there are 28 number of buildings, The Archaeological Department has conserved only 06 number of buildings. Less maintenance, Ignorance are the factors that affect for the deterioration of the buildings.

Figure 5.13 : Negombo Dutch Fort



Source: Captured by Author

W3: Unexposed and hidden tourism attraction sites with valuable environment & cultural importance

W4: Pollution of water bodies makes unpleasant areas and depletion of natural scenic sites

Opportunities

O1: Conservation schemes introduced by Archaeological Department for identified 06 number of archeologically important Buildings

The ancient Magazine in Negombo Courts Road, Saint Stephen's Church, Negombo, Negombo Fort, St Mary's Church, the Old Oak Tree are the conservation schemes that are identified by the Archaeological Department

O2: Proposed Aero City Project attracts a large number of local and foreign threshold population to the city.

O3: Proposed housing development project undertaken by Department of Fisheries & Aquatic Resources

The Department of Fisheries & Aquatic Resources has proposed the housing improvement and development project in Munnakare area and Pitipana area to upgrade the living standard of the city dwellers. The proposal adheres with the provision of water supply, electricity and quality housing.

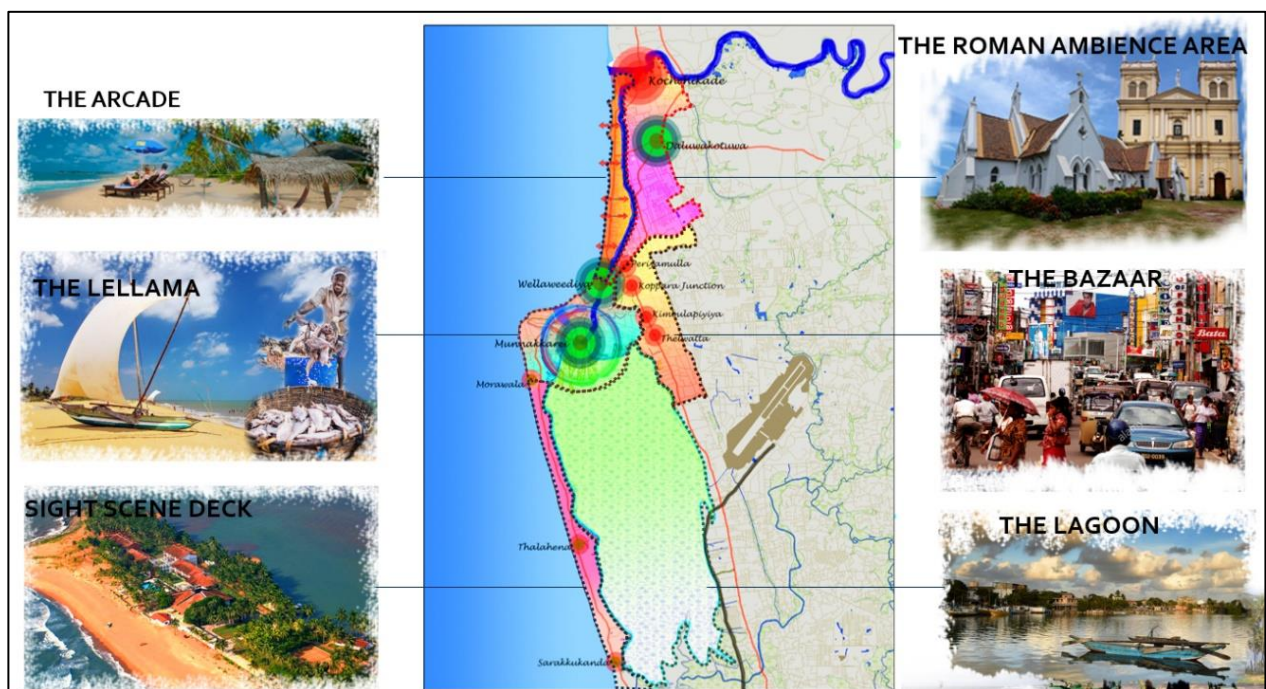
CHAPTER 06

THE PLAN

6.1 Concept Plan

The concept plan of Negombo has been formulated to interpret the futuristic direction based on the major factors of Negombo specific character, shaped economy, ceremonial catholic culture and the special blue green network refers to inherent coastal and inland waterscapes which blend with the well-recognized waterfronts of sea, sandy beaches, lagoon, river of Ma oya and Hamilton canal, mangrove species and the bio diversity.

Figure 6.3 Concept Plan of Negombo



Source: Compiled by Author

Basically, Negombo is developed based on the six major components of the Arcade, the Lellama, the Sight Scene Deck, The Roman Ambience Area, The Bazaar and the Lagoon. The Arcade is promoted as the high dense development with tourism and it is activated by the hotels, guest houses and the elite cafeterias and the existing blue networks of Hamilton Canal, Ma oya and the Sea support to achieve this through connecting green corridors, treelines, linear parks, accessible paths and the boulevards. The Roman Ambience area is promoted in Daluwakotuwa, Palagathure, Kattuwa, Dalupotha and Periyamulla area with inherent network of churches, catholic communities with art and craft skills, the seasonal catholic functions and festivals, special colour coding and the roman architecture of the buildings is promoted in this Roman ambience area and Kochchikade acts as a major commercial service node of the Roman Ambience Area. The core area of Negombo,

the active urban nodes of Galkanda, Thelwatta, Koppara junction, grid iron patterns of Negombo are developed based on the Bazaar. The pedestrian friendly walkable paths, shopping street and multi-functional commercial spaces and the specialized districts are expected to promote in this Bazaar area. The major source of the economy of Negombo is based on the fishery sector and the Lellama area is promoted as the major fishery district including Munnakkare, Pitipana, Siriwardena Place and wella weediya. The fishery related infrastructure of harbour improvement, fishery village, handicrafts making selling centres, Home based dry fish locations, Home stay tourist accommodations, Sea food processing Centres, cafeteria Spaces are promoted in this area. The fifth component of the concept is the Sight Scene Deck and it is starting from Morawala beach segment to Kepungoda beach segment. The area is expected to develop as four major beach parks in Morawala, Doowa, Thalahena and Sarakkukanda with the blue and green corridors. The last component of the concept is the lagoon. It is identified as a conservation area and recreational tourist attraction area with green buffers and walking and cycling paths development in order to terminate the encroachment of the lagoon. Ultimately the concept plan of Negombo will develop as a “Natural Haven Sprinkling the Little Rome “and it is expected to provide a memorable destination for the denizens who are living itself and the journeyers who are experiencing Negombo for the diverse purposes.

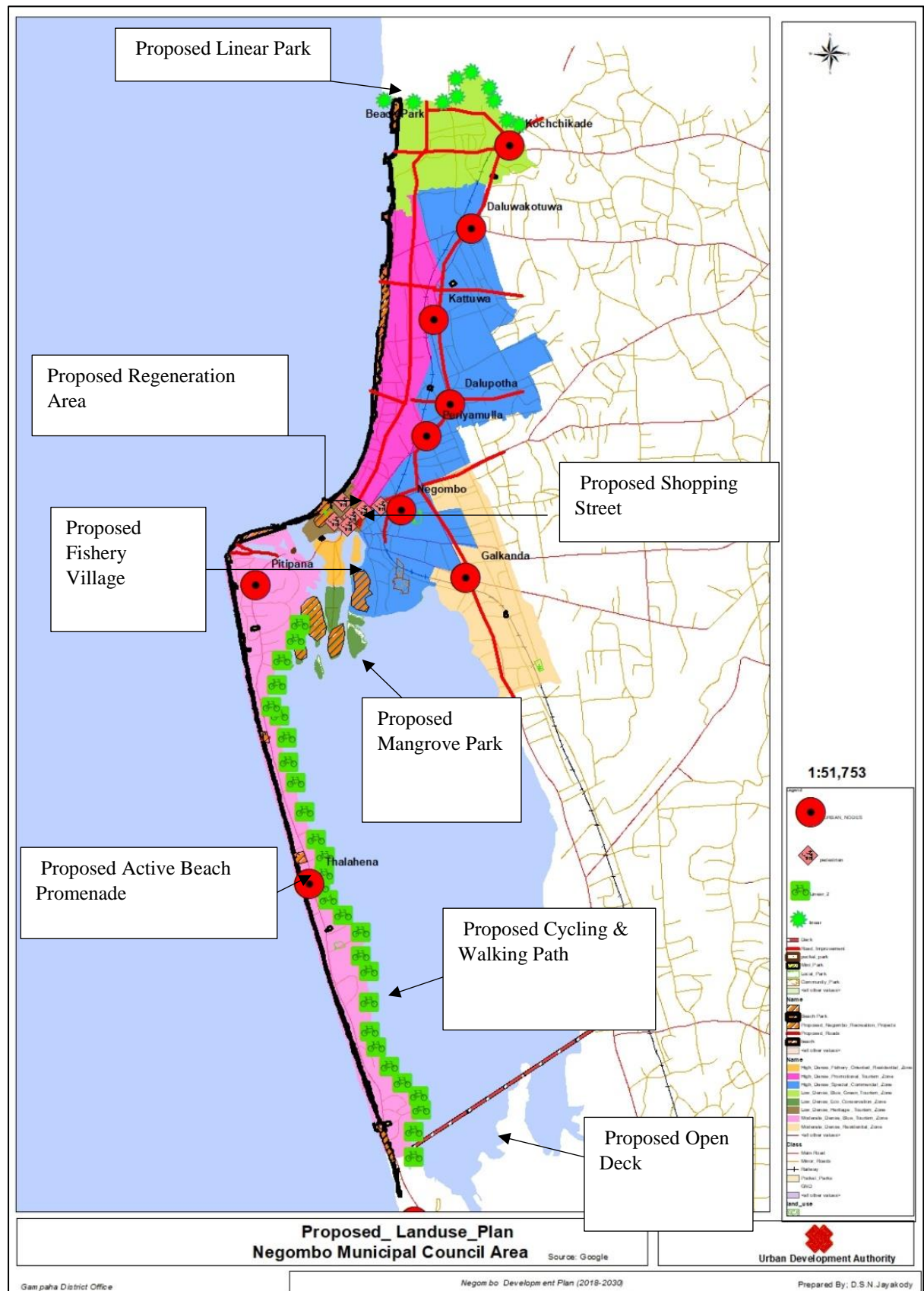
6.2 Proposed Land Use Plan

Negombo is identified as a second order city in the western region considering the major factors of connectivity, betweenness, centrality, self-sufficient economy. It is the major city which is close proximate to Bandaranayke International Airport, Export Processing Zone. The proposed future land use plan is formulated to optimise the core value of Negombo and specify the inherent character attached to Negombo. The entire urban form is represented through the land use plan. The density variations, landuse, environment upgradation, tourism and fishery sector upgradation, building characters, street character are enhanced in this plan.

Negombo is basically developed as eight major zones of Low Dense Blue Green Tourism, High Dense Promotional Tourism Zone, High Dense Special Commercial Zone, Low Dense Heritage Tourism Zone. Moderate Dense Blue Tourism Zone, High Dense Fishery Oriented Residential Zone. Low Dense Eco Conservation Zone and Moderate Dense Residential Zone. Ma oya and its surrounding are developed as low dense zone with theme and liner park concept with optimising the blue green infrastructure and Kochchikade node acts as the major commercial node of the zone. The coastal segment starting from Palagathure to Wellaweediya developed as high dense tourism

zones with compact buildings with multi stories and tourism character. The mega hotels, guest houses and the tourism related infrastructure is developed in this zone. The roman ambient architecture is promoted in the existing buildings and the future buildings. The network of the churches, green boulevards, user friendly public walkable streets are within this zone. The low density is promoted in the Negombo Fort, Dutch Church area with tourist streets with old handicraft items and the open cafeteria spaces are provided to cater for the tourists. The existing fish market and UDA rest house are expected to be regenerated in order to create a visual quality and the comfort of the area. The moderate dense blue tourism zone is promoted from Morawala- Pitipana area to Kepungoda optimising the existing sea fronts and the plan expects to open up the sea and beach fronts with converting the existing use into active open spaces and promenade. The promenade is facilitated with the green and blue corridors. The area is opened as a sight scene deck that can be seen from both sea fronts and the lagoon fronts. The proposed beach park area is connected with another tourist attraction site of Ambalammulla -Seeduwa area with an open deck. The high dense fishery oriented residential zone is developed as the fishery activities, fishery village with sea processing centres and fishery amenities. Low dense eco conservation zone is promoted in the identified Venusian Island, Siriwardena Place and the lagoon area with the intention of controlling the development pressure and conservation of the lagoon area. Further the area is expected to promote the walking and cycling path along the lagoon in order to terminate the encroachment activities and open up the lagoon fronts as a tourist destination point with the aesthetic visual quality. The high dense special commercial zone is promoted as a commercial capital and the road widening, nodes improvement of Galkanda, Koppara junction, Periyamulla, Dalupotha, Kattuwa and Kochchikade are proposed in the plan. Apartments, shopping complex, plaza, commercial districts, mass industries, are under this zone. The zone represents the central business area of Negombo the moderate dense residential zone is promoted in Kurana, Angurukaramulla area as the residents, garden character. The other services are also promoted in this zone. Ultimately the proposed land use plan creates a sustainable urban form of Negombo.

Map 6.1 Proposed Land use Plan of Negombo



6.3 Social and Physical Infrastructure Development Strategies

Social and Physical Infrastructure Development Strategies involves with the framework of the transport, Water supply, electricity, social housing, education and waste management.

6.3.1 Service Plan

The Service Plan of Negombo Development Plan interprets the futuristic perspective of the health, housing, education and recreational sectors of Negombo. The entire service plan identifies the gaps of the services and they are identified through the analysis with proper accepted service standards of each sectors. The diverse buffer distances have been used in the analysis.

6.3.1.1 Health Services

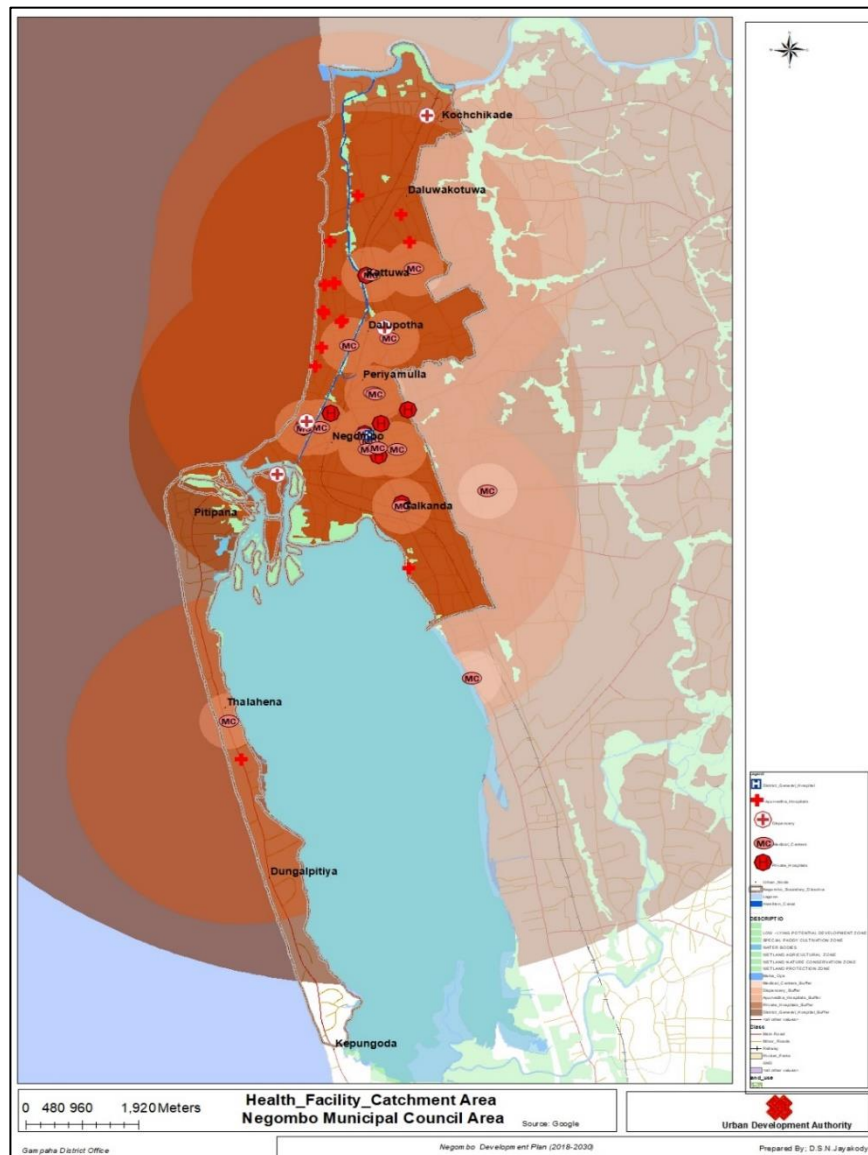
The Negombo Development Plan has used the analysis for the health facilities through the diverse standards of the distances as mentioned follows. The analysis helps to identify the gaps of the health sectors and provide a planning basis for each sector. (*Annexure figure No,09 Bench marks for the SMART Cities*)

Table 6.1 The Standard of the Distance of Health Facilities

Health Facility	Distance
District Base Hospital	10 km
Divisional Base Hospital	3 km
Dispensary	1.5 km
Medical Centre	500 m

Source: Bench marks for the SMART Cities

Negombo has the existing resident population of 143,632. The government and private sector involve to provide the health services for the residents and the 1,25000-commuter population of Mirigama, Minuwangoda, Katana, Diwlapitiya, Giriulla, Ja-Ela, Wennappuwa and Chillaw. The Negombo District Hospital is the major health service provider for the entire Negombo region with the provision of services of maternity, Dengu prevention unit, central dispensary and laboratories, special channelling centres, Surgery, dental clinics, ECG, family planning unit, CU Unit, blood bank, eye surgery, ambulance service, public health service unit. The District hospital provides treatment for 1000 patients per day. Further 15 number of Ayurveda hospitals, 19 number of medical centres, 8 number of private hospitals, 6 number of nursing homes, 18 number of dispensaries which are located in close proximity to Negombo contribute to serve the predicted population of 166,208 of Negombo and it ultimately influences to improve the health sector without any gaps.

Map 6.2 Health Facility of Negombo

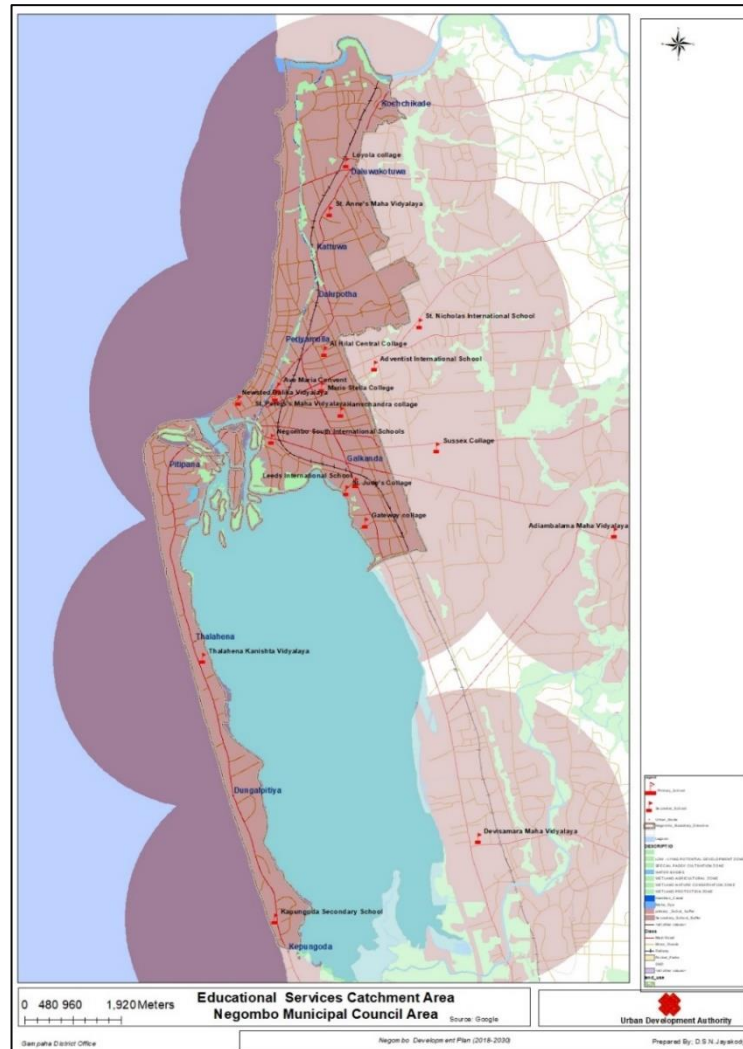
Source: Compiled by Author

6.3.1.2 Educational Service

Negombo consists of 40 schools facilitating around 56,000 students with 2600 teachers. Accordingly, the average teacher -student ratio is 1:25 and the ratio enhances that 1240 teachers should provide the services to 56,000 students and the surplus 320 teacher staff can be identified. So, it is evident that there is no shortage of teaching staff. A large number of students from Mirigama, Minuwangoda, Katana, Diwlapitiya, Giriulla, Ja-Ela, Wennappuwa and Chillaw, Katunyake are coming to get the educational service and this causes to emerge Negombo as a regional facilitator. Further the Education catchment analysis has adopted the major two standards of education services. The 1km of radius distance for primary schools and 3km radius distance for

the secondary schools have been applied in the educational services catchment analysis and it proved that there is no shortage of primary and secondary schools for the future 2030.

Map 6.3 Educational Services Catchment Analysis of Negombo



Source: Compiled by Author

6.3.1.3 Housing

The Third component of the service plan is the housing strategy. It provides the futuristic perspective of the housing development in Negombo. The number of housing units for 2030 in eight major zones have been calculated. Existing total population of Negombo is 145,600 in 2016 which is occupied by nearly 38,69 families and 33,406 housing units. The predicted population (2030) of 166,208 is facilitated with the 19,110 housing units.

Table 6.2 Zonal Residential Distribution of Negombo

Zone	Housing Units (2030)	Area(ha)	Housing Density(ha) (2030)
Low_Dense_Blue_Green Tourism Zone	1252	339	12
High_Dense_Promotional_Tourism_Zone	1900	365	19
High_Dense_Special_Commercial_Zone	1436	933	02
Low_Dense_Heritage_Tourism Zone	637	53	12
Moderate_Dense_Blue_Tourism_Zone	1035	659	02
High_Dense_Fishery_Oriented_Residential _Zone	4982	48	103
Low_Dense_Eco_Conservation_Zone	272	367	01
Moderate_Dense_Residential_Zone	7596	55	139
Total	19,110		

Source: Compiled by Author

The futuristic housing density has been calculated in accordance with the main three planning basis of National Physical Plan, natural growth rate and plus median growth rate of Negombo and the same planning basis has been applied for the calculation of housing density for 2030. The analysis proved that Hunupitiya, Periyamulla, , Munnakare, Munnakare East, Munnakare west are the GN divisions which represent the high dense residential distribution with 26- 52 houses per hectare and Daluwakotuwa, Daluwakotuwa East, Dalupotha, Dalupotha East Kudapaduwa, Wellaweediya, Wellaweediya East, Wellaweediya South, Pitipana Central, Pitipana North represent the 19 -26 houses per hectare. Munnakkare North, Udayarthoppuwa, Siriwardena place, Dungalpitiya and Kepungoda represent the lowest distribution of houses of 3 – 13. The proposed housing development project undertaken by NMC contributes to fulfil the future requirement of the housing in NMC area.

