

Negombo Development Plan 2021 - 2030



Urban Development Authority
Ministry of Urban Development & Housing

Negombo Development Plan 2021–2030



Ministry of Urban Development & Housing

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Negombo Development Plan 2021 - 2030

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6th, 7th & 9th Floors, “Sethsiripaya Stage I”, Battaramulla, Colombo, Sri Lanka

Web Site : www.uda.gov.lk

Email : info@uda.gov.lk

Telephone : No: +94112873637

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Negombo Development Plan 2021-2030 mainly consists of Three parts as Part I, II and III. The part I consists of the background of the development plan, preliminary study, need of the plan, the planning framework, the SWOT analysis & the plan. The Part II consists of the development zones and zoning guidelines pertaining to the planning boundary for the period of 2021 – 2030. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

Supervision

Archt. Ub.Ds. Harshan De Silva Chairman-UDA, Plnr N.P.K, Ranaweera, Director General-UDA, Plnr. H.A.Dayananda, Additional Director General-UDA, Plnr. M.P.Ranatunga, Deputy Director General (Planning) -UDA, Attorney at Law C. Jayawardena, Consultant (Legal)-UDA, Plnr. N.A.S.N. Nishanka Director (Western Province Division)-UDA, Plnr. Priyani Nawarathne, Director (Strategic Planning)-UDA.

Planning Team

Plnr.W.R.Ranjani – Deputy Director (Planning) , Plnr. J. Somasiri - Former Deputy Director (Planning), Plnr. M.L.M. Yehiya -Former Deputy Director (Planning), Plnr. L. M. Samantha Kumara - Former Deputy Director (Planning), Plnr. M. A. D. A. - Muthugala Former Deputy Director (Planning), Plnr.Dayani Fransis - Former Deputy Director (Planning), Plnr. Pabasara Sathkumara Asst.Director (Planning), Plnr Nishnatha Kuruneru – Asst.Director (Planning) , Plnr. J.P.U.Wimalarathne Former Asst.Director (Planning), Mr. S. M. T. Aloysius – Former Planning Officer, Mr. Athula Samarasighe - Planning Officer , A.A.C.J.R.Adhikari - Town Planner, H.I.Jayawardhana - Town Planner, Sayuri N. Jayakody - Former Town Planner, S. Jayamali -Former Assistant Planning Officer of the Gampaha District Office , Urban Development Authority

Jeewanthi Kawshalya Town Planner - Strategic Planning Division, S.M.G.P.Samarakoon Environment Officer - Environment and Landscape Division – Urban Development Authority

Supportive Team

Strategic Planning Division – UDA (Supervision, monitoring and gazetting)

Environment and Landscape Division – UDA (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

GIS Division – UDA (Providing Arc GIS Spatial data layers & technical assistants)

Research and Development Division – UDA (Conduct awareness programs to introduce new techniques)

Acknowledgement

Negombo Development Plan 2021-2030 was prepared under the initial supervision of the Gampaha District Office of the Urban Development Authority - Western Provincial Division. These development plans with the vision of “The Little Rome : Sprinkling the Blue Green loch” aims to develop the Negombo Planning Area as an integrated city of fisheries, commercial and residential services, considering the natural ecosystem, tourist attraction and places of cultural value as the main potentials. The vision of the Negombo Development Plan 2021 – 2030 is in line with the ‘Vistas of Prosperity and splendour’ the government policy direction of the His Excellency the President Gotabaya Rajapaksa.

It is our proud privilege to Honourable Mahinda Rajapaksa subject Minister of Urban Development & Housing for approving the Negombo Development Plan 2021 – 2030 under the provision of Urban Development Authority Act No. 41 of 1978 as amended by the Act No. 04 of 1982.

Further, it is our privilege to Dr. Nalaka Godahewa, State Minister of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness and Mr. Sirinimal Perera, Secretary to Ministry of Urban Development & Housing for their guidance and supports in this process.

Special gratitude offered on behalf of the planning team and the UDA to the Hon. Mayor of the Negombo Municipal Council Dayan Lansa and the Municipal Commissioner NDRV Jayasekara, Mrs. Fernando and Urban Architect SK., Ms. Amarasekera, Ms. Viji Sivakumara, Development Planning Assistant, all the officials in the office, and all stakeholders in the public and private sectors. for their generous contribution and generous support in making the Negombo Development Plan a success.