6.3.1.4 Recreational Services

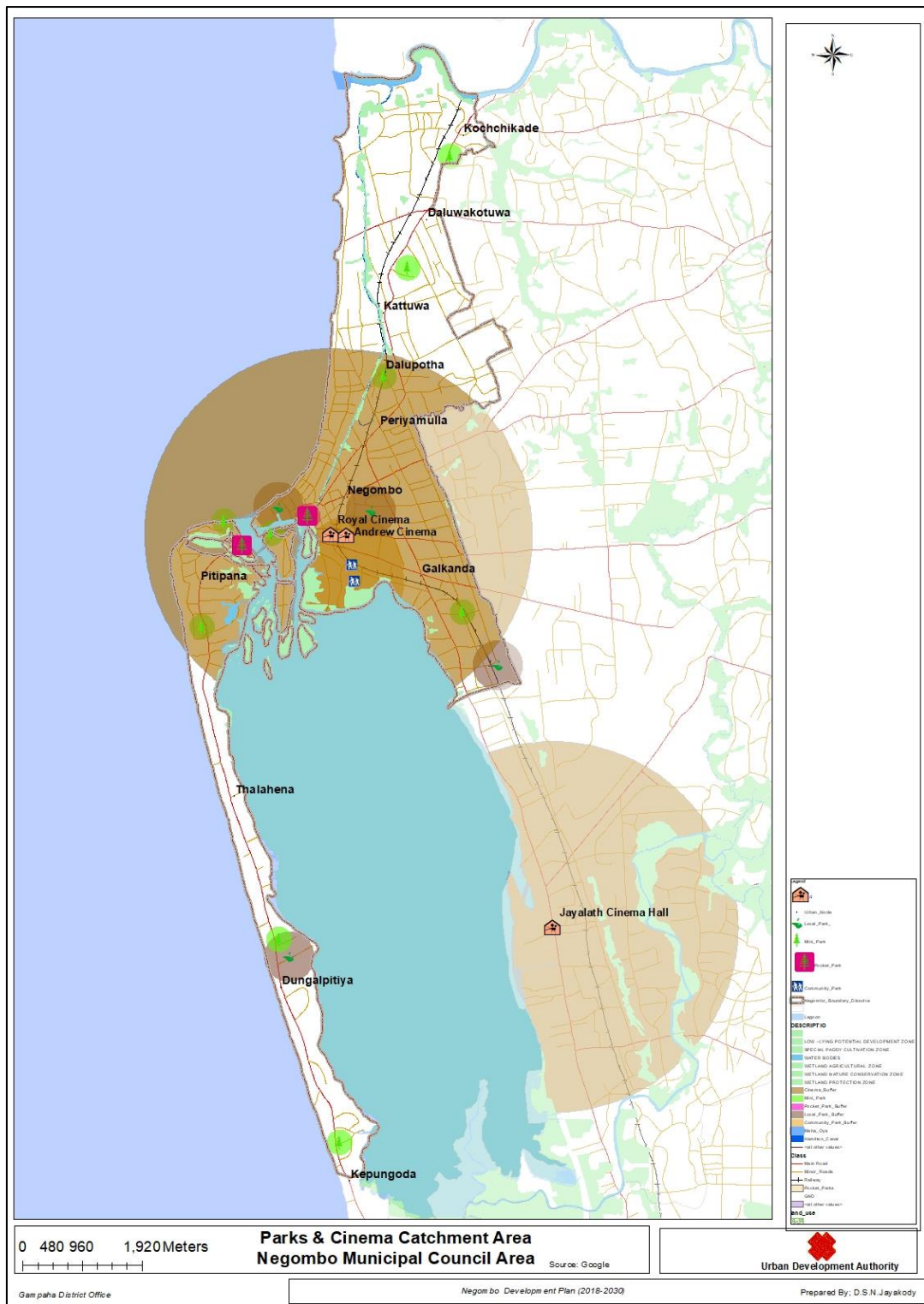
Recreational services are addressed in the service plan, the available central parks, town parks, local parks, pocket parks, mini parks, cinemas, public markets, theatres, sports facilities such as playgrounds, stadiums and sport complex are addressed in the entire service plan. The accepted standards of the recreational service categories are applied in the recreational catchment Analysis. The key objective of the service plan is to encourage the leisure time activities of the community in Negombo. The recreational catchment analysis proved that the existing recreational facilities of parks cannot serve the future attracted population. Therefore, the shortage of recreational parking services for the attracted future population are provided through the service plan with the proposed linear parks in Maha oya surroundings, five types of beach parks, opera house development and the regeneration project of Negombo.

Table 6.3 The Standard of the Distances of Recreational Facilities

Recreational Facility	Distance
Parks	
Central Park	10 km
Town Parks	3 km
Pocket Park	0.2 km
Mini Park	0.2 km
Local Park	0.4 km
Community Park	800m
Cinemas	3km
Sports	
Stadium	3km
Sport Complex	3km

Source: Benchmarks for the SMART Cities.

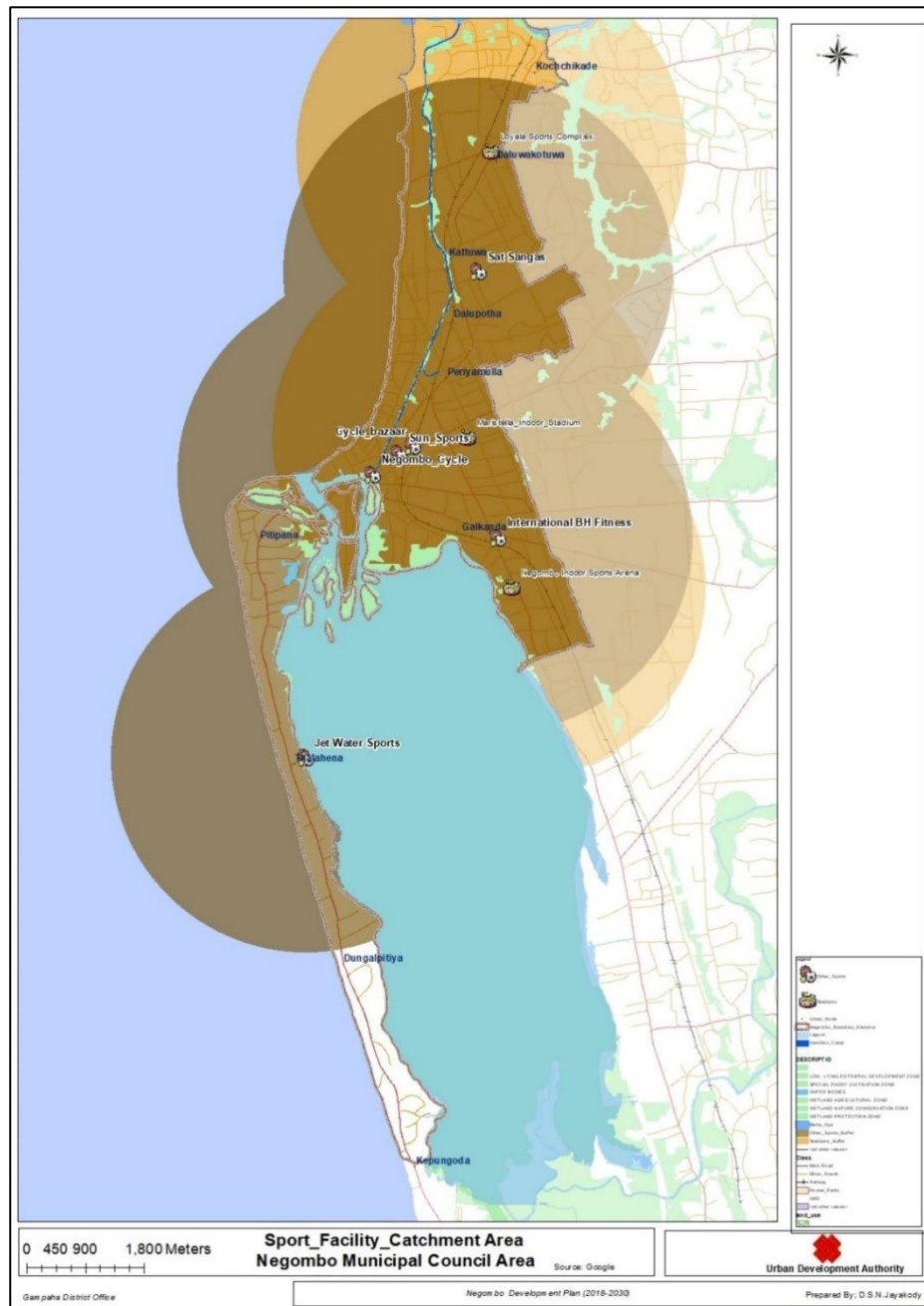
Map 6.5 Parks & Cinema Facility of Negombo



Source: Compiled by Author

The sport facility catchment analysis proves that the existing sport facilities of Loyala Sports Complex, SatSangas, Maristella Indoor Stadium, Cycle bazaar, Sun Sports, Negombo Cycle, International BH Fitness, Negombo Indoor Sports Arena, Jet Water Sportsman serve the entire area of Negombo except Dungalpitiya and Kepungoda areas. The proposed central beach park under the Sigh Scene Deck strategy in Kepungoda provides a solution to the shortage of sport facility in the mentioned areas and it can serve the another 3km distant buffer areas.

Map 6.6 Sports Facility Catchment of Negombo

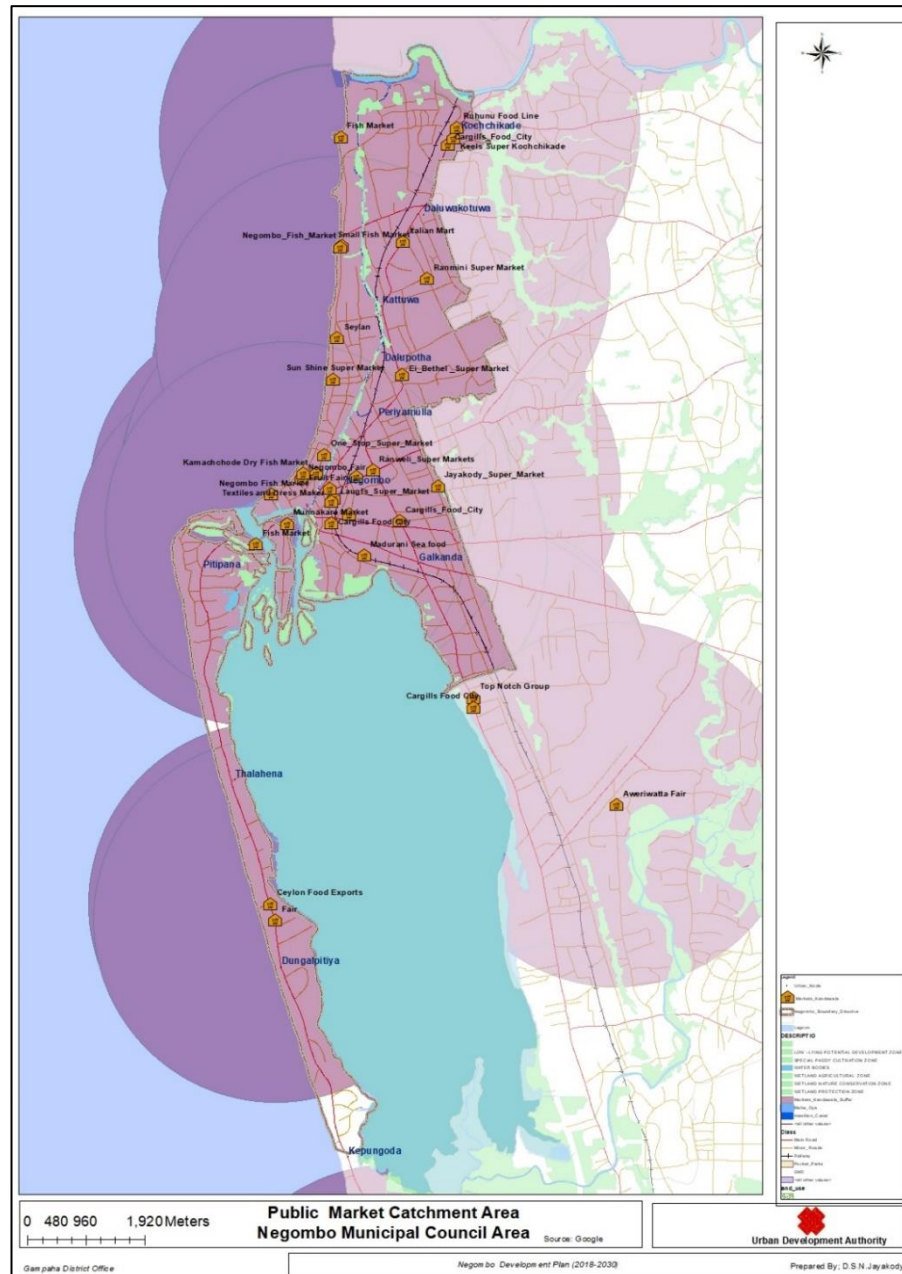


Source: Compiled by Author

6.3.1.5 Public Markets

The public market facility catchment analysis has been done with the standard of 3 km radius buffer and it proves that the existing 35 number of networks of public markets of fair and public markets, fish markets, super markets and food cities facility can serve the entire area of Negombo. It contributes to achieve the major component of the Bazaar in the concept of Negombo in 2030.

Map 6.7 Public Market Facility Catchment of Negombo



Source: Compiled by Author

6.3.2 Transportation Plan

The Transportation of Negombo Development Plan is interpreted in the Transport Development Plan with major interlinked strategies.

6.3.2.1 Transport Development Plan

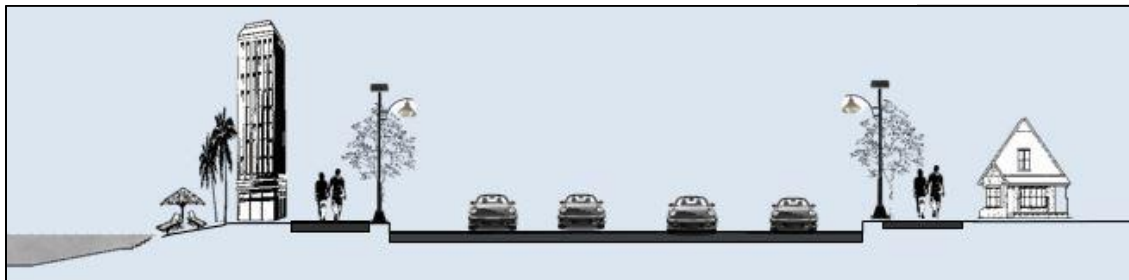
Transport is the major factor which helps to provide a better linkage of the development area. There are several issues can be identified with the transport network in Negombo. Such as, existing linkages are not enough for making a better linkage through the services and activities, most of the roads are not open up to the beach and they are closing the visual corridors, exiting roads are not providing a comfortable walkable way for pedestrians, lack of alternative transportation modes & etc. Therefore, its unable to get maximum benefit of the potentials of the city through the existing transport network.

The Transport Plan, proposed to enhancement of existing roads, development of new roads, providing parking facilities, improvements of railway lines and railway stations, developing vertical & horizontal corridors to open up beach fronts, introducing alternative transportation modes while ensure the effective & smooth motions for local and foreign people. Transport development plan has Three major strategies of Public Transportation Development strategy, Pedestrian service development strategy, and the Nodes development strategy. Public Transport Development strategy involves with the six sub strategies of enhancing the public transportation & related facilities. The First Sub strategy is redeveloping the Railway lines as two lines from Negombo to Meerigama & from 18th pole to Puttalam. The second sub strategy is Redeveloping the existing railway station with more facilities to provide a comfortable space for passengers. The third sub strategy is developing the water transportation with boat services through the Hamilton canal by providing an alternative transportation linkage which can reduce the existing traffic congestion. The fourth sub strategy is improving the existing road network by widening Colombo – Puttalam Highway, Poruthota road, Welihena – Katana Road, Providing Onsite car parking is the fifth sub strategy as a solution for lack of parking space. The sixth sub strategy is Developing waving roads to Open-up to beach fronts for pedestrians. Rather than providing an accessibility, this waving road development project is providing ultimate benefits as Creating wind corridors from beach to city, creating visual corridors, Providing Vertical & Horizontal accessibility, and Providing a protection way to reach land from the beach while disaster happened.

As second main strategy can be identified as the Pedestrian service development strategy which involves with three sub strategies. The first sub strategy is Developing the connection between Bus

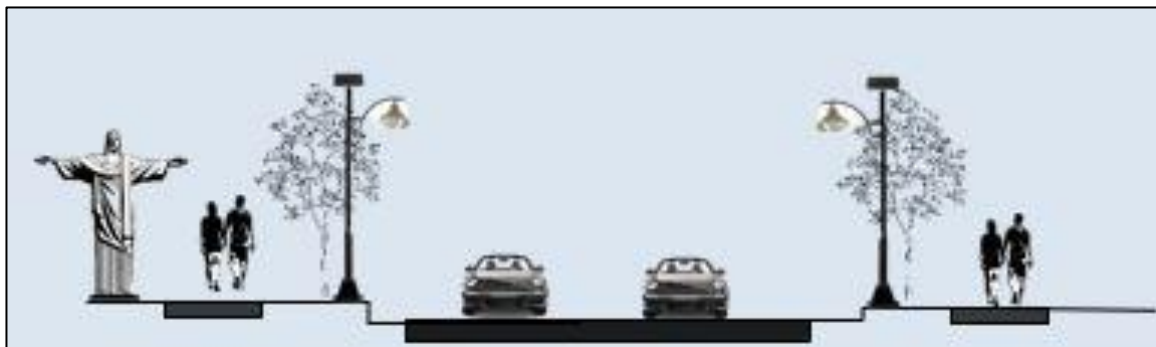
stand & Railway station at Bazar area by widening the D.S.Senanayaka Mw with the pedestrian way. The second sub strategy is the developing a pedestrian bridge by connecting the existing Bus stand & Shopping complex. Nodes development strategy is the third main strategy for making improvements for selected Junctions of Negombo as Kochchikade Junction, Daluwakotuwa, Koppara Junction, Dolphin Junction, Periyamulla Junction, Dalupotha Junction & Kattuwa Junction. The proposed improvements are going with a few sub strategies as Junction & Road Improvement, Landmarks Development, Sign board & City gate development.

Figure 6.4 Cross section in Puttalm - Colombo highway



Source: Compiled by Author

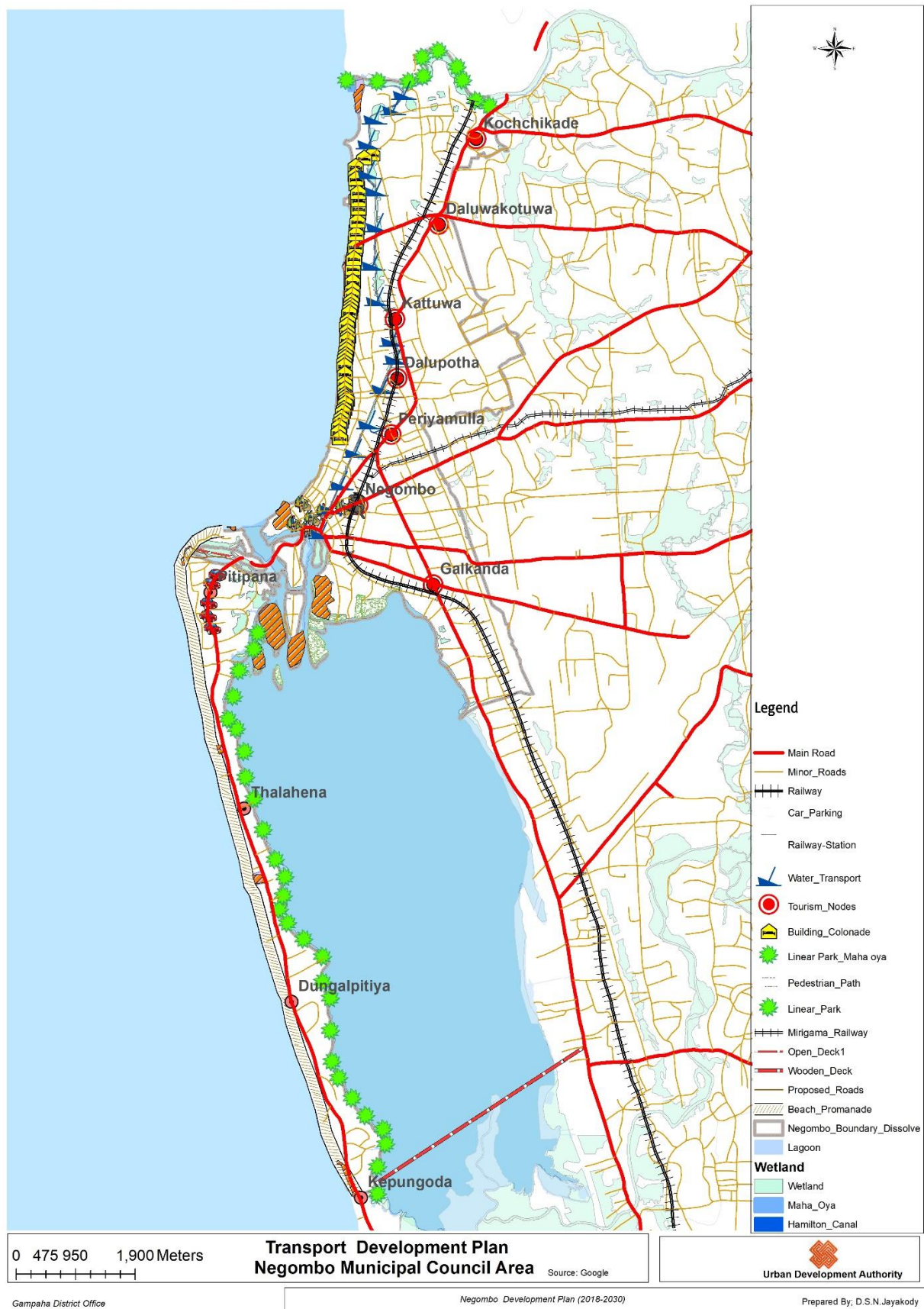
Figure 6.5 Cross section in Poruthota road



Source: Compiled by Author

The proposed projects of the Transport plan and the proposed special regulations for each roads will make a better service for the people while travelling through the Negombo city while ensure the maximum benefit from the development area.

Map 6.8 Transport Development Plan of Negombo



Source: Compiled by Author

6.3.3 Water Supply Plan

Water Supply is one of the important factors in the physical development strategy of Negombo MC. Negombo city acts as one of major commercial, transport centre, an educational facilitator and health service provider in Gampaha District. Therefore, Water Supply Management Plan assures to enhance the continuous water supply for present and the future population and commuters of the Negombo city.

The calculations for existing and future water demands are made with well accepted standards which are followed by the National Water Supply and the Drainage Board. The existing and future residential population and commuting population are used for the calculations for the existing and future demands of water. Currently Negombo has 40373.125m³ of total water demand. It is increased up to 59843.75m³ in 2030 due to more tourism and fishing activities of the area.