Appreciatively thankful to Chairman of UDA Archt. Harshan De Silva, Director General of UDA Plnr. N.P.K. Ranaweera, Additional Director General of UDA Plnr. H.A. Dayananda, Deputy Director General (Planning) of UDA Plnr. M.P.Ranatunga, Director Western Province Division of UDA Plnr. N.A.S.N.Nishsanka Consultant (Legal) of UDA Attorney at Law C. Jayawardena, Director (Strategic Planning) of UDA Plnr. Priyani Nawarathne on behalf of the planning team for their incomparable courage, guidance and welcoming support.

In the end, Director – Environment & Landscape division L.Arct. C.K.E. Kalupahana and the staff of the division and Director - Geographical Information System & ITS Plnr. J.P.S. Somasekara and the staff of the division and the staff of the division, Gampaha District office of the UDA and staff members of all divisions are gratefully appreciate on behalf of the planning team for their support to the successful completion of this task.

Honorable Minister's Foreword



The Urban Development Authority was established under the Urban Development Authority Act No. 41 of 1978, for the systematic planned urban development in the declared urban areas and continue to actively contribute towards it.

Steps have been taken to formulate comprehensive development plans for each urban development area, based on the efficient and effective use of physical space so that all areas of Sri Lanka make an equal contribution to the development process of the country.

The Negombo town provide services to a large population. Accordingly, Negombo Planning Area has the potential to become a town that continues to provide tourism, fishery, commercial & residential services. This potential is further enhanced by the natural ecosystem & tourist attraction of the surrounding area and the locations of cultural sites of value. These development plans aim to develop the Negombo MC area, by utilizing the potential of the area.

For the realization of His Excellency the president's vision "Vistas of Prosperity" the new Re-urbanization Programme has been formulated in wide consultation with Professionals, Specialists, Stakeholders & communities with strategies having an excellent technological methodology and innovative approach.

Accordingly, I commend the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officers of the Urban Development Authority who assisted in making this work a success. Further, I also appreciate and believe through the support and contribution of the relevant Local Government Institutions, Public and Private Sector Institutions and the general public, Negombo Development plan 2021-2030 would be successfully implemented.

Hon. Mahinda Rajapaksa (M. P)

Minister of Urban Development & Housing

Hon. State Minister's forward



As a pioneer in Sri Lanka in achieving modern sustainable development goals, the Urban Development Authority has a great responsibility. Accordingly, it is essential to prepare development plans for the Urban Development Areas declared by the Hon. Minister in charge of the subject in terms of the Urban Development Authority Amendment Act No. 04 of 1982 (Part II, Section 8A (1)).

The development plans thus formulated are primarily aimed at building a productive citizen, a happy family, a dignified society and a prosperous nation, which are the core aspirations of the vistas of prosperity. I also believe that these development plans will go a long way in achieving the objectives of urban development and regulation through a formal reorganization plan that will bring economic stability to the urban population.

Therefore, I would like to express my heartfelt gratitude to the planning team and to all those who have played a very responsible role in preparing this plan and I hope that you will all contribute to the expectations of the vision of prosperity.

Dr. Nalaka Godahewa (M.P)

**State Minister of Urban Development, Coast Conservation,
Waste Disposal and Community Cleanliness**

Hon. Chairman's forward – Urban Development Authority



Throughout the last four decades, Urban Development Authority has been serving as the apex planning authority in Sri Lanka having the statutory powers to prepare and enforce urban development plans.

Urban Development Plans cover a number of fields including optimum, effective and efficient use of land and managing the quality of its environment. These development plans are prepared for the promotion and regulation of public well-being in urban areas and the people.

According to the present government's manifesto, it is compulsory to prepare development plans for areas which have been declared as urban development areas by the subject minister as per section 8 A (1) under part II of Urban Development Authority Act No. 04 of 1982 (Amendment).

The Development Plan for Negombo MC area has been prepared for the period 2021– 2030 considering the physical, economic, social and environmental factors, while successfully overcoming the challenges in preparing the development plan through tools and methodologies with which the Urban Development Authority is equipped.

Therefore, I extend my heartfelt gratitude to the planning teams who dedicatedly worked for ensuring successful completion of this plan and to those who contributed in numerous ways. At the same time I also expect that all parties who contributed for the preparation of this plan will also effectively contribute in future as well for successful implementation of the plan.

Archt. Harshan De Silva

Chairman

Urban Development Authority

Honorable Mayor's Foreword



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 the development plan.

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 Development 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 Development Plan within the next twelve 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.

Dayan Lansana

Hon. Mayor of Negombo Municipal Council

Preface

Negombo was declared as “an Urban Development Area” under the Urban Development Authority Law by Gazette No 1000/3 of 3rd of November 1997 and No 1172/7 dated 20th of February 2001. The first significant urban development intervention of Negombo city was initiated in 2001 with the declaring Negombo as a growth center 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 been formulated for 2019 – 2020 considering four major physical, environmental, economic and social aspects with the purpose of achieving a sustainable development.