Table 6.4 Calculation of Water Demand in 2017 & 2030

Sector	Population (2017)	Population 2030	Standard	Present Demand	Future Demand
Domestic	147447	166208	135	19905.345	22438.08
Tourism - Working	19626	68291	50	981.3	3414.55
Tourism- Commuting	39253	136581	30	1177.59	4097.43
Commercial - Working	231836	400413	50	11591.8	20020.65
Commercial - Commuting	463673	800826	5	2318.365	4004.13
Institutional Working	15386	16942	50	769.3	847.1
Institutional Commuting	30773	33885	5	153.865	169.425
Industrial Working	57926	80873	50	2896.3	4043.65
Industrial Commuting	115852	161747	5	579.26	808.735
Total	1121772	1865766		40373.125	59843.75

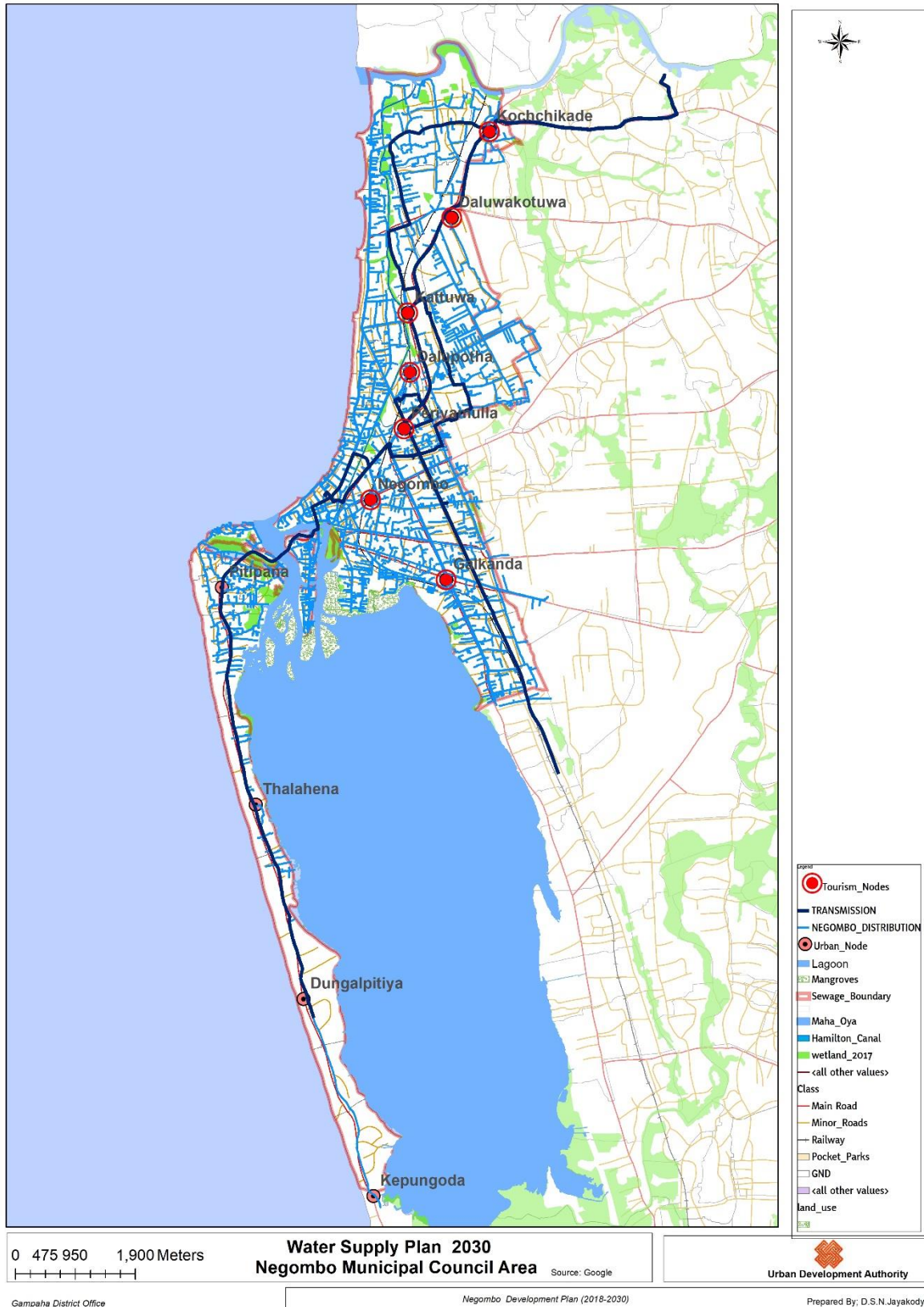
Source: Compiled by Author

In the present Negombo has Bambukuliya Water Supply scheme and Kelaniya right bank water supply scheme. Bambukuliya Water Supply scheme supplies only 36,000m³ of water capacity for Negombo MC area Negombo, Katana PS area, Seeduwa – Katunayaka Urban Council area and the Negombo is served for 30000 m³ and Kelaniya right bank water supply scheme provides 12000m³ of water capacity for Negombo.

Therefore, the existing Bambukuliya water supply scheme and Kelaniya right bank water supply under taken by Water Supply and Drainage Board is able to full fill the existing water demand of Negombo. The future 19471 m³ of water demand is fulfilled through the upcoming proposed

projects of Yatimahana Water Supply Scheme and stage 02 of Kelaniya right bank water Supply scheme.

Map 6.7 Water Supply Plan of Negombo 2030

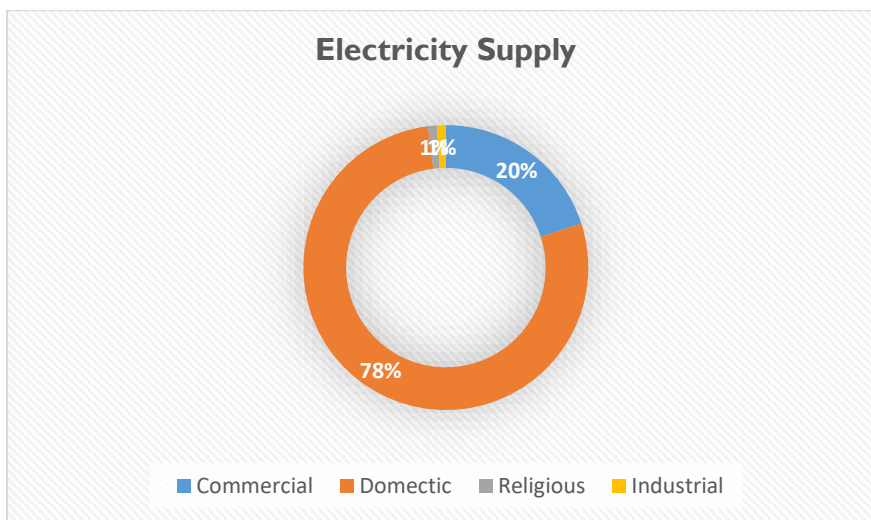


Source: Compiled by Author

6.3.4 Electricity, Data Lines Plan

Electricity is a crucial factor in the physical development of the area. Mainly supply of Electricity is carried out by the Ceylon Electricity Board and Lanka Electricity Company. 99% is supplied for Negombo Municipal Council area accordingly 78% of Domestic, 20% of Commercial and 1% of religious and industrial through the Bolawatta Transmission station.

Figure 6.6: Distribution of Electricity in Negombo



Source: Ceylon Electricity Board

The existing supply is further activated through the new proposals of 4.2km SC Racoon Pole 11kV to 33kV conversion from Periyamulla PSS along Chilaw Road, 3.4km SC Racoon Pole 11kV to 33kV conversion from Kochchikade PSS along Chilaw Road, Conversion of 2.7km 33kV SC Racoon Pole line to SC Lynx Pole line from Bolawatta Fe 04 tapping point to Periyamulla PSS with the objective of reducing the losses and Improving the supply reliability of Periyamulla PSS, Kochchikade PSS and to reduce the system losses.

The Long-term proposals consist with the improvement new MV Lines, gantries, MV Line conversions, new / augmentation of primary substations, 11kV/33kV UG Cables, 11kV ring substations, auto-reclosers, load break switches, sectionalizes, fault indicators and transmission related proposals. Further use of solar power energy in all types of the buildings is encouraged to reduce the use of hydro energy. This will be activated by the new proposed regulations for use of solar energy in buildings discussed in Volume II with the purpose of achieving a sustainable city form in Negombo.

Table 6.5 Long Term Proposals for Improvement of Electricity Facilities

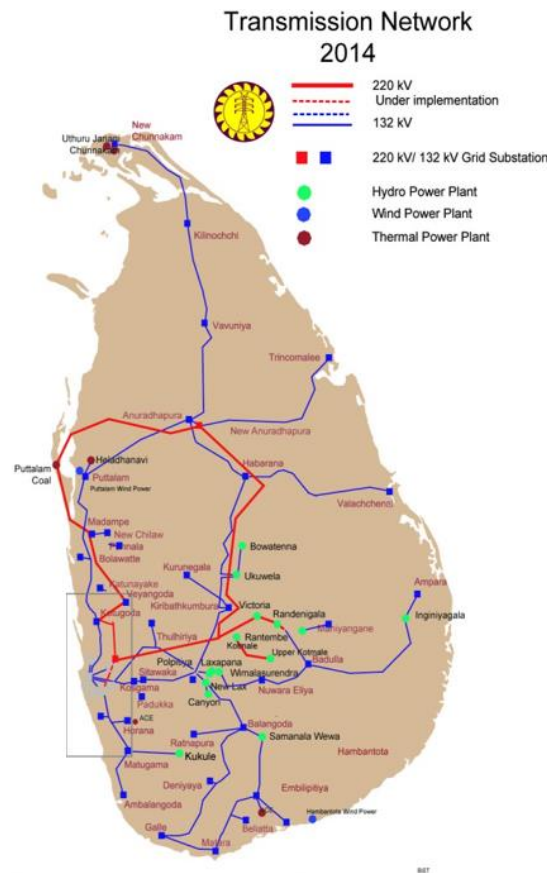
MV Lines Proposal				
Description	Type	Length (km)	Estimated Cost	
Negombo PSS to Mankuliya	11kV SC Lynx Pole	2.7	9.45	
Katana police to Landesi kuluna	33kV SC Raccoon Pole	0.9	2.25	
Negombo GSS to Sellakanda Gantry on existing 33kV Raccoon line	33kV SC Lynx Pole	6.5	32.5	
Negombo GSS to New Godigamuwa Gantry (on existing 33kV Raccoon line)	33kV SC Lynx Pole	7.9	39.5	
New Gentries/ Gantry Modifications				
MV Line	Existing Type	Proposed Type	Length (km)	Estimated Cost (MLKR)
Kochchkade PSS to Ambalayaya	33kV SC Weasel Pole	33kV SC Raccoon Pole	7.7	15.4

Browns Junction to Palangaturei Cemetery (Beach Feeder)	11kV SC Raccoon Pole	33kV SC ABC Pole (150 sqmm)	4	38.2
Negambo PSS to Mankuliya Feeder (From PSS to Kepumgoda)	11kV SC Raccoon Pole	33kV SC ABC Pole (150 sqmm)	12.4	118.5
Kochchikade PSS Poruthota Feeder	11kV SC Raccoon Pole	33kV ABC (150 sqmm)/ Lynx Pole	3.5	33.4
Retirement of Primary Substations				
Description	Capacity (MVA)	Retired Year	Remarks	
Kochchikade	2x2	2019	11kV to 33kV Conversion	
Negombo	2x5	2020	Replaced by 2x31.5MVA 132/11kV Katunayaka Substation	

Periyamulla	2x10	2025	Walanagoda 2x10 2020 11kV to 33kV Conversion	
Proposed New Auto-Reclosers with remote operating facility				
Location	Type		Qty (Nos.)	Estimated Cost (MLKR)
New near Kochchikade PSS	33kV SF6		1	2.3
New near Kochchikade PSS	33kV SF6		1	2.3
New near sub N078 for the Spur line to prison Rd	33kV SF6		1	2.3
DDLO near Negombo PSS - towards sub N075 substation Side	33kV SF6		1	2.3

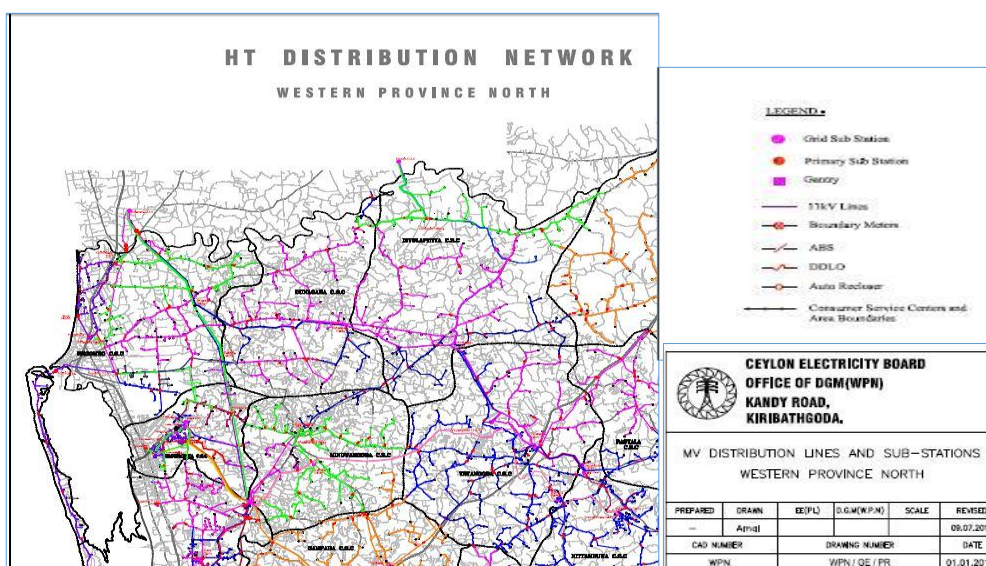
Source: Ceylon Electricity Board

Map 6.10 Electricity Transmission Network



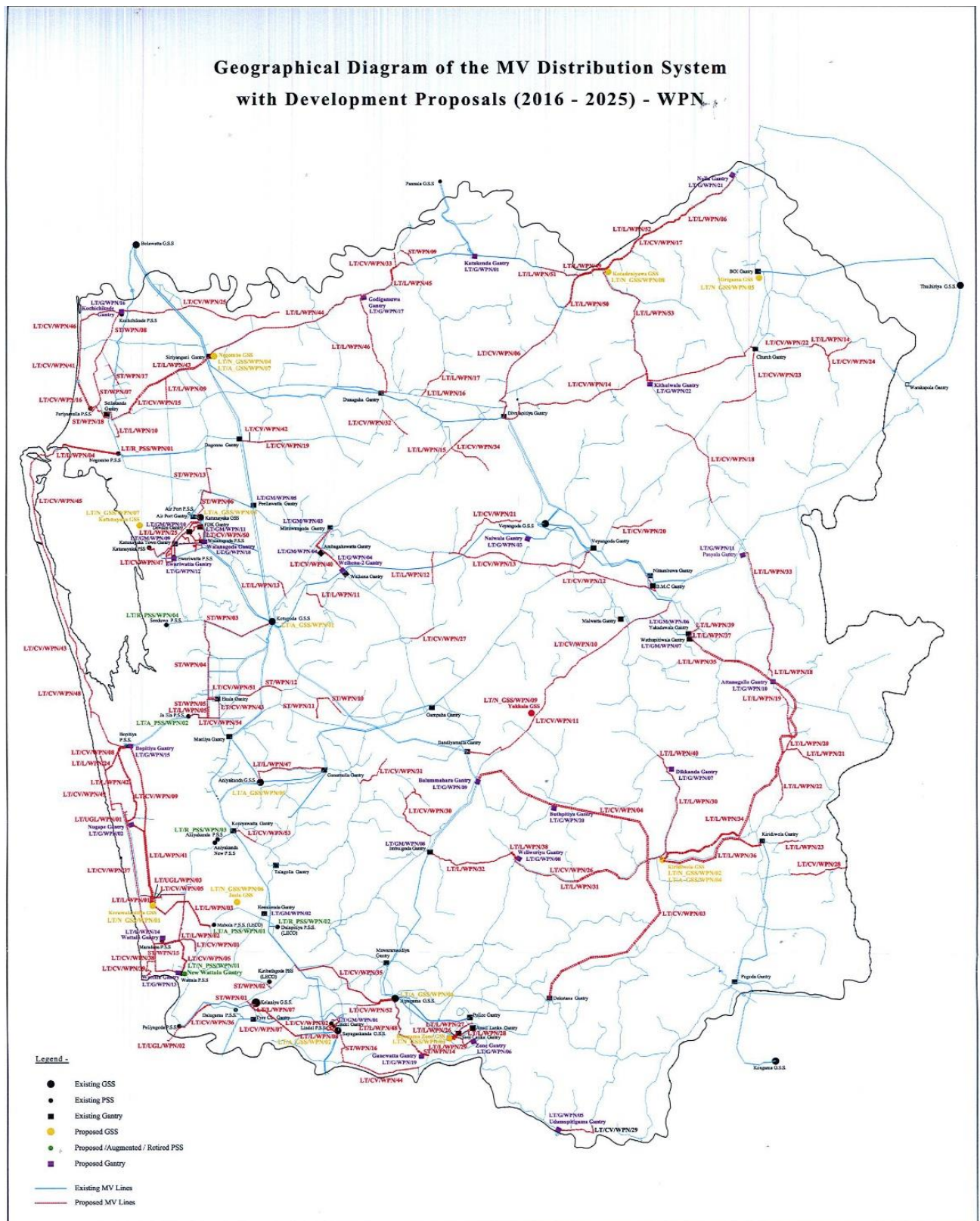
Source: Ceylon Electricity Board

Map 6.11 Electricity Distribution of Negombo



Source: Ceylon Electricity Board

Map 6.12 MV Distribution System



Source: Ceylon Electricity Board

6.3.5 Drainage and Sewer Lines Plan

Sewer Management is one of the important components in the physical development strategy in Negombo MC area. According to the calculations on Census and statistic data, Negombo MC 2017 residential Population of 149,010 will be increased upto 166,208 according to the national growth rate and 974,325 of commuting population up to 1,583,827.833 in 2030 due to the promoted tourism and fishery related activities in the high-density promotional tourism zone, low density blue green tourism zone, low density heritage tourism, moderate dense blue tourism zones in Negombo. Calculations are done according to the standards followed by Water supply and Drainage Board.

Table 6.6 Waste Water Demand in 2017,2030

Sector	Residential Commuting Population 2017	Residential Commuting Population 2030	Standard (L)	Waste Water Demand 2017	Waste Water Demand 2030
Domestic	147447	166208	135	15924.27 6	17950.464
Tourism - Working	19626	68291	50	785.04	2731.64
Tourism- Commuting	39253	136581	30	942.072	3277.944
Commercial - Working	231836	400413	50	9273.44	16016.52
Commercial - Commuting	463673	800826	5	1854.692	3203.304
Institutional_Working	15386	16942	50	615.44	677.68
Institutional_Communitin g	30773	33885	5	123.092	135.54
Industrial_Working	57926	80873	50	2317.04	3234.92
Industrial_Commuting	115852	161747	5	463.408	646.988
Total	1121772	1865766		32298.5	47875

Source: Compiled by Author

Further the existing and future residential and commuting waste water demands were calculated according to the eight types of the zones in Negombo. The highest waste water demand is recorded in high density dense promotional tourism zone which is targeting the highest number of tourist related infrastructure and the activities. The results are shown in below.

Table 6.7 Calculation of Waste Water Discharges according to Zones 2030

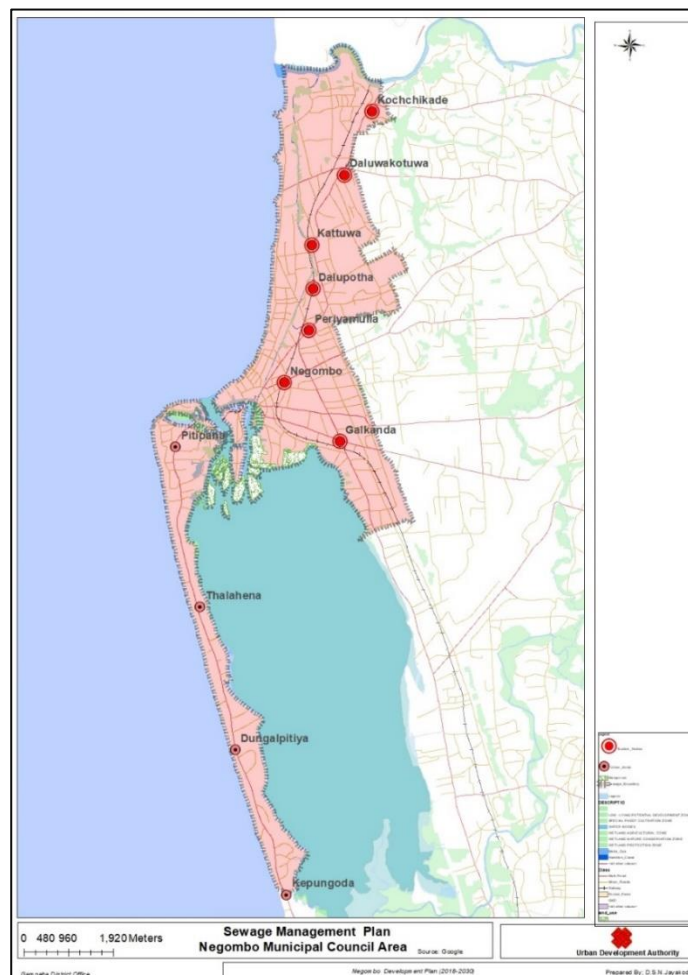
Zone		Low Dense Blue Green Tourism Zone	High Dense Promotional Tourism Zone	High Dense Special Commercial Zone	Low Dense Heritage Tourism Zone	Moderate Dense Blue Tourism Zone	High Dense Fishery Oriented Residential Zone	Low Dense Eco Conservation Zone	Moderate Dense Residential Zone	Total
Domestic sewerage	Population	16962	27763	53656	1357	27271	6348	3993	16588	153937
	%	11	18	35	1	18	4	3	11	
	Discharge(m3)	1974.55104	3231.08352	6282.6624	179.50464	3231.08352	718.01856	538.51392	1974.551	17950.464
Tourism - Working	Total Commuters	458	52704	687	1634	1842	9803	557	606	68291
	%	0.67	77.18	1.01	2.39	2.70	14.36	0.82	0.89	
	Discharge(m3)	18	2108	27	63	73	391	22	24	2731.64
Tourism- Commuting	Total Commuters	916	105408	1373.333333	3268	3684	19606.66667	1114.222222	1211	136581
	%	1	77	1	2	3	14	1	1	
	Discharge(m3)	22.945608	2530.572768	22.945608	78.670656	78.670656	472.023936	22.945608	472.0239	3277.944
Commercial - Working	Total Commuters	11385.000	246042	64800	2127	43409	2947	1671	47674	420054.333
	%	3	58.57385116	15.42649641	0.506244034	10.33413931	0.701655262	0.397885036	11.3494	
	Discharge(m3)	480.4956	9289.5816	2402.478	80.0826	1601.652	112.11564	48.04956	1761.82	16016.52
Commercial - Commuting	Total Commuters	22770	492084	129599	4253	86818	5895	3343	95347	840109
	%	2.710363659	58.57385116	15.42649641	0.506244034	10.33413931	0.701655262	0.397885036	11.3494	
	Discharge(m3)	86.489208	1857.91632	480.4956	160.1652	320.3304	224.23128	124.928856	352.363	3203.304

Institutional_ Working	Total Commuters	342.3333333	6090	5942.333333	836	591.3333333	28.33333333	0	3112	16942.33
	%	2.020579613	35.94546206	35.07387806	4.934385268	3.490270919	0.16723395	0	18.3682	
	Discharge(m3)	13.5536	237.188	237.188	33.20632	23.651032	10.84288	0	121.982	677.68
Institutional Commuting	Total Commuters	685	12180	11885	1672	1183	57	0	6224	33885
	%	2.020579613	35.94546206	35.07387806	4.934385268	3.490270919	0.16723395	0	18.3682	
	Discharge(m3)	2.7108	47.439	47.439	6.64146	4.60836	0.216864	0	24.8038	135.54
Industrial Working	Total Commuters	14261	0	36279	6089.333333	14469.66667	2947.333333	0	1296.67	75343
	%	18.92810215	0	48.15178583	8.082148751	19.20505776	3.911887413	0	1.72102	
	Discharge(m3)	582.2856	0	1552.7616	258.7936	614.6348	97.0476	0	54.9936	3234.92
Industrial_ Commuting	Total Commuters	28522	0	72558	12178.66667	28939.33333	5894.666667	0	2593.33	150686
	%	18.928	0.000	48.152	8.082	19.205	3.912	0.000	1.721	
	Discharge(m3)	116.45784	0	310.55424	51.75904	122.92772	19.40964	0	10.9988	646.988
Total zone wise Discharge (m3 /day)		3298	19302	11364	912	6071	2045	756	4798	47875

Source: Compiled by Author

In the present Negombo has not a proper sewerage management plan and it is identified as the main issue in Negombo MC area. This issue influences to emerge health problems in Negombo and the need of a sewerage plan is identified. As a result of this, the upcoming new project of Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka is incorporated for the Sewerage Management plan of Negombo to provide sewerage facilities and improve sanitary facilities for Negombo MC area. National Water Supply and Drainage Board acts as the major government body and Project is funded by AFD - French Development Agency and European Union. The project aims to divide Negombo MC area into two stages and first stage will be implemented initially including Coastal area with Hotels in 2020. The total Estimated cost of the Project is 20 billion with 75000 targeted beneficiaries.

Map 6.13 Waste and Sewerage Management Plan



Source: Compiled by Author

The Sewerage Management Plan contributes to achieve the vision of Zero Mosquito in Negombo MC area which is aiming of to remove the mosquito percentage until zero from the Negombo MC by disposing waste water sewage in a proper way. The Sewerage Management Plan will provide a better service in Negombo MC area for managing the waste and sewerage in a proper way and ultimately this leads to assure the comfortable and eco-friendly living environment for the denizens and journeyers of Negombo.

6.3.6 Solid Waste Management Plan

Municipal solid waste is a term usually applied to a heterogeneous collection of wastes produced in urban areas, the nature of which varies from region to region. It involves with the collection, transfer, treatment, recycling, resource recovery and disposal of solid waste in urban areas. Mainly, urban wastes can be categorized into two major components of organic and inorganic. There, MSW includes wastes generated from residential, commercial, industrial, institutional, construction, demolition, process, and municipal services. Waste generation increases with population expansion and economic development. Improperly managed solid waste poses a risk to human health and the environment. Uncontrolled dumping and improper waste handling cause a variety of problems, including contaminating water, attracting insects and rodents, and increasing flooding due to blocked of drainage canals or gullies. In addition, it may result in safety hazards from fires or explosions and also increases greenhouse gas emissions, which contribute to climate change the generation of waste is primarily an urban phenomenon, and the high rate of urbanization will continue to pose a growing challenge to the local authorities who are responsible for the collection and disposal of waste.

According to the records of the Municipal Council, Negombo, the collection of garbage per day is approximately 110-120 tons. Composition of waste generation shows the table

Table 6.8 Types of Waste in Negombo MC Area

TYPE OF WASTE	%
Vegetable/Perishables	60.00
Polythene/plastic	20.33
Glass	1.81
Metal	2.84
Clinical Waste	2.05
Industrial Waste	1.00
Others	3.68

Source: Negombo Municipal Council

The municipal waste composition varies depending on the community status. As well as the other areas of Sri Lanka bio-degradable part is high in this region also.

Table 6.9 Percentages of Sectoral Generation of Solid waste

Place of Origin	Amount (%)
Residential	70
Markets	25
Hospitals	2
Industries	2
Other	1

Source: Negombo Municipal Council

During 2017 – 2018 period the MC has introduced approx. 500 compost bins to urban area for a cost of Rs 2375/- and the recyclable waste of these areas would be collected by the MC. MC conducts a programme called “Haritha Mithuru” with coordination of volunteers and the role of the programme is aware the people regarding waste management methodologies. At present the MC practices to open dump the collected waste in Ovitiyawatta, Kochchikade area in approximately 05 acres land belonging to a private owner. 40 tons of generated biodegradable waste is used to produce 10 tons of compost per month in Kurana compost yard. Municipal Council earns approximately Rs. 100,000 120,000 per month by selling compost. PET bottles, polyethene, plastic, tin, iron, paper, cardboard like other recyclable material would be sold for the recycling centres.

Table 6.10 Generation of Solid Waste according to Zones in 2017,2030

Name	Total Residents + Commuters 2017	Total Residents + Commuters 2030	Per Capita Solid Waste	Total Solid Waste Generation (Ton) (2017)	Total Solid Waste Generation (Ton) (2030)
Low Dense Blue Green Tourism Zone	71755	79339	0.000106	7.68	100.80
High Dense Promotional Tourism Zone	347193	914508	0.000106	37.14	40.31
High Dense Special Commercial Zone	369825	323123	0.000106	39.56	3.57

Low Dense Heritage Tourism Zone	28003	32057.5	0.000106	3.00	22.27
Moderate Dense Blue Tourism Zone	161433	180936	0.000106	17.27	5.73
High Dense Fishery Oriented Residential Zone	15032	47179	0.000106	1.61	1.14
Low Dense Eco Conservation Zone	8659	6685.333333	0.000106	0.93	18.68
Moderate Dense Residential Zone	119872	158063	0.000106	12.82	192.50
Total	1121772	1662551		120	385

Source: Compiled by Author

Solid waste management plan involves with the strategies to manage the solid waste practices of 10R concepts for domestic, commercial and industrial sectors, maximization of resource recovery that involves with the Segregation of waste at the point of origin .Local authority directs the households, shops and institutions not to mix recyclable waste with biodegradable waste and will encourage them to keep the properly designed bins labelled separately according to the National colour code for collection by the informal sector recyclers or by the local authority.

Table 6.11 Segregation of Waste

Type	Colour
Biodegradable (Food)	Green
Paper	Blue
Plastic	Orange
Metal	Brown
Glass	red

Source: Negombo MC

Further regular education and public awareness sessions should be organized in each locality with the help of residents' associations and other NGOs. Though such sessions, 'No separation-No collection' policy must be communicated and adopted using participatory techniques. The next proposed Strategy involves to promote conversion of all short-term biodegradable waste material into compost and encourage community participation to ensure sustainable composting. Biodegradable waste from large scale generators (some hotels, restaurants, hospitals, markets etc.) and residences where home composting is not practical should be composted in decentralized composting plants with simple technologies like windrowing, static files.

The fourth strategy contributes to facilitate environmentally sound, economically feasible appropriate waste treatment technologies to treat all non-biodegradable waste. This was done with four major actions of introducing an awareness programme at all levels to promote reuse practices, returning of recyclable material to the market. The Municipal Council should be facilitating the services provided by the private informal sector. This is the sector that organizes the recycling of city waste. Therefore, as an integral part of the SWM strategy, the Council will facilitate its operations through registration of these service providers, regular consultation with them, collaborating with NGOs to recognize rag-picker associations and issuing an identity card system to provide recognition and legal protection to the group. The Council should be encouraged recycling as a livelihood and facilitate area-based waste recycling enterprises and coordinate different recyclers and help improve their capacity. It will also and recognize and network the CBO's and other resident level waste recycling and purchasing agents and also encourage the entry of Community Based Organizations.

The fifth strategy involves with the institutional mechanisms which influences to prevent hazardous biomedical, healthcare waste entering the municipal waste stream

- (a) Make mandatory source segregation of Healthcare waste
- (b) Establish mandatory requirement for treatment of waste to convert healthcare waste in to non-infectious material before final disposal or discharging
- (c) Establish final disposal option for Health Care Waste eg: Incineration
- (d) Establish institutional mechanisms at all healthcare institutions to ensure that waste is treated and disposed by an authorized facility, with a monitoring mechanism

The sixth strategy involves with the E-Waste Management that is considered dangerous, as certain components of some electronic products contain materials that are hazardous, depending on their condition and density. The hazardous content of these materials poses a threat to human health and environment. Discarded computers, televisions, VCDs, stereos, copiers, fax machines, electric lamps, cell phones, audio equipment and batteries if improperly disposed can leach lead and other substances into soil and groundwater. Many of these products can be reused, refurbished, or recycled in an environmentally sound manner so that they are less harmful to the ecosystem. hazards of e-wastes, the need for its appropriate management and options that can be implemented. Further electronic waste can be handed over to a certified E-Waste recycler.

The seventh strategy of the solid waste management plan involves to Strengthen Waste Collection and Transport System with the actions of introducing door to door collection system, creating awareness among public about waste collection time schedule, introducing horn bell collection system, the collection truck plays music to inform residents of its approach, provision of necessary instruments, equipment for Local Authority where compost sites are being operated, using compartmentalized vehicles and using handcarts to reach places inaccessible by large vehicles

Eighth Strategy of the solid waste management plan involves with the establishment of Sanitary Landfills that is limited to non-recyclable, non-compostable and inert material generated through the waste treatment process. Sanitary landfill for disposal of residue by using appropriate technology in line with minimization of impact on health and environment. Ninth Strategy of solid waste management plan involves with the Awareness programmes. The public corporation and the public participation are other important facts. A proper SWM can start in the household level by the implementation of 10R concept to give an effort to minimize the waste. Reduce and Reuse practices should be built within the public through awareness programmes and health related workshops. Further the tenth Strategy involves with the regular monitoring and evaluation systems to ensure system improvement and the healthy living of Negombo MC area and its surroundings.

6.4 Economic Development Strategies

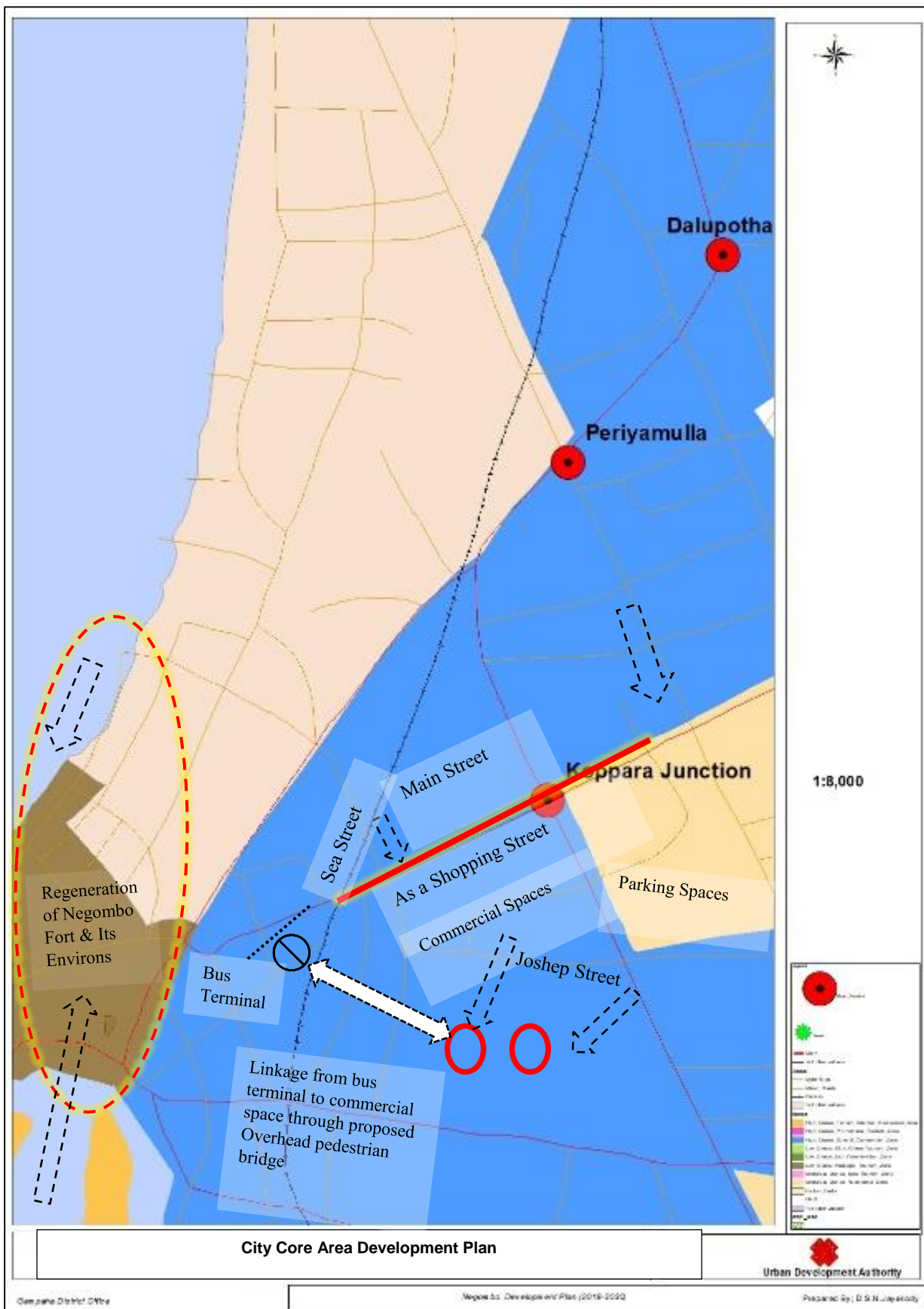
Economic Development Strategy of the Negombo Development Plan contains with the two major plans which can be identified as Economic Development Plan and Industrial Plan. Economic Development Plan is formulated as the City Core Area Development Plan and Industrial Plan is formulated as the Tourism and Fishery Development Plan.

6.4.1 Economic Development Plan

Negombo becomes specific due to its economy. Mainly Negombo's economy is based on three major sectors of tourism, fishery and commerce where as 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other services. These factors influence to act Negombo as the one of the major commercial, transport centre, an educational Facilitator and health service provider for the Region in Gampaha District.

City Core Area Development Plan represents the economic development Plan of Negombo. It enhances the commerce sector of the economy and contains the major Bazaar development strategy which has two major sub strategies. Creating an active and visual urban commercial space in bazaar area is the one strategy falling under the Bazaar Development Strategy. The mentioned strategy is achieved through the four major actions of promoting main street as a shopping street in bazaar area with multi-functional elite shopping commercial spaces as the existing situational analysis proved that Negombo core area has little number of commercial and parking spaces, the proposed multi story car parking spaces and shopping spaces along the Joseph street collaborate to create an active, visual urban commercial space in bazaar area. Further the strategy is activated through the action of regenerating a Negombo fort and its environs. The action involves with the redesigning of the existing fish market. Relocation of the existing prison to the Welihena prison area and redeveloping the area as the Negombo museum that promote a cultural and heritage character of Negombo. Further the regeneration covers with the Redevelopment UDA Holiday Resort area, creation of active open spaces, creation of an old type restaurant space and Design an Opera House to encourage the urban festival ceremonies of Negombo that is entitled with Negombo city life.

Map 6.14 Core Area Development Plan of Negombo.



Source: Compiled by Author

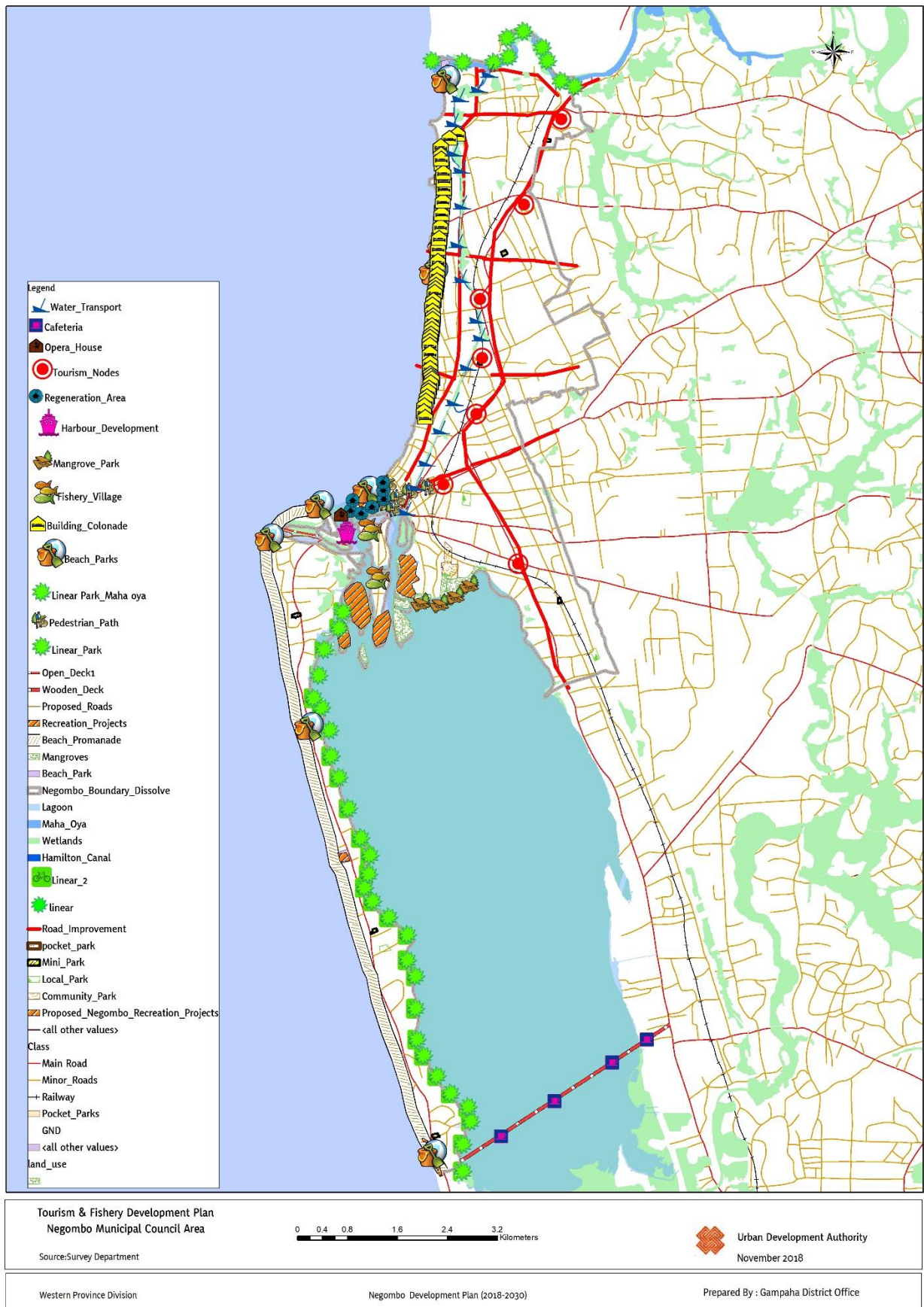
6.4.2 Industrial Plan

Tourism and Fishery Development Plan of Negombo mainstream the Industrial Plan of the economic development strategy that influence to upgrade the economic growth of the city with the major sectors of tourism and the fishery that sustain on marine related natural potentials of sea, lagoon, Ma oya, sandy beaches and the Hamilton canal and other eco systems. Past records indicate that Negombo contributes 16 % for the national fish production and 14% for the national tourist arrivals of the tourism industry. Further the Tourism Development Authority forecast 700,000 number of tourist arrivals for Negombo in 2030 catering the demand expending 30,729 Mn LKR foreign exchange. There for the formulated objectives of the development plan and four major strategies of Sight Scene Deck strategy, Arcade and Roman Ambience strategy, the Lagoon strategy and the Lellama strategy.

Sight Scene Deck strategy involves with the two sub strategies of creating hierarchical network of tourism pockets along the Sight Scene Deck and creating linkages among diverse beach parks. First Sub strategy is achieved through the key action of designing three diverse experiencing beach promenade from Doowa to Kepungoda. The second sub strategy is promoted through the Doowa, Pitipana and Thalahena road development and improvements. the Lagoon Strategy is promoted through the sub strategy of creating a multiple event terrace in the lagoon through a pavilion, amphitheatre for open air festivals and a walkable wooden deck in the lagoon Starting from Kepungoda to Ambalammulla Seeduwa. Further the lagoon-based tourism is activated through the second sub Strategy of new Urban Waterfront Itineraries along the Lagoon with jogging, Walking and Cycling Path in the west part of the lagoon. The fishery component which is a major sector of further addressed through the industrial plan. With the increase of per capita consumption of fish, dry fish, canned fish at the national level and excess demand for the fish and fishery product are raised. Accordingly, Sri Lanka had to import 120,046 MT in 2015 to at this situation. fishery related industrial plan is required for Negombo to increase the fish production from the available untapped marine and coastal resources as well as uplift the living standard of the local people. The Lellama strategy of the industrial plan is expecting to uplift the fishery sector and tourism of Negombo by creating a fishery Village in Lellama area with home based dry fish locations at Munnakkare, home stay tourist accommodations, handicrafts

making and selling centres, Sea food processing Centres and cafeteria Spaces, Fishery infrastructure of vessel repairing centre, redevelopment of fishery harbour ,value added Fish processing centre at Pitipana and promoting fish and fisheries products in both national and international markets and improving five number of Fish Landing Sites and five no of boat anchoring sites. Negombo is unique due to inherent roman oriented textures, colours and architecture-based character. The Arcade and Roman Ambience strategy contribute to promote the roman ambience experience of the area with tourists 'urban nodes at Kochchokade, Daluwakotuwa, Kattuwa, Dalupotha, Periyamulla, Koppara junction and Galkanda Junction, landmarks, sign boards, development of building colonnade in high dense promotional tourism and beach parks, linear thematic parks, shopping street with antique character, roman oriented museum related uses in Arcade and Roman Ambience Area. These four major strategies enable to increase the economic growth of Negombo and survive as a self-sufficient city economy in accordance with the major goal of “*Create a Self-Sufficient Affluent City Economy interlinking the diverse water environments*”

Map 6.15 Tourism & Fishery Development Plan



Source: Compiled by Author

6.5 Environment Sustainable Strategies

6.5.1. Environment Conservation Plan

Negombo Lagoon

Negombo Lagoon is one of the most productive and sensitive ecosystems in Sri Lanka, receiving fresh water from the Attanagalu Oya drainage basin via Dandugam Oya and Ja-Ela and connected with the sea by a single narrow opening. The salinity of Negombo Lagoon is strongly related to the monsoon rains and varies from almost zero to near oceanic salinity. According to the trophic status Negombo Lagoon is in the mesotrophic state.

The Negombo Lagoon and its coastal environment have had a long association with the fishery industry. There are 140 species of fish, 89 species of benthic invertebrates, 29 mangrove species, 07 sea grass species have been recorded. The lagoon and the adjacent reef areas function as the major nursery, refuge and feeding grounds for most of catadromous species.

The scenic beauty of the estuary has attracted a large number of tourist resorts to the area and a boat trip on the estuary is one of the main attractions for tourists.

Disturbances and threats

The estuary is mainly used for estuarine and coastal fisheries, for the anchorage of fishing boats and for conservation purposes (particularly the five mangrove islands). The surroundings are mainly used for human settlements and industries. During the last 50 years nearly 800 ha. of the estuary has been reclaimed by people for various activities. Unauthorized settlement expansion towards the intertidal sand shoals in the channel segment of the estuary has had serious impacts upon its hydrology. Haphazard development of piers and landing points for fishing boats has caused alterations in flow patterns and sedimentation.

There is a continuing reduction in water depths in the narrow inlet/exit channel of the lagoon as a result of the sedimentation caused by unauthorized landfilling and unplanned development along the water front and the upstream areas of the Attanagalu Oya.

Since the early 1980s haphazard construction of piers and landing points for large sea going boats in the channel segment of the lagoon have caused alterations in the flow patterns and increased sedimentation.

The reduction in the inlet/exit channel directly reduces the tidal exchange and flushing. This in turn decreases the lagoon water quality and causes more frequent algal blooms specially during the dry season.