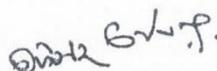
Negombo Development Plan 2021-2030 consists of three main parts such as part I, part II, and part III. The part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. Part II consists of the Planning and Building Regulations and zoning guidelines pertaining to the planning boundary for the period of 2021 – 2030. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

Part one - Chapter 1 of the plan detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed. Chapter 2 & Chapter 3 respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter 4 consists of Vision, Goals and Objectives and Strategic Plans while Chapter 5 include the detailed description on the baseline SWOT analysis for each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under that the main strategic plans of the Negombo Development Plan such as Road and Transport Development strategy, Sustainable Environment development strategy, Economic development strategy, Infrastructure development strategy and implementation strategy has been detailed out as sub sections.

Part Two - Chapter 7 has been dedicated to describe planning & Building regulations and in chapter 8 described the identified zones and zoning guidelines and Chapter 9 included Proposed Road Width, Building Lines and Reservations. Thus, the intention of this Authority and the Government of Sri Lanka is to implement the Negombo Development Plan 2021-2030 in near future.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE NEGOMBO MUNICIPAL
COUNCIL AREA**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Negombo Municipal Council area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under section 8 "F" of the Urban Development Authority (Amendment) Act No.4 of 1982.



Mahinda Rajapaksa (M.P)

Minister of Urban Development and Housing

Ministry of Urban Development and Housing,
17th and 18th Floors,
"Suhurupaya",
Sri Subhuthipura Road,
Battaramulla.

Date: 30th March, 2021.

Gazette notification



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The Gazette of the Democratic Socialist Republic of Sri Lanka
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Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE NEGOMBO MUNICIPAL COUNCIL AREA

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Negombo Municipal Council Area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under Section 8 “F” of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development and Housing.

Ministry of Urban Development and Housing,
17th and 18th Floors,
“Suhurupaya”,
Subhuthipura Road,
Battaramulla,
30th March, 2021.

07 - 539/1



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NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF NEGOMBO

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in Charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8 (F) of the said Act, have approved the Development Plan for the Municipal Council Limit of Negombo, prepared under Section 8(A) of the said Act, on the 30th day of March, 2021.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
"Subhurupaya",
Subhuthipura Road,
Battaramulla,
12th July, 2021.

07 - 539/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF NEGOMBO

PUBLIC are hereby informed that the Development Plan prepared for the Municipal Council Limit of Negombo under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 has been approved on 30th March, 2021, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing by virtue of powers vested on him under Section 8 (F) of the said Act.

Archd. **HARSHAN DE SILVA,**
Chairman,
Urban Development Authority.

12th July, 2021.