Additionally, there is increased oil pollution from fishing vessels, extensive fishing, felling of mangroves and encroachment of the wetland area. Urgent actions need to be taken to mitigate existing threats. Therefore, it is necessary to manage and protect this sensitive ecosystem in a sustainable manner

Conservation measures proposed

The conservation management plan produced by the CEA in 1994 recommends certain conservation measures. Additionally, other management plans such as that by the Greater Economic Commission (Board of Investment) and the CCD also provide similar recommendations. (Source: National Wetland Directory of Sri Lanka by CEA - 2006) (**Note: Please refer the Annexure map no.4 Wetland Plan of Negombo**)

The Hamilton Canal

The British Agent of Revenue and Commerce in 1802, Garvin Hamilton started a new canal to the east of the earlier cut canal by Sinhalese king and the Dutch. This canal was meant to link the Dutch canal by a series of parallel canals designed to drain the Mutturajawela. Thus the Hamilton Canal was born, named after Garvin Hamilton and stretching 14.5km from Colombo to Negombo. (Source: Negombo MC Resource Profile – 2016) (**Note: Please refer the Annexure map no.4 Wetland Plan of Negombo**)

Mora wala

"Mora Wala" (Mo-Ra-Wa-La) and "Beach Park" of Negombo are also very Significant places among visitors. The most natural landing of the sea bed at this location is the height of the sea in the form of a water bath, which is a maroon. The sea lagoon in the past has reached this place from the small river. In the past, this name has been added to the special fish, such as the long-diving Mora. Far-reaching fish from all over the world are still found in the shark, from the area where the famous straw is known. This is known as a safe place to bathe in the sea around 12 km from Pamunugama to Duwa. Due to the location of a good sand, it is convenient for tourism. (Source: Negombo MC Resource Profile – 2016) (**Note: Please refer the Annexure map no.4 Wetland Plan of Negombo**)

Scenic Sites

Most of the roads in Negombo Municipal Council Beach area run through scenic sites. Accordingly, it is proposed to conserve the identified scenic sites within the Beach area. Accordingly, it is suggested to control exhibition of bill boards in these places and development activities which disturbs scenic beauty of the area. It will provide passive recreation by this scenic beauty.

Paddy fields and abundant paddy fields

There are very few paddy lands & abundant paddy lands in the Negombo MC area. All low-lying areas should be conserved as flood retention and detention areas to mitigate flood hazard in the area.

6.5.1.1. Better Management

The Environmental Management Plan opens for the better management through conserving the existing blue and green spaces of Negombo. Negombo has 11850.28 ha of waterbodies and 920.6 ha of green spaces covering mangrove species, marshes, mixed tree, paddy and rubber.

Table 6.12 Blue & Green Spaces of Negombo.

Type	Area(ha)
Water body	11850.28
Mangroves	77.11
Marsh	367.76
Mixed Tree	113.42
Paddy	356.34
Rubber	5.99

Source: Compiled by Author

Further the environment management plan introduces the environment conservation buffers for the canal as the Land Reclamation & Development Corporation (Amended) Act No: 35 of 2006 has provided the specifications for canal reservation as shown in table 1 of the Act. Accordingly, the provision is applied for Hamilton Canal. The 18 m reservation for Ma oya and 10m reservation for lagoon is proposed for the better management for the environment.

Table 6.13 Specifications for Canal Reservations.

Surface Width of Canal in meters	Reservation from the canal bank in meters	
	For open Canals	For surface covered canal
1.0 – 1.2	1.0	0.3
1.3 – 3.0	2.0	1.0
3.1 – 4.5	2.75	1.0
4.6 – 6.0	3.5	1.5
6.1 – 9.0	4.5	1.5
More than 9.0	6.5	2.0

Source: Land Reclamation & Development Corporation (Amended) Act No: 35 of 2006.

The Environment Management Plan adheres with the coastal setbacks of the Coastal Management Plan 2018 which has provided the specifications for coastal setbacks.

Table 6.14 Coastal Setbacks of Negombo

Area	Setback distance from the high tide mark		
	Reservation Area(m)	Restricted Area (m)	Total Setback Area(m)
Nayinamadama wellamankara Ginoya – Lewis Place, Bolanji Road	15	30	45
Lewis Place, Bolanji Road -Doowa Pitipana Street, Morawala	15	25	40
Doowa Pitipana Street, Morawala - North boundary of Dikowita Harbour	15	30	45

Source: Coastal Management Plan 2018

6.5.1.2 Wetlands Zoning Plan for Negombo Municipal Council Area 2018-2030

The wetlands in the Negombo MC area could be classified as follows:

- I. Recently abandoned paddy fields
- II. Paddy fields/Deniya/Ovita/Madiththa/Asliyadda
- III. Mangrove areas.
- IV. Water bodies (such as estuaries, lagoons, lakes) and waterways, including sea-grass beds.

The Goal of Wetland Zoning plan in the Negombo MC area is to facilitate economically viable & environmentally sustainable use of wetlands considering their intrinsic potential, their ecology and the needs of the surrounding population, while maintaining essential flood storage capacity and other environmental benefits.

Wetlands Zones in Negombo MC Area

- 1. Wetland Protection Zone**
- 2. Wetland Nature Conservation Zone**
- 3. Special Paddy Cultivation Zone**

Already declared wetland wildlife sanctuaries, “Environmental Protection Areas” and areas of potential for declaration as such reserves should be zoned as “Wetland Protection Zone”, taking into consideration their present physical condition: in this zone, the conversion of wetlands into other uses will be highly controlled and land in the zone should be used predominantly for nature-based recreation and ecotourism.

Most of the deep marsh areas, areas of known significant bio-diversity value and critical flood detention areas should be zoned as "Wetland Nature Conservation Zone".

Areas where it is necessary to ensure that paddy cultivation continues and abandoned paddy lands should be zoned as the “Special Paddy Cultivation Zone”.

(Annexure map no.4 Wetland Plan of Negombo Shows wetland zoning plan of the Negombo MC area. General condition and guidelines are in Annexure paragraph no.01)

6.5.1.2.1 Wetland zoning regulations for Negombo municipal council area**ZONE – SPECIFIC DEVELOPMENT CONDITIONS***Table 6.15 Regulations of Wetlands*

Conditions of Development	Wetland Protection Zone	Wetland Nature Conservation Zone	Special Paddy Cultivation Zone
a) Flood storage capacity.	shall be maintained in accordance with a Master Plan approved by the SLLR & DC and where relevant, the ID as well		
b) Minimum plot size for the purpose of any building construction /Development.	4 ha (10 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.	2 ha (5 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.	Not relevant as buildings not permitted.

c) Maximum area where filling permitted.	2% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required for site management).	5% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required for site management).	No filling permitted.
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Conditions of Development	Wetland Protection Zone	Wetland Nature Conservation Zone	Special Paddy Cultivation Zone
d) Maximum plot coverage (area covered by buildings).	1% of the total project area; all buildings on stilts excepting toilets, which may be on filled land.	3% of the total project area; all buildings on stilts excepting toilets which may be on filled land.	Buildings not permitted.
e) Maximum area permitted for project infrastructure, i.e. Electricity/Water Supply/Telecommunication/Roads.	4% of the total project area.	7% of the total project area.	Not permitted.

f) Maximum permitted ground floor area of an individual building.	100 sq. m.	300 sq. m.	Buildings not permitted.
g) Maximum permitted building height.	7 m from the natural ground level (except in the case of a few look-out posts/observation towers/tower hides which are compatible with the overall concept)	7 m from the natural ground level (except in the case of a few look-out posts/observation towers/tower hides which are compatible with the overall concept)	Buildings not permitted.

Source: Compiled by Author

Conditions of Development	Wetland Protection Zone	Wetland Nature Conservation Zone	Special Paddy Cultivation Zone
h) Building type.	All buildings except toilets shall be on stilts in wetland (not filled area). They shall be isolated or in aesthetically pleasing clusters, with visually compatible, attractive “roof-scapes”. They shall not block views of the open area from adjoining public roads and other public areas and they should be environmentally friendly.		Buildings not permitted.
i) Sub-division	Not permitted	Not permitted	Not permitted.
j) Boundary demarcation.	Boundary walls not permitted. Visually compatible boundary fencing which does not hamper storm water flow may be permitted only along the boundary with adjoining existing high land. Any other boundaries may be demarcated only by visually compatible boundary markers at minimum intervals of 10m. Both the above will be subject to approval of the UDA, on a site specific basis.	Boundary walls not permitted. Visually compatible boundary fencing which does not hamper storm water flow may be permitted only along the boundary with adjoining existing high land. Any other boundaries may be demarcated only by visually compatible boundary markers at minimum intervals of 10m. Both the above will be subject to approval of the UDA, on a site specific basis.	Boundary walls not permitted. Visually compatible boundary fencing which does not hamper storm water flow may be permitted only along the boundary with adjoining existing high land. Any other boundaries may be demarcated only by visually compatible boundary markers at minimum intervals of 10m. Both the above will be subject to approval of the design by the UDA, on a site specific basis.
k) Relaxation of above conditions in exceptional cases.	Not permitted.	N.B. In the rare event of having to accommodate a vital public	N.B. In the rare event of having to accommodate a vital public

		infrastructure project, the above conditions may be relaxed.	infrastructure project, the above conditions may be relaxed.
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Source: Compiled by Author

***N. B. In the case of “prescribed” projects under the Environmental Act, additional site-specific conditions shall be imposed by the CEA, SLLR & DC, UDA, ADD & ID, if necessary.**

Permitted Uses**Table 6.16 Permitted Uses of the Zones (Note: Please Refer Annexure map no.1 Wetland Plan of Negombo)**

Wetland Protection Zone	Wetland Nature Conservation Zone	Special Paddy Cultivation Zone
<p>Permitted activities should be implemented according to the already gazetted (relevant gazettes) area as a Wildlife sanctuary, Environmental sensitive areas etc.</p> <p>All other activities prohibited</p>	<ul style="list-style-type: none"> • Eco-friendly restaurants • Mini Conference Centres • Outdoor fitness/exercise facilities • Wetland museums • Eco-tourism facilities (i.e. small-scale, eco-friendly, tourist development such as cabanas on stilts) • Theme Parks, conserving/restoring the natural ecosystem. • Other nature-based recreation activities • Open grassed areas (as public parks/playgrounds). • Traditional Fishing • Flower collection • Water-transport if carefully integrated and operated • Dairies • Wetland forestry • National infrastructure projects • Irrigation/flood protection structures. • Wetland organic agriculture. <p>All other activities prohibited</p>	<p>Permitted uses should be implemented according to the Agrarian Services Act. and all other activities are prohibited.</p>

Source: Compiled by Author

6.5.2 Public Outdoor Recreational Space Plan

According to the accepted standards of Urban Development Authority, open spaces has to be provided at the rate of 1.0 hectares per 1000 persons. It has estimated that the population is 175,000 in the year 2017. According to the data analysis of the development plan it has been forecasted that the population would be 178,730 by the year 2030. According to that it should be reserved 179 ha as Public Outdoor Recreation areas in 2030.

Details of the Existing Public Parks & Playgrounds in Negombo MC Area

There are 29.5 ha of existing Parks & Playgrounds of the whole Negombo MC Area. They have been categorized in table 01 & Annexure 03 accordance with UDA Public Outdoor Recreational standards as follows,

Table 6.17 Existing PORS - 2018

No	Type of Parks	Extent (ha)
1.	Pocket Parks (EPP)	0.7
2.	Mini Parks (EMP)	6.0
3.	Local Parks (ELP)	11.4
4.	Community Parks (ECP)	8.2
5.	Existing Beach Parks (EBP)	3.2
	Total	29.5

Source: Compiled by Author

Forecasting population for year 2030 is 178,730 and PORS land requirement for the total population for the Negombo MC area for year 2030 is approximately 179 ha.

(Annexure map no.2 Proposed PORS Plan of Negombo)

Table 6.18 Proposed Public Outdoor Recreation Space Plan for Negombo MC Area 2018 - 2030

No	Type of Parks	Extent (ha)
1.	Proposed Mini Parks	3.9
2.	Proposed Local Parks	8.6
3.	Proposed Beach Parks	33.5
4.	Proposed Linear Park	85.0
	Total	131.0
5.	Existing PORS	29.5
	Grand Total	160.5

Source: Compiled by Author

6.5.2.1 Public Outdoor Recreation Space (PORS) Plan - Permitted Activities*Table 6.19 PORS Permitted Activities*

No.	Park Category	Extent	Permitted Uses
1	Mini Park	0.2 –1.0ha (0.5- 2.5 A)	Children's play area Small grassed playground Linear woodland park Rest garden
2	Local Park	1.0-3.0 ha (2.5 –7.5 acres)	Football pitch combined with Children Play area and informal relaxation space Large informal grassed area with Children play area Small woodland park and an informal running practice area 0.25 ha - Children's special play area 0.25 ha - Ornamental Garden 0.5 ha - Naturalistic area for Relaxation & study
3	Beach Park	*79ha (195 acres)	Restaurants and cabanas Small kiosks Souvenir shops Changing cubicles with showers Children's park Police post/Tourist Information Centres Seating litter bins water fountains play features beach lighting
4	Linear Park	85ha (210 acres)	Walking Jogging Cycling Nature trails Tourism Information Centres Natural Food Outlets(7*7) ft

Source: Compiled by Author

6.5.2.2 Proposed Strategies

6.5.2.2.1 Redevelop Existing Parks & Playground

Existing Parks & Playgrounds should be redeveloped according to the proper Landscape Plan under guidance with qualified persons.

6.5.2.2.2 Develop Linear Parks Concept

Maha Oya reservation, Hamilton Canal reservation, Dandugam Oya reservation, Ja-Ela canal reservation & Negombo Lagoon reservations should be developed as Linear parks as much as possible and it helps to mitigate urban flood hazard in the area and increase recreation facilities distribution among the population and minimize the encroachments along the reservations.

6.5.2.2.3 Flood Retention and Detention Areas

Existing lagoon, abounded paddy fields should be conserved as flood retention & detention areas considering the flood hazards of the area.

6.5.2.2.4 Beach Park Development

Existing beach area of the Negombo Municipal Council should be design with a proper landscape plan.

- i. Create proper access & facilitate direct scenic views for the public to enhance the beach activity.
- ii. Create a shady green belt in front of the demarcated (by CCD) beach line
- iii. Provide public facilities such as
 - a) seating
 - b) litter bins
 - c) drinking fountains
 - d) beach lighting
- iv. Small kiosks, souvenir shops, changing cubicles with showers along major pathways to generate more jobs for the local community while enhancing the beach setting
- v. Children's park and beach front point to change the use for changing rooms
- vi. Hotels, restaurants and cabanas in harmony with the coastal environment.
(View of the beach and sea will not be obstructed by the constructions).
- vii. Proper drainage system & garbage disposal mechanism to maintain a cleaner beach park.

6.5.2.2.5 Tree Planting

Tree planting should be done both side of the roads of Poruthota Road, Lewise Place Road, Sea Street Road, Customs House Road, Selby Road, Mankuliya Road, Pamunuagama Road Kepungoda with endemic trees.

6.6 Culture and Heritage Management Strategies

6.6.1 Heritage Areas

6.6.1.1 Angurukaramulla Temple, Negombo

The Angurukaramulla Temple is an awesome 300+ years old temple in Negombo. It's got an epic dragon's mouth entrance and also the ruins of a historic library. (*Annexure figure.10 Cultural Important sites of Negombo – Angurukaramulla Temple*)

The Angurukaramulla Temple is a very cool place to visit if you're in Negombo. It's best known for its epic statue of the Buddha, and its dragon-entrance - inside you find detailed murals that date back centuries. There is also a 300+ year old ruin of a historic library here, covered in moss. The Buddha statue out front is six meters tall. You walk through the dragon's mouth to enter the temple - the dragon is supposed to ward off evil spirits. The premises are a wide-open space with plenty of trees by the edge and a pond in the middle.

The Angurukaramulla temple is a beautiful place to wander through if you love historic architecture and if ancient murals and sculptures from our heritage interest. (Source by Negombo MC Resource Profile – 2016)

6.6.1.2 Dutch fort in Negombo

The Dutch captured Negombo from the Portuguese in 1646 and negotiated an armistice with Portugal for ten years. During this period of time the King of Kandy sought to provoke conflict between both nations by passing through the territories of the one to attack the other. On one occasion he captured the fort of Negombo and send the head of the Dutch commander Adrian Vander Stell to his countrymen in Galle. Although the Dutch managed to regain control of Negombo from the King by diplomatic means, hostilities continued. In particular the disruption of the cinnamon trade was a favourite method of the King to harass the Dutch. The legacy of the Dutch colonial era can be seen in the Dutch Fort, constructed in 1672. The Dutch fort is now part of the prison in Negombo. (Source by Negombo MC Resource Profile – 2016.) (*Annexure figure.10 Cultural Important sites of Negombo – Dutch Fort in Negombo*)

6.6.1.3 St. Stephan Church, Negombo

In the 18th century most of the settlements in Ceylon (now Sri Lanka) became a British territory annexed from the Dutch. But it was only in 1815, following the collapse of the Kandyan Kingdom, that the entire island came under British suzerainty. The Diocese of Colombo came into existence in 1845 and James Chapman was the first Bishop of Colombo. The Anglican community wanted to establish a church in Negombo in the nineteenth century and action was initiated by choosing a suitable site for the purpose in 1876.

The area in which the site was chosen had previously been known as "The Dutch Fort". The Bishop of Colombo, Reverend Reginald Stephen Copleston, provided a Crown grant under order dated 23 September 1876 to build the church. The trustees of the church from Negombo were Henry Bell, Charles Karlenberg and Harry Maule F. Finch. The site measured two roods and 17 perches (One rood is equal to 10,890 square feet (1,012 m²) and 40 perches are equal to a rood). The church was constructed by the end of 1877, although church services were held before its formal consecration. The formal consecration ceremony was held on 31 July 1879.

The church is built in the Gothic revival architectural style. A stone cross of small size is fixed on each the ridge-tiles at the top. The interior space in the church measures 64.75 by 24 feet (19.74 m × 7.32 m) including the passage. It has many windows which provide very good lighting in the interior space of the church. The north transept has a vestry and a belfry was added at a later date. (Source by Negombo MC Resource Profile – 2016) (*Annexure figure.10 Cultural Important sites of Negombo – St.Stephana Church, Negombo*)

6.6.1.4 St. Marry church, Negombo

St. Mary's Church is located in the Grand Street in the Centre of Negombo. Negombo has been influenced greatly by the Christian faith from the time it was occupied by the Portuguese. It is often called "Little Rome" in view of the large number of churches in the city. (*Note: Please refer the Annexure figure.10 Cultural Important sites of Negombo – St.Marry Church, Negombo*)

Construction of the church was started in 1874 and completed, after a long gap, in 1922. The art and architecture of this church and a few similar other churches in Sri Lanka demonstrate the cultural amalgamation of the European practice with Sri Lankan art and architecture during the early years of the 20th century.

The church was built in neoclassicism style with columns and plain walls. Its ceilings are painted with alabaster images of many saints. The walls at the upper level are fixed with sculptures of religious saints. The unique paintings on the life of Christ on the ceiling were done by the N.S. Godamanne, a local Buddhist painter. The beauty of the paintings on the nave is described as "thunderous". A testator paid the cost of one of the altars, which was imported from Europe. (Source by Negombo MC Resource Profile – 2016)

6.6.1.5 St. Sebastian's Church, Negombo

The church is located on the San Sebastian street in Negombo. The church was designed by Father G. Gannon, parish priest of Sea Street. Although the foundation stone was laid by the Archbishop of Colombo, Pierre-Guillaume Marque, on 2 February 1936, construction was not completed until ten years later. It replaced a smaller church to accommodate the increasing number of parishioners in the catholic majority city. It is said to be modeled in Gothic style on the lines of the Reims Cathedral in France. A shadow of this church is seen in the Negombo Lagoon.

This church is one of the many churches in Sri Lanka dedicated to St Sebastian who is considered a martyr in the Catholic Church history. His veneration is particularly celebrated seeking relief from epidemics. A festival called the "Feast of St Sebastian" is held every year here during the month of January. A tali drama narrating the Life of Sebastian used to be enacted here before 1950. Now, "Raja Tunkattuwa", a Sinhalese language drama about the Three Kings is held here during Christmas.

At the St. Sebastian Church an annual festival dedicated to St. Sebastian is held on 20 January. On this occasion a decorated flagstaff is affixed at the church premises. Processions are also organized and food is served free to poor people. (Source by Negombo MC Resource Profile – 2016)

6.6.1.6 Sri Sithy Vinayagar Temple, Negombo

This temple is dedicated to God Gentiles. The images of god of Gaja Lakshmi, God of Kataragama and God of Naaga and rebellion are visible here. The main annual feast is held in August. This date is determined by God's birthday as the day of the sundown. The festival is held for nine days and is celebrated on the tenth day of the Perahera during the feast days. It is also known as the name of Therei. Although the beginning of the temple dates back to ancient times, the present information is taken as the events of 1754 (Source by Negombo MC Resource Profile – 2016).

Other Religious places, Archaeological buildings & National Heritage important places in Negombo MC Area. (Source by Negombo MC Resource Profile – 2016 & Protected Monument list 2012-12-12 by Archeological Department) that can be identified as Mangroves Area, Kadolkele, Negombo, Old Gunpowder Warehouse, Negombo, Old Oak Tree, Negombo, Methodist Church, Negombo, St. Barbara Church, Negombo, Old Rest House, Negombo, New Rest House, Negombo. All Cultural & heritage buildings should be conserved & old rest house and new rest house buildings should be managed providing facilities to local & foreign tourist. *(Note: Please refer the Annexure figure.10 Cultural Important sites of Negombo – Sri Sithy Vinayagar Temple, Negombo)*

6.7 Implementation Strategy

The implementation strategy involves with the proposed action projects which contribute to achieve the Negombo Vision of “Natural Haven Sprinkling Little Rome”. The action projects were prioritized according to the planning objectives, concepts, social, environmental benefits and tentative cost. The key institutions are in this process to implement the relevant action projects and the Implementation mechanism is varied from private sector, public sector, private public partnerships investments.

Table 6.20 Proposed Action Projects list

	Project with the Name	Value of Concept Achieving	Social Benefit	Environmental Benefit	Cost & Time period Variation	Total	Priority Level
A. Tourism & Fishery Development Plan							
Beach Promenade Development	Sight Scene Deck Strategy						
	Sarakkukanda Kepungoda Central Beach Park Development Project	9	8	7	8	32	1
	Doowa Mini Beach Park Development Project	9	8	7	7	31	1
	Thalahena Mini Beach Park Development Project	9	7	7	7	30	1
	Morawala Mini Beach Park Development Project	9	7	7	8	31	1
Lagoon Development	The Lagoon Development Strategy						
	Kings Island Redevelopment Project with Open Theatre	9	5	7	5	26	2

	Wooden Bridge Development Project on Lagoon from Kepungoda To Ambalanmulla Seeduwa	8	6	4	7	25	3
	Jogging Path & Cycling Path Development Project on West Part of Lagoon.	7	8	6	5	26	2
Fishery Development	The Lellama Strategy						
	Fishery Village Development Project in Lellama	9	8	6	7	30	1
	Existing Fishery Harbour Improvement Project	9	5	5	6	25	3
	Fish Landing Site Improvement Project - Pitipana, Kudapaduwa, City I, City II, City III	7	8	6	5	26	2
	Boat Anchoring Site Improvement Project - Reguwa Rd, Poruthota, Queens Rd.	6	7	6	6	25	2
Tourism Promotion	The Arcade & Roman Ambience Area Strategy						
	Urban Nodes Improvement Project - Kochchikade, Daluwakotuwa, Koppara	9	8	8	8	33	1

	Junction, Kattuwa, Dalupathana, Dolphin Junction, Periyamulla,						
	Sign Boards and City Gates Establishment Project	8	8	8	8	32	1
	Building Colonnade Development Project from Bolanji Road to Poruthota Road	9	9	8	8	34	1
	Palagathure Mini Beach Park Development Project	8	8	8	6	30	1
B. City Core Area Development Plan							
City Center Development	The Bazaar Development Strategy						
	Main Street as a Shopping Street	9	8	5	6	28	2
	Shopping Mall Development Project in St Joshep Street.	8	8	4	8	28	2
	Multi story Car Park Development Project	8	6	5	7	26	3
Urban Regeneration	Urban Regeneration Project	8	8	8	8	32	1
	Fish Market Redevelopment Project	8	8	7	7	30	1
	Relocation of Existing Prison to Welihena prison (Sirakadawura) and Regenerate as a Negombo Museum Development Project	8	8	6	8	30	1
	UDA Rest House Redevelopment Project	7	5	5	5	22	4

	Active Open Space Development Project in Urban Regeneration Area	8	8	8	8	32	1
	Opera House Development in Urban Regeneration Area.	9	8	8	8	33	1
C. Transport Development Plan							
Public Transport	Public Transport Development Strategy						
	Colombo - Puttalam highway Improvement project	7	7	6	6	26	2
	Poruthota Road Improvement Project	8	8	8	8	32	1
	Negombo - Puttalam Railway Improvement project from 18th post – to Puttalam double line	8	8	6	8	30	1
	Railway Station Improvement Project	7	6	6	6	25	3
	Lellama Onsite Car Parking Development Project	7	7	5	5	24	3
	Negombo - Meerigma Railway development project	8	8	8	8	32	1
	Pedestrian Service Development Strategy						

Pedestrian Service	Pedestrian Overhead Bridge Development linking bus terminal and shopping mall	8	8	7	6	29	1
	Pedestrian Walkway Improvement in DS.Senanayake Mawatha	8	7	7	7	29	1
D.Environment Conservation &Management Plan							
Conservation and Management	The Environment Conservation Strategy						
	Water Transportation Development Project along the Hamilton Canal	7	8	8	8	31	1
	Hamilton Canal Rehabilitation Project	7	8	8	7	30	1
	Kadolkele Mangrove Park Improvement Project	8	7	8	7	30	1
Waste Management	Waste Management Strategy						
	Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka(SHIFT Project)	8	8	8	8	32	1
Social Development	Social Development Strategy						
Source: Compiled by Author	Housing Development Project	8	8	8	8	32	1

6.7.1. Strategic Action Projects

The Major prioritized Strategic Projects of the key plans were identified to achieve the vision of Negombo, “*Natural Haven Sprinkling Little Rome*”.

6.7.1.1. Sarakkukanda Central Beach Park Development Project

Under Sight scene deck strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Central Beach park in Sarakkukanda is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.

Project Objectives

This land/ sandy beach has 12.8 acres for a development & it's proposed to develop a Central beach park & related facility expending allocated budget Rs 32 million. This project will be catering about 10000 daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the beach environment. This beach park and related facilities included with the break water, rain gardens, tourist Information centres, blue green roof gardens, cafeterias & restaurants, seating & furniture, permeable pavements, public events, sunbathing & etc. This project opens up a view of Colombo building line through the sea.

Following benefits are taken from the project

- Developing a leaner recreational space for the public
- Provide space for public events
- Provide sea area for sunbathing, rain gardens & blue green roof gardens
- Landscaping with permeable pavements and seating areas
- Provide cafeteria and restaurant for refreshments of the visitors
- Provide lighting for night functions
- Provide toilet facilities and resting rooms

Financing plan

Components	2018	2019	2020
Development of beach park with recreational spaces			
Landscaping beach area			
Pavements			
Seating & furniture			
Development of cafeteria & restaurants			
Development of toilets			
Development of resting rooms			
Provision of lighting and other infrastructure			

Project Operation & Maintenance

Sarakkunada beach park will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

6.7.1.2. Thaladena Mini Beach park Development Project

Under Sight scene deck strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo become a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Mini Beach park in Thaladena is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeymen of Negombo.

Project Objectives

This land/ sandy beach has 4 acres for a development & it's proposed to develop a Mini beach park Thaladena & related facility & access road expending allocated budget Rs... This project will be catering about 10000 daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the beach environment. This beach park and related facilities included with the cycle lanes, cabana,

strolling, sporting areas. And proposed to develop a road 3m wide and 120 length for providing accessible for Thalahena minor beach park.

Following benefits are taken from the project

- Developing a recreational space for the public
- Provide space for sport activities, strolling.
- Landscaping with cycle lanes
- Provide Cabanas for visitors

Financing plan

Components	2018	2019	2020
Develop beach park with recreational spaces			
Landscaping beach area with cycle lanes			
Develop cabanas			
Develop sporting areas, strolling areas			
Develop new accessible road 3m wide 200m length			

Project Operation & Maintenance

Mini beach park Thalahena will be maintained after constructions by Negombo Municipal council under supervision of Coastal Conservation Department & UDA. And proposed new road will be maintained after construction by RDA.

**6.7.1.3. Morawala Minor Beach Park, Accessible Road Widening & Scene Deck
Development Project,
Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan**

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Morawala Minor Beach park development Project is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.

Project Objectives

This land/ sandy beach has 2 acres for a development & it's proposed to develop a Minor beach park & related activities and improvement of accessible road & develop a sight scene deck expending allocated budget Rs.....This project will be catering more visitors' foreigners and local people who are expecting to get relaxation through the beach environment. This beach park and related facilities included with the Open spaces, Seating arrangements, Bathing places. And proposed to 3m widening the Pitipana road for provide an access to the beach park, & creating 3 m wide wooden sight scene deck from Pitipana junction to park for provide a leaner platform at the lagoon front with iconic views for visitors who are expecting to reach the beach park.

Following benefits are taken from the project

- Developing a recreational park area with open spaces.
- Provide bathing places.
- Landscaping with seating arrangements.
- Provide an access for beach park from the main road/ junction
- Provide a sight scene platform for public who are reaching beach park

Financing plan

Components	2018	2019	2020
Develop beach park with open spaces			
Landscaping beach area Seating arrangements			
Road improvement [3m widening 800 length]			
Develop a sight scene deck [3m wide]			

Project Operation & Maintenance

Morawala Minor Beach park will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA. Road improvements & sight scene deck will be maintained by RDA & Negombo MC under supervision of UDA

6.7.1.4. Duwa Mini Beach park Development Project

Under Sight scene deck strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 25% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Mini Beach park in Duwa is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.

Project Objectives

This land/ sandy beach has 1.2 acres for a development & it's proposed to develop a Mini beach park Duwa & related facility expending allocated budget Rs... This project will be catering both foreigners and local people who are expecting to get relaxation and sport activities through the beach environment and setting the sense of Duwa special character . This beach park and related facilities included with the Seating & furniture, Cafeteria & restaurants, Cabanas, Space for public events.

Following benefits are taken from the project

- Developing a recreational space for the public
- Provide space for public events
- Landscaping with seating a& furniture.
- Develop cafeterias and restaurants for get refreshments for public.
- Provide Cabanas for visitors

Financing plan

Components	2018	2019	2020
Development of beach park with recreational spaces			
Development of spaces for public events			
Landscaping with seating a& furniture.			
Development of cafeterias and restaurants			
Development of Cabanas			

Project Operation & Maintenance

Mini beach park Duwa will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

6.7.1.5. Urban Nodes Improvement Project

Under Arcade & Roman Ambiance strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Improving existing Urban nodes is under the Arcade & Roman Ambiance strategy which influences to provide a Roman ambiance space for the both denizens and the Journeyers of Negombo. SA1 Road & Junction improvement, SA2 Land marks establishments, SA3 Sign boards & city Gates developments are the action projects through the Urban Nodes Improvement Project.

Project Objectives

The selected nodes are Kochchikade, Daluwakotuwa , Koppara junction, Dolphin junction, Periyamulla , Dalupathana , Kattuwa it's proposed to improve those nodes through 3 action projects and **SA1** Road & Junction improvement project will do road widening , pedestrian way improvement, junction development with signal lights & bus stops. **SA2** Land marks establishments will make the improvements of the existing land marks, establish new landmarks which will enhance the unique picture of the city. **SA3** Sign boards & city Gates development projects will establish the gateways for giving a roman ambiance & marine experience while entering the city. expending allocated budget for this projects Rs... This project will be catering the pedestrians, visitors, foreigners with the new & comfortable experience who are entering and moving through the Negombo for fulfil their various needs.

Following benefits are taken from the project

- Improvement of existing urban nodes.
- Road improvements and widening.
- Develop the comfortable pedestrian movements.
- Develop junctions with signal lights
- Develop the junction with bus stops
- Landscaping the junctions with land marks and gateway establishments

Financing plan

Components	2018	2019	2020
Road improvements and widening.			
Development of pedestrian ways			
Development of signal lights			
Development of bus stops			
Landscaping the junctions with land marks and gateway establishments			

Project Operation & Maintenance

This Urban Node Improvement project will be maintained after constructions by Negombo Municipal council under supervision of RDA, PRDA & UDA.

6.7.1.6. Building Colonnades Development Project

Under Arcade & Roman Ambiance strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 25% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Developing building Colonnade is under the Arcade & Roman Ambiance strategy and the development of Poruthota road commercial connecting building colonnade is the one of action projects in Arcade & Roman Ambiance strategy which influences to provide a Roman ambiance space for the both denizens and the Journeymen of Negombo.

Project Objectives

This land length is 4.21km from Bolanji lane of Lewis Place to Poruthota Grand mosque. It's proposed to develop a Building colonnade expending allocated budget Rs. This project will be a direct benefit to customers as foreigners and local people who are expecting to

fulfil commercial needs through hotel related activities. This building colonnade is connecting commercial activities as hotels at Poruthota road.

Following benefits are taken from the project

- Developing a leaner commercial corridor through building colonnades.
- Provide a better connection for hotel related activities for visitors/ customers.
- Landscaping the road according to the future development.

Financing plan

Components	2018	2019	2020
Development of building colonnade			
Landscaping the Poruthota road			

Project Operation & Maintenance

This building colonnade development will be maintained after constructions by Negombo Municipal council under supervision of RDA & UDA.

6.7.1.7. Palagathure Beach Park Development Project
Under Arcade & Roman Ambiance Strategy, Negombo Tourism and Fishery
Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Developing Beach parks is under the Arcade & Roman Ambiance strategy and the development of Beach park in Palagathure is the one of action projects in Arcade & Roman Ambiance strategy which influences to provide a Roman ambiance space for both denizens and the Journeyers of Negombo.

Project Objectives

This land/ sandy beach has 1.8 acres for a development & it's proposed to develop a Beach park Palagathure & related facility & parking spaces expending allocated budget Rs... This project will be catering visitors of the beach as foreigners and local people who are expecting

to get relaxation and sport activities through the beach environment. This beach park and related facilities included with the Sea ponds, Scene decks, Seating arrangements, Cafeterias & restaurants and proposed to develop Sanitary facilities for public who are coming to beach park & parking facilities at the nearby land.

Following benefits are taken from the project

- Developing a recreational space for the public
- Provide sea area for bathing ponds & scene decks.
- Provide Cafeterias for get refreshments for visitors.
- Provide sanitary facilities & seating facilities for the public.
- Provide parking spaces at the front land for vehicles which come to the beach park.

Financing plan

Components	2018	2019	2020
Develop beach area as recreational space			
Development of sea ponds			
Develop sight scene decks			
Development of Cafeterias			
Provision of sanitary facilities			
Provision of seating facilities			
Provision of parking spaces at the front land for vehicles			

Project Operation & Maintenance

Beach park & related facilities at Palagathure will be maintained after constructions by Negombo Municipal council under supervision of Coastal Conservation Department and UDA. And proposed car park will be maintained by Negombo Municipal council

**6.7.1.7. Marine Museum & Cultural Training Centre with Open Theatres
Development Project
Under Lagoon strategy, Negombo Tourism and Fishery Development Plan**

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 25% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Modern urban water front along the lagoon is under the Lagoon strategy and the development of Marine Museum & Cultural Training Centre with Open Theatres is the one of action projects Lagoon strategy influences to provide a public recreational space & modern water front for the denizens and the Journeyers of Negombo.

Project Objectives

This leaner sandy beach has 5.33 acres for a development & it's proposed to develop Marine Museum & Cultural Training Centre with Open Theatres expending allocated budget Rs... This project will be catering visitors of the lagoon front as foreigners and local people who are expecting to get relaxation, entertainment, historical knowledge through the lagoon front. This marine museum and cultural centre project included with open theatre & opera house.

Following benefits are taken from the project

- Developing an Opera house in lagoon for providing entertainment
- Developing an Open theatre for outdoor occasions/ events.
- Developing a Marine museum for improve knowledge of visitors.
- Developing a cultural centre at Kings' Island

Financing plan

Components	2018	2019	2020
Development of an opera house in lagoon			
Development of an open theatre & stage			
Development of a marine museum			
Development of a cultural centre			

Project Operation & Maintenance

Museum & Cultural Training Centre with Open Theatres will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

6.7.1.8. Poruthota Road Improvement Project

Under Public Transportation Development Strategy, Negombo Transportation Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Poruthota Road Improvement Projects under the Public Transportation Development Strategy and the development of Poruthota Road Development project is the one of action projects in Public Transportation Development Strategy which influences to provide a Comfortable Transportation for the pedestrians and the visitors of Negombo.

Project Objectives

This road length is 6.26 km for a development & it's proposed to widen the road from 6m to 9m and develop pedestrian ways from Bolanji road to Kochchikade junction expending allocated budget Rs... This project will be catering visitors & pedestrians of the Negombo city as foreigners and local people who are expecting to reach the Cities from Colombo while passing this road and get relaxation and scenic view through the beach environment

Following benefits are taken from the project

- Widening the existing road
- Developing the pedestrian ways

Financing plan

Components	2018	2019	2020
6.26km of Poruthota road widening into 9m			
Development of 9m pedestrian way from Bolanji road to Kochchikade			

Project Operation & Maintenance

Poruthota Road Improvement project will be maintained after constructions by RDA under supervision of UDA & Negombo MC.

6.7.1.9. Jogging Path & Cycling Development Project

Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 25% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of **“Natural Haven Sprinkling Little Rome”** in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Developing a modern urban water front is under the Lagoon strategy and the development of Jogging path & Cycling path is the one of action projects. Lagoon strategy influences to provide a public recreational space & modern water front for the denizens and the Journeyers of Negombo.

Project Objectives

This leaner sandy beach has 10km for a development & it's proposed to develop 3m widen Jogging path, 3.5m widen cycling path & related facilities expending allocated budget Rs... This project will be catering visitors of the beach as foreigners and local people who are expecting to get relaxation and sport activities through the lagoon front. Those Jogging path & cycling path included with the Street lights, Cafeterias & restaurants.

Following benefits are taken from the project

- Developing leaner recreational space for relaxation and jogging activities.
- Develop a leaner cycling path
- Provide street light facilities for riders & walkers who jogging & cycling at night.
- Provide Cafeterias for get refreshments for visitors.

Financing plan

Components	2018	2019	2020
Development of lagoon front as a leaner recreational space.			
Development of a 3m jogging path along the lagoon			
Development of a 3.5m cycling path along the lagoon			
Landscaping the leaner recreational space.			
Develop Cafeterias			
Provision of street light facilities along the leaner recreational space.			

Project Operation & Maintenance

Jogging path & Cycling path will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

**6.7.1.10. Marine Museum & Cultural Training Centre with Open Theatres
Development Project**

Under Lagoon strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city. Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Modern urban water front along the lagoon is under the Lagoon strategy and the development of Marine Museum & Cultural Training Centre with Open Theatre is the one of action projects Lagoon strategy influences to provide a public recreational space & modern water front for the denizens and the Journeyers of Negombo.

Project Objectives

This leaner sandy beach has 5.33 acres for a development & it's proposed to develop Marine Museum & Cultural Training Centre with Open Theatres expending allocated budget Rs... This project will be catering visitors of the lagoon front as foreigners and local people who are expecting to get relaxation, entertainment, historical knowledge through the lagoon front. This marine museum and cultural centre project included with open theatre & opera house.

Following benefits are taken from the project

- Developing an Opera house in lagoon for providing entertainment
- Developing an Open theatre for outdoor occasions/ events.
- Developing a Marine museum for improve knowledge of visitors.
- Developing a cultural centre at Kings' Island

Financing plan

Components	2018	2019	2020
Develop an opera house in lagoon			
Develop open theatre & stage			
Develop a marine museum			
Develop a cultural centre			

Project Operation & Maintenance

Museum & Cultural Training Centre with Open Theatre will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

6.7.1.11. Jogging path & cycling Development Project

Under Lagoon strategy, Negombo Tourism and Fishery Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Developing a modern urban water front is under the Lagoon strategy and the development of 3m Jogging path & 3.5m Cycling path is the one of action projects. Lagoon strategy influences to terminate the encroachment in the lagoon fronts and ultimately provide a public recreational space & modern water front for the both denizens and the Journeyers of Negombo and

Project Objectives

This leaner sandy beach has 10km for a development & it's proposed to develop 3m widen Jogging path, 3.5m widen cycling path & related facilities expending allocated budget Rs... This project will be catering visitors of the beach as foreigners and local people who are expecting to get relaxation and sport activities through the lagoon front. Those Jogging path & cycling path included with the Street lights, Cafeterias & restaurants.

Following benefits are taken from the project

- Developing leaner recreational space for relaxation and jogging activities.
- Develop a leaner cycling path
- Provide street light facilities for riders & walkers who jogging & cycling at night.
- Provide Cafeterias for get refreshments for visitors.

Financing plan

Components	2018	2019	2020
Development of lagoon front as a leaner recreational space.			
Development of a 3m jogging path along the lagoon			
Development of a 3.5m cycling path along the lagoon			
Landscaping the leaner recreational space.			
Development of Cafeterias			
Provision of street light facilities along the leaner recreational space.			

Project Operation & Maintenance

Jogging path & Cycling path will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department & UDA.

6.7.1.12 Relocation of the prison to Welihena Sirakadawura & Negombo Museum Development Project

Bazar development strategy, Core Area Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan containing with one major strategy of Bazar development to regenerate the fort & its environs & creating of Negombo. Regenerate Negombo and its environs through creating the active urban space is under the Bazar Development Strategy and the Shifting the prison to Welihena & development this land as Negombo Museum Project is the one of action projects in Bazar Development Strategy which influences to regenerate the prison area with architectural value and provide an active urban space for the denizens and the Journeymen of Negombo. Ultimately this project contributes to emerge the roman architectural character of Negombo.

Project Objectives

This land has 3.12 acres for a development & it's proposed to Shifting the existing prison to Welihena & development this land as Negombo Museum expending allocated budget

Rs... This project will be catering both foreigners and local people who are expecting to get historical knowledge of the Negombo city, tour guidance, buy books. This project is included with historical information centres, tour guide, book shops & car park.

Following benefits are taken from the project

- Shifting the existing prison into Welihena area & developing that land as museum.
- Developing historical information centres for enhancing the historical value of the city.
- Developing tour guidance centres for giving guide for foreigners.
- Developing bookshops.
- Developing a car park for providing parking facilities for visitors.

Financing plan

Components	2018	2019	2020
Shifting the existing prison into Welihena area.			
Developing prison land as a Museum.			
Developing historical information centre			
Developing tour guidance centre			
Developing bookshops			
Developing a car park			

Project Operation & Maintenance

Relocation of the prison to Welihena Sirakadawura & Development the Negombo Museum will be maintained after constructions by Negombo Municipal council & UDA.

6.7.1.13 Opera house Development Project

Bazar Development Strategy, Core Area Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan to achieve the mentioned vision containing with one major strategy of Bazar development and key major action projects. Regeneration of the fort & its environs of Negombo is one of the key projects that influences to achieve the Bazaar strategy. The Development of Opera house and related activities is the one of sub action projects in regeneration of the fort & its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeyers of Negombo with upgrading the urban festival ceremonies.

Project Objectives

This land has 5.13 acres for a development and it's proposed to develop the recreational open spaces as Opera house with related activities expending allocated budget Rs... This project will be catering more visitors as foreigners and local people who are expecting to get relaxation and entertainment through the marine based recreational open space. This project is included with Open theatre, Common spaces, Walking areas and Cafeterias.

Following benefits are taken from the project

- Developing an Open theatre for entertainment activities for public
- Enhancing the value of this marine space
- Providing public open spaces for visitors.
- Developing cafeterias for providing refreshments for public and the visitors.

Financing plan

Components	2018	2019	2020
Developing an open theatre/ opera house			
Providing public open spaces			
Developing cafeterias			

Project Operation & Maintenance

Development of Opera house & related activities will be maintained after constructions by Coastal conservation Department under supervision of Negombo Municipal council & and UDA.

6.7.1.14 Active Open Space Development Project

Bazar Development Strategy, Core Area Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan containing with one major strategy of Bazar development to regenerate the fort & its environs & creating of Negombo. Regenerate Negombo and its environs through creating the active urban space is under the Bazar Development Strategy and the Development of Active open space & related activities is the one of action projects in Bazar Development Strategy which influences to provide an active recreational urban space for the denizens and the Journeyers of Negombo.

Project Objectives

This land has 2.65 acres for a development & it's proposed to develop the Active open space with the related activities expending allocated budget Rs... This project will be catering more visitors as foreigners and local people who are expecting to get relaxation & sport activities through then Negombo fort and surrounds area. This project is included with Seating areas, Walking tracks, Antique type cafeterias, Handicraft sales stores.

Following benefits are taken from the project

- Developing an active open space with related functions.
- Provide seat arrangements.
- Develop walking tracks.
- Develop antique cafeterias for refreshments.
- Develop handicraft sales stores.

Financing plan

Components	2018	2019	2020
Develop seat arrangements.			
Develop walking tracks.			
Develop antique cafeterias			
Develop handicraft sales stores			

Project Operation & Maintenance

Developing an active open space with related functions will be maintained after constructions by Negombo Municipal council and UDA, Archaeological Department, Anglican Church

6.7.1.15 Negombo Museum Development Project
Bazar development strategy, Core area Development Plan

Rational of Project

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 70% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vision of “*Natural Haven Sprinkling Little Rome*” in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan to achieve the mentioned vision containing with one major strategy of Bazar development and key major action projects. Regeneration of the fort and its environs of Negombo is one of the Key projects that influences to achieve the Bazar strategy. The development of Negombo Museum by shifting the existing prison to Welihena area is the one of sub action projects in regeneration of the fort and its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeys of Negombo with upgrading the urban festival ceremonies.

Project Objectives

This land has 3.12 acres for a development and it's proposed to Shifting the existing prison to Welihena and development this land as Negombo Museum expending allocated budget Rs... This project will be catering foreigners and local people who are expecting to get historical knowledge of the Negombo city, tour guidance, buy books. This project is included with historical information centres, tour guide, book shops and car park.

Following benefits are taken from the project

- Shifting the existing prison into Welihena area and developing that land as Negombo museum.
- Developing historical information centres for enhancing the historical value of the city.
- Developing tour guidance centres for giving guide for foreigners.
- Developing bookshops.
- Developing a car park for providing parking facilities for visitors.

Financing plan

Components	2018	2019	2020
Shifting the existing prison into Welihena area.			
Developing Negombo Museum			
Developing historical information centre			
Developing tour guidance centre			
Developing bookshops			
Developing a car park			

Project Operation & Maintenance

Development of Negombo Museum by shifting the existing prison to Welihena area will be maintained after constructions by Negombo Municipal council & UDA.

6.7.2 Institutional Setting

Development Plan Name: Negombo Development Plan

Table 6.21 Institutional Setting

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project
Industrial Plan (Under Economic Development Strategy)	Tourism & Fishery Development Plan		
	Sight Scene Deck Strategy		
	Action Project 01: Doowa Mini Beach Park Development Project	UDA, SLTDA, CCD	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Thaladena Mini Beach Park Development Project	UDA, SLTDA, CCD	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Morawala Mini Beach Park Development Project	UDA, SLTDA, CCD	Feasibility Study Design and Consultancy Services Construction
	Action Project 04: Sarakkukanda Kepungoda Central Beach Park Development Project	UDA, SLTDA, CCD	Feasibility Study Design and Consultancy Services Construction
	The Lagoon Strategy		

	Action Project 01: Kings Island Redevelopment Project with Open Theater	UDA, SLTDA, LDA, CCD, DF, DWC	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Wooden Bridge Development Project on Lagoon from Kepungoda To Ambalanmulla Seeduwa	UDA, SLTDA, CCD, LDA, RDA, DWC	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Jogging Path & Cycling Path Development Project on West Part of Lagoon.	UDA, SLTDA, CCD FARD, SLRDC, DWC,DF	Feasibility Study Design and Consultancy Services Construction
	The Lellama Strategy		
	Action Project 01: Fishery Village Development Project in Lellama	UDA, SLTDA, FARD	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Existing Fishery Harbour Improvement Project	UDA, SLTDA, FARD, SLPA	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Fish Landing Site Improvement Project -Pitipana, Kudapaduwa, City I, City II, City III	UDA, SLTDA, FARD, CCD, LDA	Feasibility Study Design and Consultancy Services Construction

	Action Project 04: Boat Anchoring Site Improvement Project - Reguwa Rd, Poruthota, Queens Rd.	UDA SLTDA, FARD, CCD	Feasibility Study Design and Consultancy Services Construction
	The Arcade & Roman Ambience Area Strategy		
	Action Project 01: Urban Nodes Improvement Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana, Dolphin Junction, Periyamulla,	UDA, NMC, RDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Land Mark Establishment Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana, Dolphin Junction	UDA, NMC, RDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Sign Boards and City Gates Establishment Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana, Dolphin Junction	UDA, NMC, RDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 04: Building Colonnade Development Project from Bolanji Road to Poruthota Road	UDA, RDA, NMC	Feasibility Study Design and Consultancy Services Construction

	Action Project 05: Palagathure Mini Beach Park Development Project	UDA, SLTDA, FARD, CCD	Feasibility Study Design and Consultancy Services Construction
Economic Development Plan (Under Economic Development Strategy)	City Core Area Development Plan		
	The Bazaar Development Strategy		
	Action Project 01: Main Street as a Shopping Street	UDA, NMC	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Shopping Mall Development Project in Joshep Street.	UDA, NMC	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Multistory Car Park Development Project	UDA, NMC	Feasibility Study Design and Consultancy Services Construction
	Action Project 04: Urban Regeneration Project	UDA, NMC, SLTDA, FARD, CCD, DA	Feasibility Study Design and Consultancy Services Construction
	Action Project 05: Fish Market Redevelopment Project	UDA, NMC	Feasibility Study Design and Consultancy Services Construction

	Action Project 06: Relocation of Existing Prison to Welihena Sirakadawura and Regenerate as a Negombo Museum Development Project	UDA, NDSD, NMC,PD	Feasibility Study Design and Consultancy Services Construction
	Action Project 07: UDA Rest House Redevelopment Project	UDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 08: Active Open Space Development Project in Urban Regeneration Area	UDA, NMC, SLTDA, FARD, CCD, SLAD, DA	Feasibility Study Design and Consultancy Services Construction
	Action Project 09: Opera House Development in Urban Regeneration Area.	UDA, NMC, SLTDA, FARD, CCD	Feasibility Study Design and Consultancy Services Construction
Transportation Plan (under the Physical Development Strategy)	Transport Development Plan		
	Public Transport Development Strategy		
	Action Project 01: Colombo - Puttalam highway Improvement project	RDA, UDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Poruthota Road Improvement Project	RDA, UDA	Feasibility Study Design and Consultancy Services Construction

	Action Project 03: Negombo - Meerigma Railway development project	CGR, UDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 04: Negombo - Puttalam Railway Improvement project from 18th post – to Puttalam double line	CGR, UDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 05: Railway Station Improvement Project	CGR, UDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 06: Lellama Onsite Car Parking Development Project	FARD, UDA, NMC	Feasibility Study Design and Consultancy Services Construction
	Pedestrian Service Development Strategy		
	Action Project 01: Pedestrian Overhead Bridge Development Linking Existing Project	UDA, RDA	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Pedestrian Walkway Improvement in DS.Senanayake Mawatha	UDA, RDA	Feasibility Study Design and Consultancy Services Construction
Conservation and Public Open Spaces	Environment Conservation & Management Plan	DF, UDA, SLRDC, CCD, DWC	Feasibility Study Design and Consultancy Services

Plan (under the environment sustainable Strategy)			Construction
The Environment Conservation Strategy			
	Action Project 01: Water Transportation Development Project along the Hamilton Canal	SLIDA, UDA, SLRDC, DI, DWC	Feasibility Study Design and Consultancy Services Construction
	Action Project 02: Hamilton Canal Rehabilitation Project	SLIDA, UDA, SLRDC, DI	Feasibility Study Design and Consultancy Services Construction
	Action Project 03: Kadolkele Mangrove Park Improvement Project	DF, DWC, LDA, SLIDA, UDA, SLRDC, DI	Feasibility Study Design and Consultancy Services Construction
Waste Management Strategy			
	Action Project 01: Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka SHIFT Project	NWSDB, NMC, UDA	Feasibility Study Design and Consultancy Services Construction

Source: Compiled by Author

DEFINITIONS

ABBREVIATIONS

UDA	- Urban Development Authority
RDA	- Road Development Authority
NMC	- Negombo Municipal Council
NDSD	- Negombo Divisional Secretariat
SLTDA	- Sri Lanka Tourism Development Authority
CCD	- Department of Coast Conservation & Coastal Resource Management
FARD	- Fishery and Aquatic Resource
SLPA	- Sri Lanka Ports Authority
NWSDB	- National Water Supply & Drainage Board
DF	- Department of Forest
DA	- Department of Archaeology
LDA	- Lagoon Development Authority
CGR	- Department of Sri Lanka Railway
SIRDC	- Sri Lanka Land Reclamation & Development Cooperation
NARA	- National Aquatic Resources Research and Development Agency
DI	- Department of Irrigation
DWC	- Department of Wildlife Conservation
PD	- Prison Department

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ANNEXURES

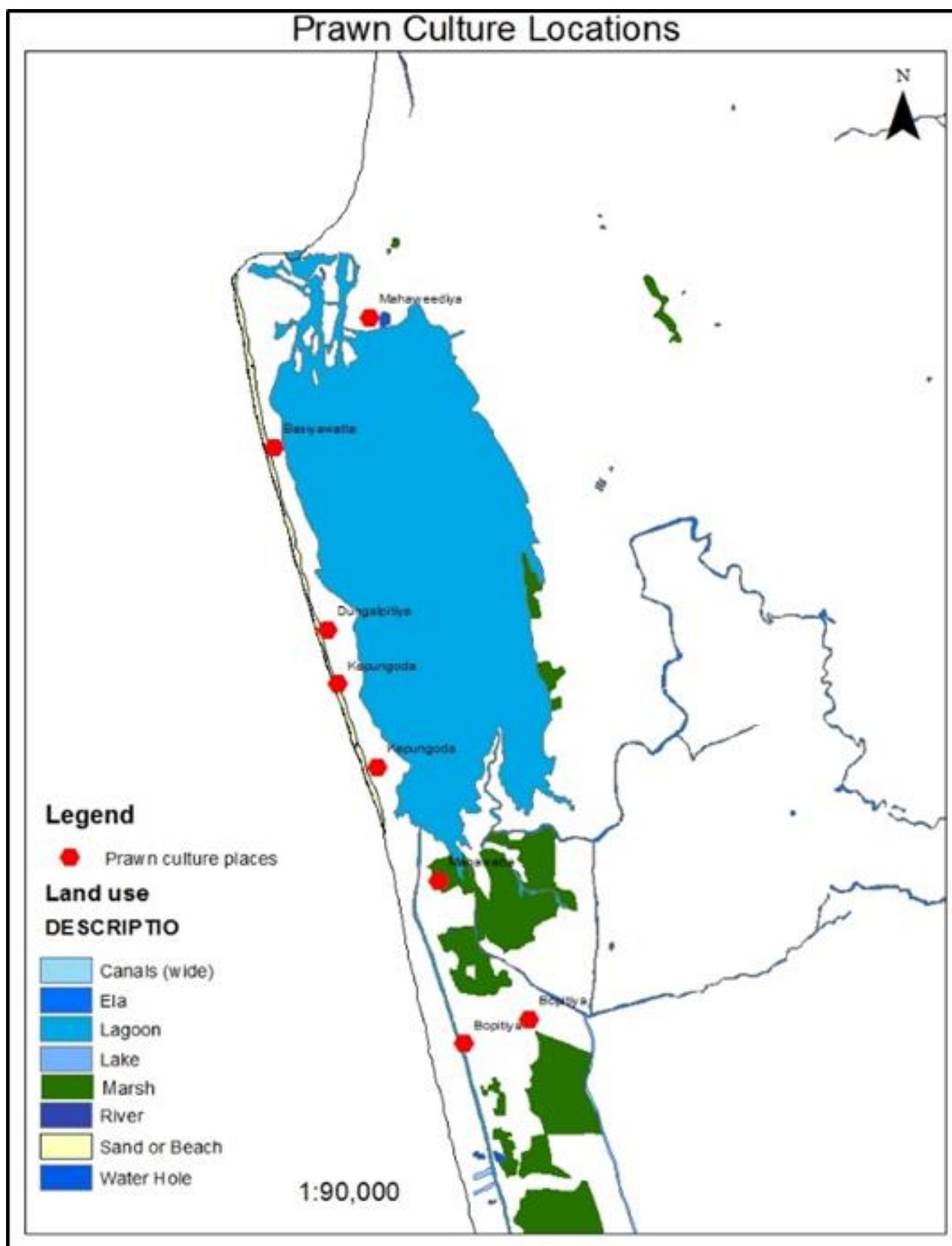
Maps

Annexure Map No.01 Road Network of Negombo



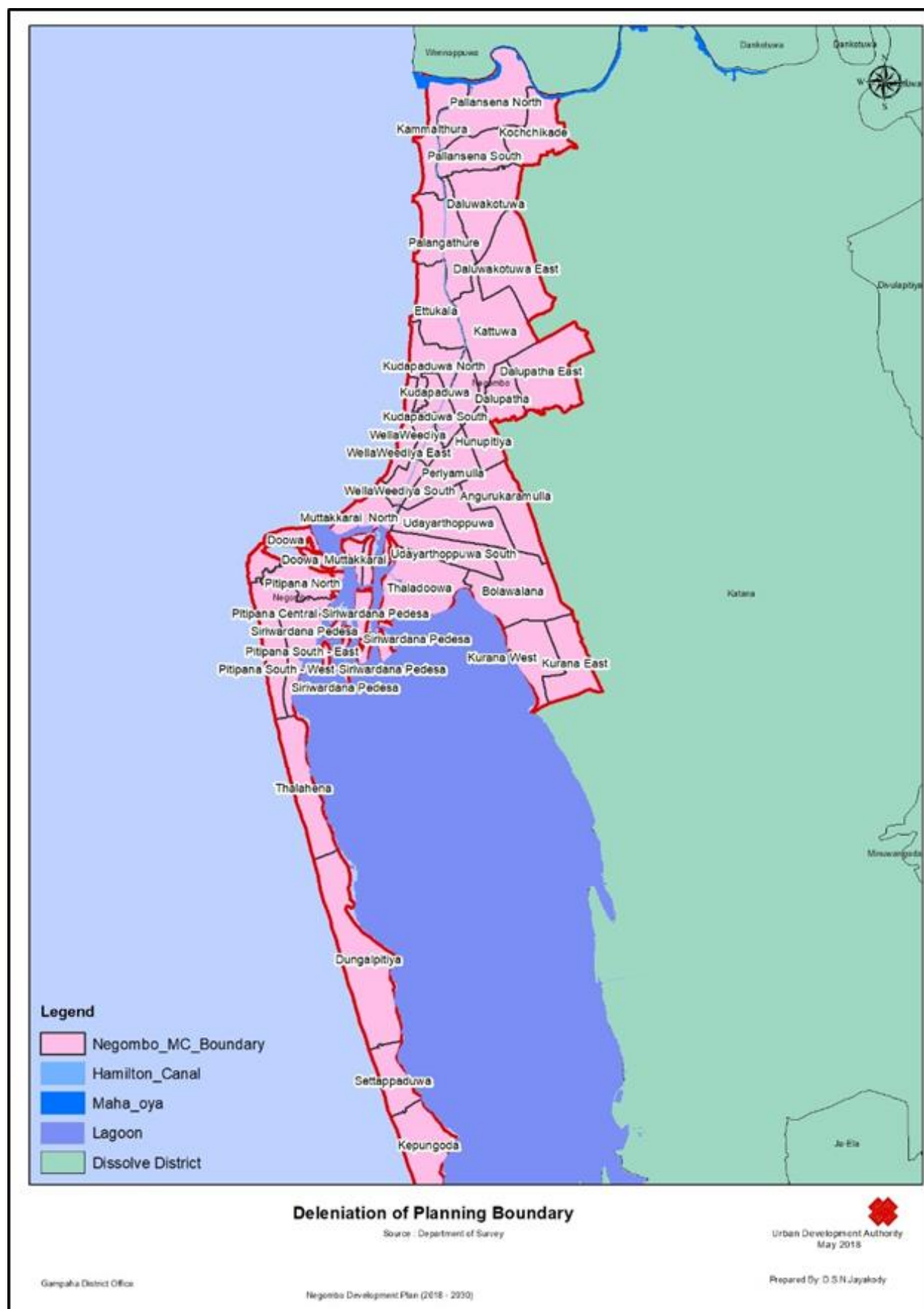
Source: Compiled by Author

Annexure Map No.02 Prawn Breeding Sites of Negombo



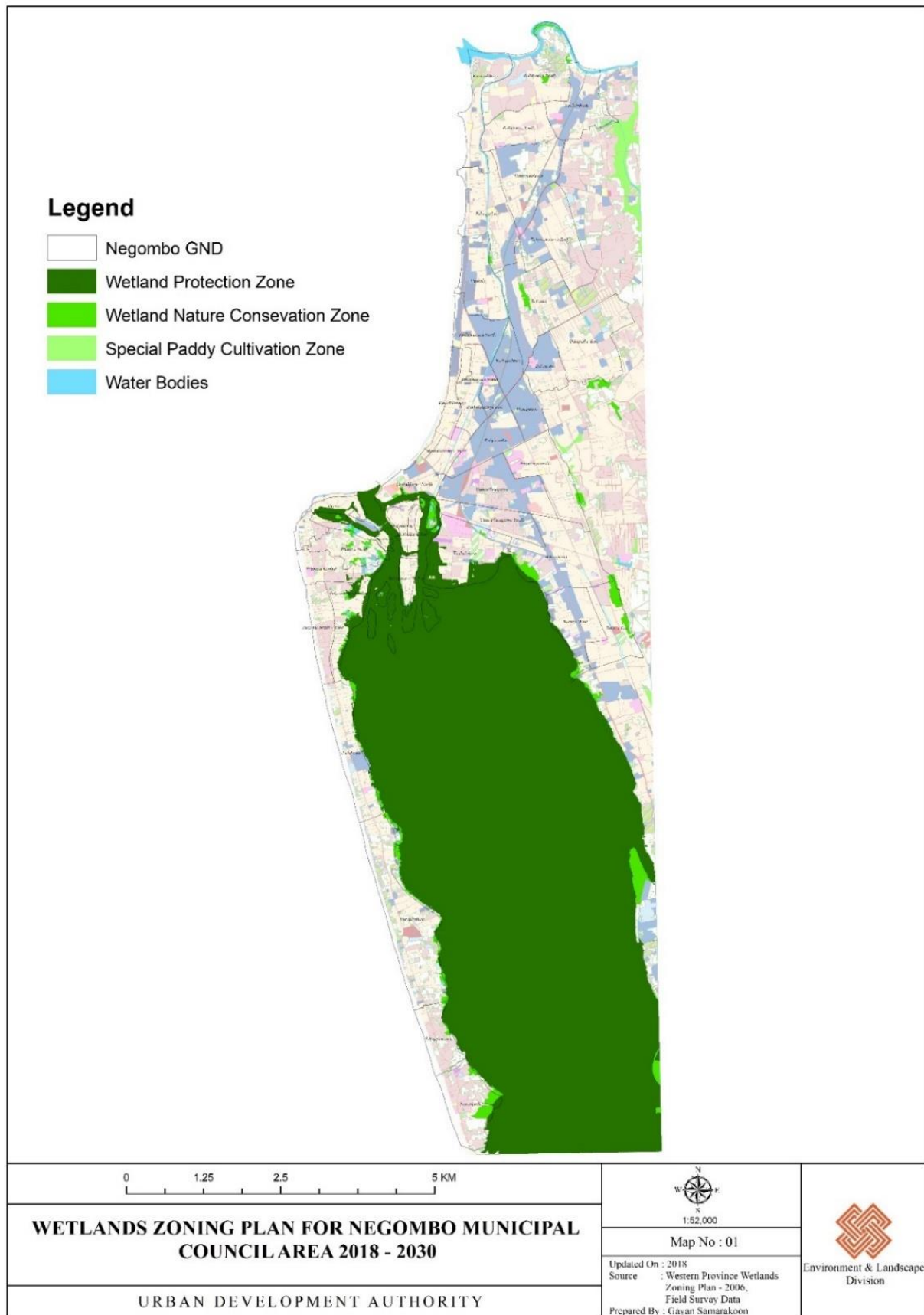
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Annexure Map No.03 Delineation of Planning Boundary



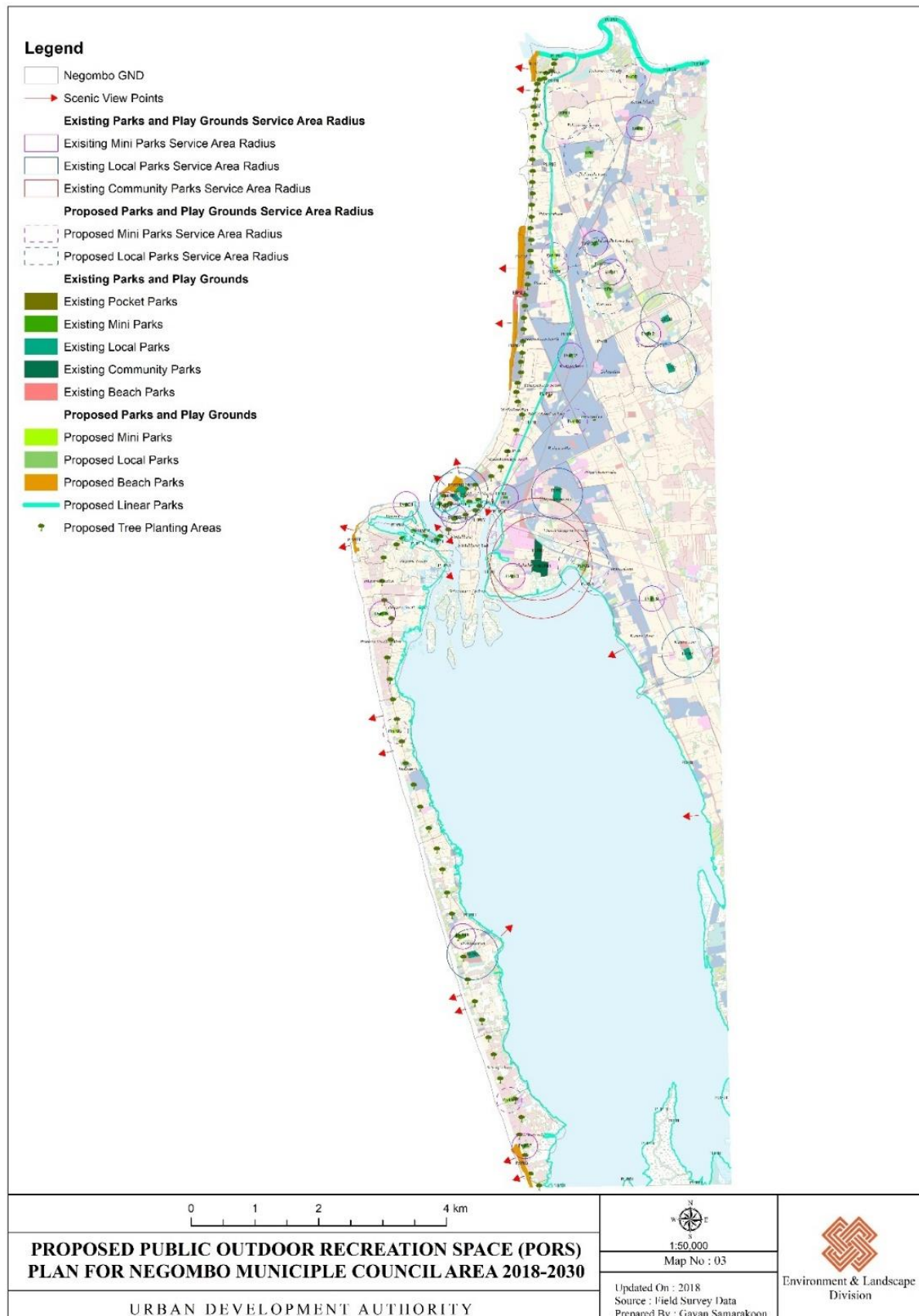
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Annexure Map No.4 Wetland Plan of Negombo



Source: Compiled by Author

Annexure Map No.5 Proposed PORS Plan of Negombo



Source: Compiled by Author

Tables

Annexure Table No.01 Supportive Division of Urban Development Authority

Development Planning Division	Urban Development Authority
Research & Development Division	Urban Development Authority
Landscape Division	Urban Development Authority
GIS Division	Urban Development Authority

Annexure Table No.02 Criteria of Development Pressure

Core Values	Weight	Parameters	Values		Score
Land use	20%	Land use distribution	Built-up		5
			Vegetation		3
			Hydro		2
			Other		1
Accessibility	20 %	Tendency to accessibility of transport network	Major Roads (A Roads)		5
			Minor Roads (B Roads)		4
			Other Roads (C Roads, jeep/Cart track)		3
					2
Population density	20%	Density		<700	1
				700 – 2500	2
				2500 - 5000	3
				5000 – 10000	4
				10000<	5
Population Growth rate	20%	Rate		(-6.4) – (-2.2)	1
				(-2.2) – (-0.69)	2
				(-0.69) – (-0.16)	3
				(-0.16) – (1.34)	4
				1.34 – 5.57	5
Local Connectivity	10%	Hierarchical level of town	Level 1 town centre		
Buildings	10%				

Source: Compiled by Author

Annexure Table No.03 Criteria of Sensitivity Analysis

Core Values	Weight	Features	Parameter	Score
Hydro system	35%	Maha Oya	45m	5
		Sea	100m	5
		Lagoon	100m	5
		Hamilton and Dutch Canals	6.5m	5
		Water/Tributaries/Lakes		5
		Water retention area (Marsh / Wetland)		4
		Inundation Area		3
		Sea Level Rise		3
Vegetation cover	35%	Mangrove/marsh	100m	5
		Scrub		4
		Paddy		4
		Agriculture		3
		Cultivation areas (Coconut / Rubber)		3
		Home garden		2
Geomorphological and relief features	10%	Beach	60m	4
		Soil- Red Yellow podzolic		1
		Alluvial Soils of variable texture and drain		5
		Bog and half – dog soils of variable texture and drain		4
		Latosols and regosolt on alled red and yellow		2
		Regosols on recent beach and dune sand		3
Human-Use resources	20%	Culturally important locations / Heritage sites		4
		Religious places		3
		Parks and Play Ground		3

Source: Compiled by Author

Annexure Table No 4: List of GN Divisions of Negombo MC

GN No	GN
77	Pallansena North
76	Pallansena South
77/A	Kammalthura,
78	Kochchikade,
74	Daluwakotuwa ,
74/ A	Daluwakotuwa East
75	Kattuwa,
75/A	Palagathure
73	Ettukala,
73/A	Kudapaduwa
73/B	Kudapaduwa North,
73/C	Kudapaduwa South
72	Dalupotha,
72 / A	Dalupotha East,
158	Wella Weediya,
158 A	Wella Weediya South,
158 B	Wella Weediya East
159/A	Hunupitiya,
159	Periyamulla,
160	Udayarthoppuwa
160/B	Udayarthoppuwa South
161/A	Angurukaramulla,
161/A	Thaladuwa
156	Muttakkarai
156/A	Muttakkarai North
156/B	Muttakkarai East
162	Pitipana North
162/ A	Doowa
162/B	Pitipana South
162/C	Pitipana South – East
162/D	Pitipana Central
163	Thalahena,
163 /A	Kepungoda
163/ B	Dungalpitiya
156/C	Siriwardena Place
163/C	Sethapaduwa
157	Bolawalana
157 / A	Kurana East
157 /B	Kurana West,

Source: Negombo MC

Annexure Table No.5 Existing PORS of Negombo MC Area 2018

No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	GN Division
	Existing Pocket Parks (EPP)			
1.7	EPP ₁	0.1	Mohandiram Playground	Muttakkarai North
2.	EPP ₂	0.2	Warallawtta Ground	Doowa
3.	EPP ₃	0.1	Volleyball Ground	Hunupitiya
4.	EPP ₄	0.2	Continental Residence Ground	Kudapaduwa South
5.	EPP ₅	0.05	Volleyball Ground	Siriwardana Pedesa
6.	EPP ₆	0.04	Volleyball Ground	Kattuwa
7.	EPP ₇	0.03	Volleyball Ground	Muttakkarai North
	Sub Total	0.7		
	Existing Mini Parks (EMP)			
8.	EMP ₁	0.5	T.C. Playground	Kochchikade
9.	EMP ₂	0.4	Mark Ground	Kudapaduwa
10.	EMP ₃	0.3	Mankuliy Playground	Muttakkarai
11.	EMP ₄	0.3	Sindrathi Playground	Doowa
12.	EMP ₅	0.7	Pitipana General Playground	Pitipana South- West
13.	EMP ₆	0.5	Dungalpitiya Playgroung	Dungalpitiya
14.	EMP ₇	0.7	Kapungoda Publicground	Kepungoda
15.	EMP ₈	0.6	St.Ana Ground	Daluwankotuwa East
16.	EMP ₉	0.5	Parakrama Children Park	Bolawalana, Kurana East & West
17.	EMP ₁₀	0.3	Leymen Playground	Udayarthoppuwa
18.	EMP ₁₁	0.2	Star Cresent Children Park	Kattuwa
19.	EMP ₁₂	0.4	Meekewatta Ground	Dalupatha East
20.	EMP ₁₃	0.3	Thaladoowa Play Ground	Thaladoowa
21.	EMP ₁₄	0.3	Play Ground	Muttakkarai North
	Sub Total	06		
	Existing Local Parks (ELP)			
22.	ELP ₁	1.5	Sarath Gunawardana Public ground	Dungalpitiya

23.	ELP ₂	1.7	Fort Ground	Muttakkarai North
24.	ELP ₃	2.8	Rajapaksha Park	Udayarthoppuwa
25.	ELP ₄	1.7	Major Raj Fernando Stadium	Kurana East
26.	ELP ₅	1.1	Negambo Tennis Club	Muttakkarai North
27.	ELP ₆	1.2	Dalupotha Ground	Dalupotha East
28.	ELP ₇	1.4	Dalupotha Playground	Dalupotha East
	Sub Total	11.4		
	Existing Community Parks (ECP)			
29.	ECP ₁	5.1	Kadolkele Cricket Stadium	Thaladoowa
30.	ECP ₁	3.1	Kadolkele Football Stadium	Thaladoowa
	Sub Total	8.2		
31.	EBP ₁	3.2	Browns Beach	Ettukala, Kudapaduwa North
	Sub Total	3.2		
	Grand Total	29.5		

Source: Compiled by Author

Annexure Table No .02 Proposed PORS of Negombo MC Area 2018-2030

No	Type of Parks & Playground Proposed Mini Parks (PMP)	Extent (ha)	Present Use/Uses	Proposed Use	GN Division
1.	PMP ₁	0.7	Open Space & Vacant Land	Mini Park	Pallansena North
2.	PMP ₂	0.6	Open Space & Vacant Land		Palagathure
3.	PMP ₃	0.8	Open Space & Vacant Land		Palagathure
4.	PMP ₄	0.8	Open Space & Vacant Land		Kepungoda, Settappaduwa
5.	PMP ₅	0.6	Open Space & Vacant Land		Thalahena
6.	PMP ₆	0.4	Open Space & Vacant Land		Periyamulla
	Sub Total	3.9			
	Proposed Local Parks (PLP)				

7.	PLP ₁	1.2	Open Space & Vacant Land	Local Park	Palansena South
8.	PLP ₂	1.1	Open Space & Vacant Land		Daluwakotuwa East
9.	PLP ₃	2.7	Open Space & Vacant Land		Kattuwa
10.	PLP ₄	2.1	Coconut		Dawakotuwa
11.	PLP ₅	1.5	Open Space & Vacant Land		Bolawalana
	Sub Total	8.6			
	Proposed Beach Parks (PBP)				
12.	PBP ₁	4.0	Beach	Beach Park	Kammalthurawa
13.	PBP ₂	18.0	Beach		Eththukala,Kudapaduwa North
14.	PBP ₃	4.0	Beach		Muttakkarai North
15.	PBP ₄	2.0	Beach		Doowa
16.	PBP ₅	5.5	Beach		Kepungoda
	Sub Total	33.5			
	Proposed Linear Parks (PLi.P)				
17.	PLi.P ₁	47.0	Negombo Lagoon Reservation (10m)	Linear Park	Kurana West,Bolawalana,Thalandoowa, Muttakkarai, Doowa,Pitipana,Thalalhena, Dungalpitiya
18.	PLi.P ₂	24.0	Maha Oya Reservation (60m)	Linear Park	Kammalthura,Pallansena North
19.	PLi.P ₃	14.0	Hamilton Canal Reservation(6m)	Linear Park	
	Sub Total	85.0			
	Grand Total	131.0			

Source: Compiled by Author

Annexure Table No 03: Names of the Government Institutions

No	Abbreviation	Name
01	UDA	Urban Development Authority
	RDA	Road Development Authority
	NMC	Negombo Municipal Council
	NDSD	Negombo Divisional Secretariat
	SLTDA	Sri Lanka Tourism Development Authority
	CCD	Department of Coast Conservation & Coastal Resource Management
	FARD	Fishery and Aquatic Resource
	SLPA	Sri Lanka Ports Authority
	NWSDB	National Water Supply & Drainage Board
	DF	Department of Forest
	DA	Department of Archeology
	LDA	Lagoon Development Authority
	CGR	Department of Sri Lanka Railway
	SIRDC	Sri Lanka Land Reclamation & Development Cooperation
	NARA	National Aquatic Resources Research and Development Agency
	DI	Department of Irrigation
	DWC	Department of Wildlife Conservation

Source: Compiled by Author

Figures

Annexure Figure No .01 Urban festivals in Negombo



Source: Captured by Author

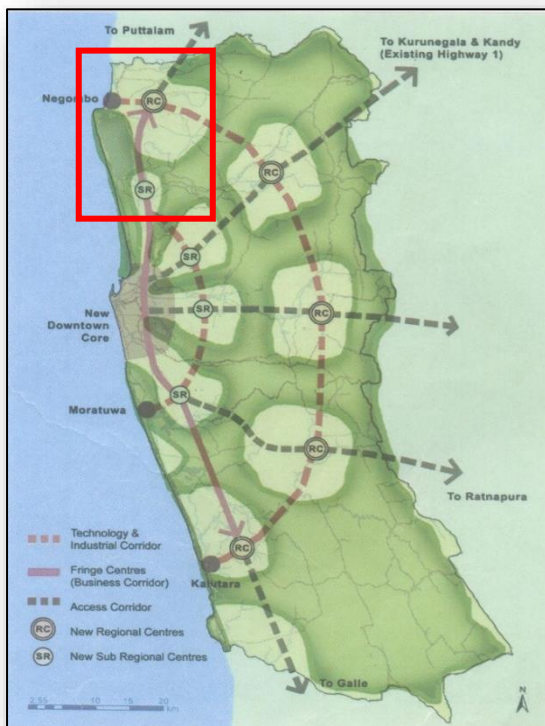
Annexure Figure No.2 Shrimp Breeding Sites of Negombo



Source: Ministry of Fisheries and Aquatic Resources

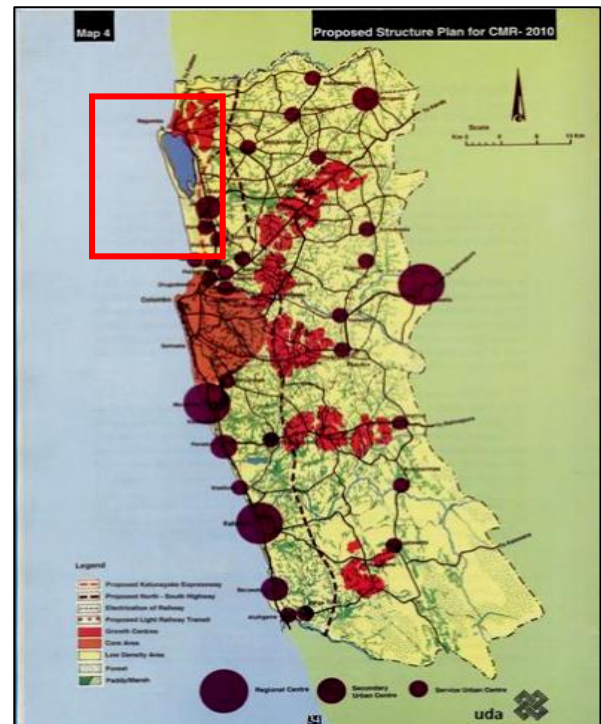
Previous Planning Attempts

Annexure Figure No.3 CESMA Plan



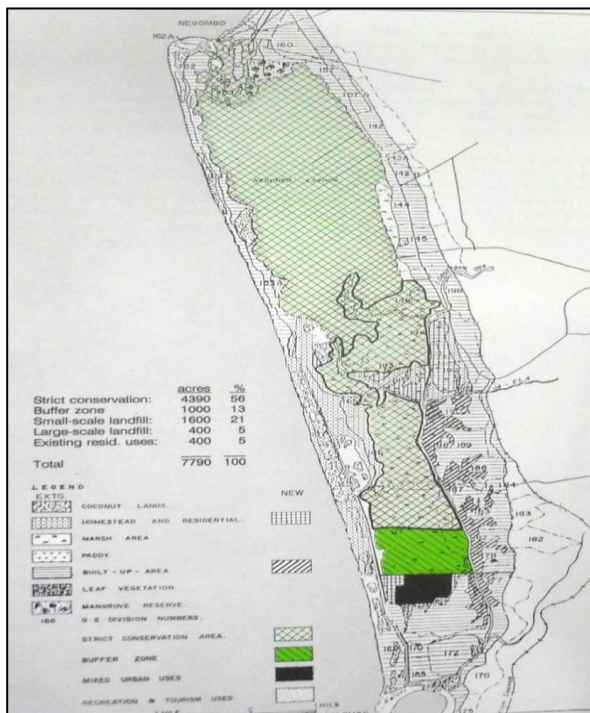
Source: CESMA plan

Annexure Figure No.4 CMRSP Plan

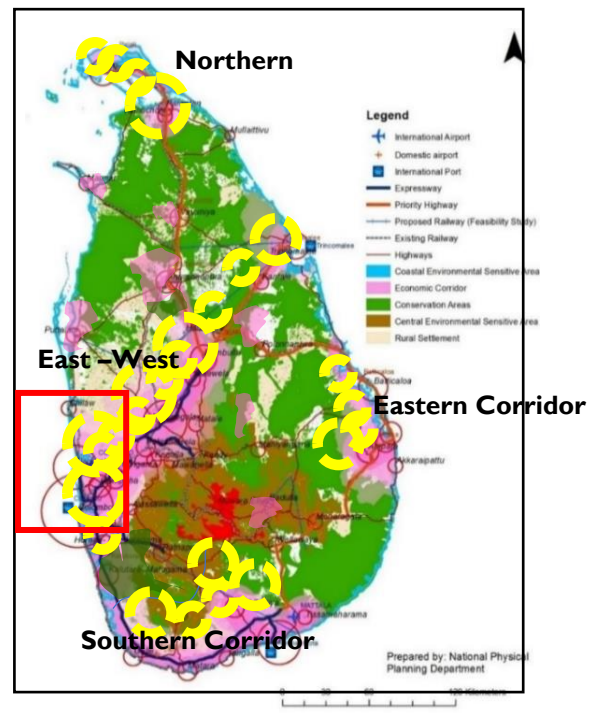


Source: CMRSP Plan

Annexure Figure No.5 Muthurajawela Master Plan *Annexure Figure No.6 National Physical Plan*

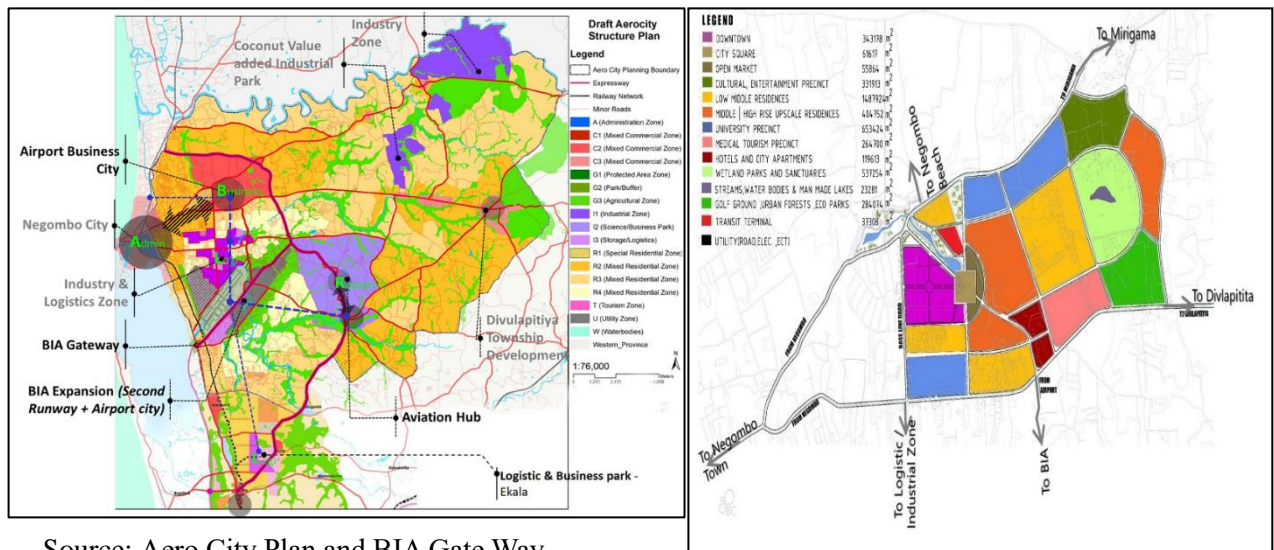


Source: Muthurajawela Master Plan



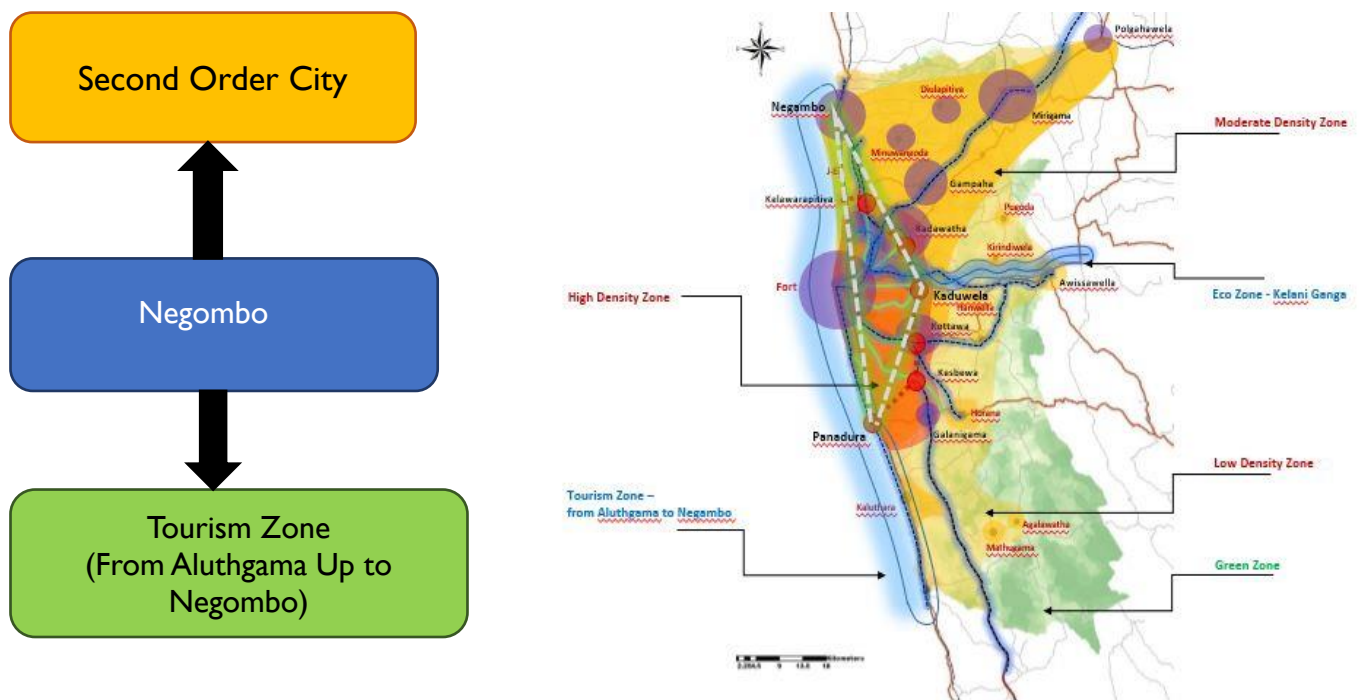
Source: National Physical Plan

Annexure Figure No.7 Aero City Plan and BIA Gate Way project



Source: Aero City Plan and BIA Gate Way

Annexure Figure No.8 Draft Western Region Structure Plan



Source: Western Region Structure Plan project

Annexure figure No.09 Bench marks for the SMART Cities

Benchmarks of Smart Cities (1/4)		
Sl.No.	Parameter	Benchmark
A.	Transport	<ul style="list-style-type: none"> Maximum travel time of 30 minutes in small & medium size cities and 45 minutes in metropolitan areas Continuous unobstructed footpath of minimum 2m wide on either side of all street with RoW 12m or more Dedicated and physically segregated bicycle tracks with a width of 2m or more, one in each direction, should be provided on all streets with carriageway larger than 10m (not ROW) High quality and high frequency mass transport within 800m (10-15 minute walking distance) of all residences in areas over 175 persons / ha of built area Access to para-transit within 300m walking distance.
		<ul style="list-style-type: none"> 175 persons per Ha along transit corridors. 95% of residences should have daily needs retail, parks, primary schools and recreational areas accessible within 400m walking distance. 95% residences should have access to employment and public and institutional services by public transport or bicycle or walk
B.	Spatial Planning	<ul style="list-style-type: none"> At least 20% of all residential units to be occupied by economically weaker sections in each Transit Oriented Development Zone 800m from Transit Stations At least 30% residential and 30% commercial/institutional in every TOD Zone within 800m of Transit Stations
C.	Water Supply	<ul style="list-style-type: none"> 24 x 7 supply of water 100% household with direct water supply connections 135 litres of per capita supply of water 100% metering of water connections 100% efficiency in collection of water related charges

Sl.No.	Parameter	Benchmark
J.	Health Care Facilities	<ul style="list-style-type: none"> Availability of telemedicine facilities to 100% residents 30 minutes emergency response time 1 dispensary for every 15,000 residents Nursing home, child, welfare and maternity, centre - 25 to 30 beds per lakh population Intermediate Hospital (Category B) - 80 beds per lakh population Intermediate Hospital (Category A) - 200 beds per lakh population Multi-Speciality Hospital - 200 beds per lakh population Speciality Hospital - 200 beds per lakh population General Hospital - 500 beds per lakh population 10020 Family Welfare Centre for every 50,000 residents 1 Diagnostic centre for every 50,000 residents 1 Veterinary Hospital for every 5 lakh residents 1 Dispensary for pet for every 1 lakh residents
K.	Education	<ul style="list-style-type: none"> Area equivalent to 15% of residential area for building hospitals
1.	Pre Primary to Secondary Education	<ul style="list-style-type: none"> 1 Pre Primary/ Nursery School for every 2,500 residents 1 Primary School (class I to V) for every 5,000 residents 1 Senior Secondary School (Class VI to XII) for every 7,500 residents 1 integrated school (Class I to XII) per lakh of population 1 school for physically challenged for every 45,000 residents 1 school for mentally challenged for 10 lakh population

Sl.No.	Parameter	Benchmark
2.	Higher Education	<ul style="list-style-type: none"> • 1 college per 1.25 lakh population • 1 university • 1 technical education centre per 10 lakh population • 1 engineering college per 10 lakh population • 1 medical college per 10 lakh population • 1 other professional college per 10 lakh population • 1 paramedical institute per 10 lakh population • 1 veterinary institute
L.	Fire Fighting	<ul style="list-style-type: none"> • 1 fire station per 2 lakh population / 5-7km radius • 1 sub – fire station with 3-4 km radius
M.	Others	<ul style="list-style-type: none"> • Use of renewable energy in all sectors • Rooftop solar panels on all public, institutional and commercial buildings as well as multistoried residential housings • Adherence to green building norms • Common ducting for all services • Double entry accounting on real time basis • 3D maps on GIS of property and all services – power, water supply, sewerage etc • Cities to formulate building and parking standards

Source: Bench marks for the SMART Cities

Annexure Figure No.10 Historical places of Negombo MC

Angurukaramulla Temple



IV. St. Marry church, Negombo



V.St. Sebastian's Church, Negombo



Dutch fort in Negombo



VI. Sri.Sithy Vinayagar Temple, Negombo



St. Stephan Church, Negombo



Source: Captured by Author

Paragraphs

Annexure Paragraph 01: General Conditions and Guidelines for Wetland Zones

Conditions

- I. Flood storage capacity shall be maintained as specified by the Sri Lanka Land Reclamation & Development Corporation (SLLR & DC) in co-ordination with the Irrigation Department (ID), the Central Environmental Authority (CEA), the UDA, the Wildlife Conservation Department (WLCD), the (Forest Department (FD) and the Agrarian Development Department (ADD). Increased storm water run-off owing to increase in built-up areas and owing to expected extreme climatic events as a result of global warming and climate change shall be taken into account.
- II. The environmental clearance or environmental protection license should be obtained for any development from the CEA or the Local Authority.
- III. The services of relevant qualified professionals such as hydrologists, ecologists, town planners, environmental specialist, landscape architects, architects, economists and sociologists, shall be obtained by developers for planning, design and supervision, as necessary.
- IV. All buildings shall be designed by chartered architects and Green Building Concept should be applied.
- V. Clearance shall be obtained from the following agencies prior to development of any low-lying lands as indicated in Circular No. 13 dated 29th September 1990, issued by the Director General of UDA: UDA, SLLR &DC, Agrarian Development Department, (if the site was/is in agricultural use), relevant local authority, CEA , Where necessary clearance of the Wildlife Conservation Department, Irrigation Department, Cost Conservation & Costal Resources Management Department, Forest Department and National Building Research Organization shall also be obtained.
- VI. Approval of Sri Lanka Land Reclamation & Development Cooperation (final clearance certificate) should be annually renewed as per the decision of planning committee.
- VII. Environmentally friendly solid waste, sewage and wastewater management systems shall be planned and put into practice.
- VIII. In general there shall not be any construction within water bodies and waterways, but exceptions may be made for focal features/buildings, piers, picnic shelters, Cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project masterplan or design

guide plan approved by the UDA, not compromising drainage or flood detention capacity.

- IX. Areas of special ecological interest shall be preserved and in such areas no vegetation or animals shall be removed (except intrusive species such as "Vel artha").
- X. Permission should be obtained from Coast Conservation & Coastal Resources Management Department for any prior development of low-lying lands within "Coastal Zone".
- XI. In general, waste dumping shall not be permitted.

Guidelines

- I. In any areas permitted for filling, sustainable storm water drainage systems should be used, integrating on-site storage, infiltration, soak ways and aquifer recharge, while minimizing downstream discharge and preventing increased upstream flooding.
- II. Areas of outstanding landscape/cultural/historical value should be conserved.
- III. Legal public footpaths and public bathing wells should be conserved or replaced in suitable nearby locations.
- IV. Use of wetlands for water transport and/or water supply should be integrated as far as possible.
- V. Building design should aim for energy efficiency and use natural ventilation and solar energy as far as possible.

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