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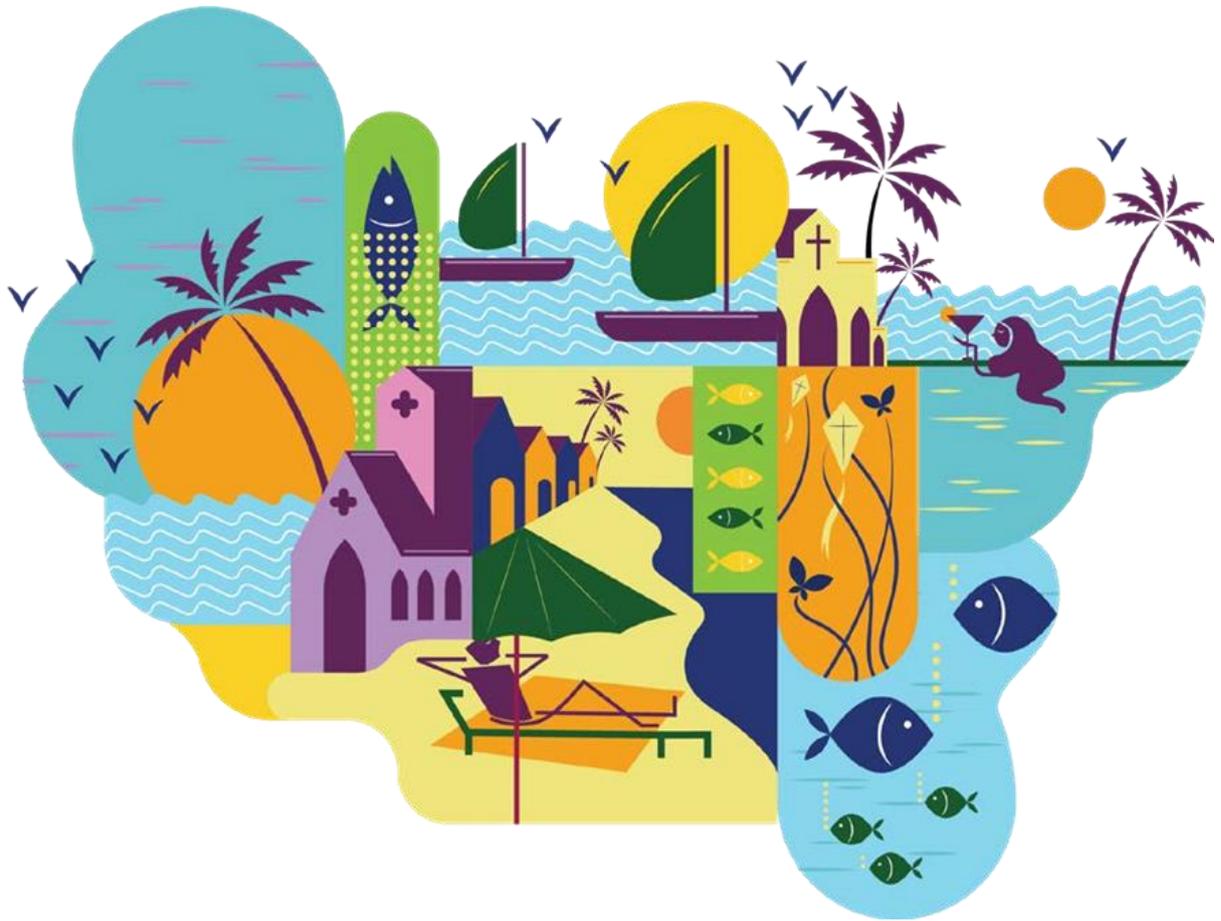
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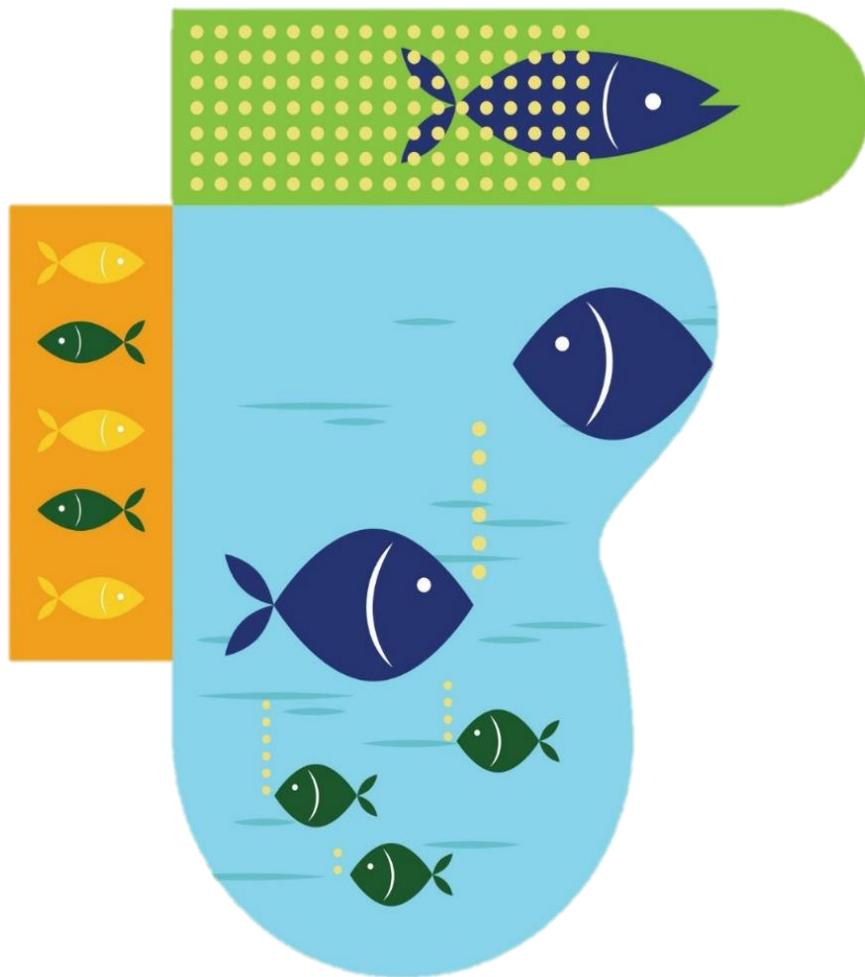
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Part 01

01 Chapter



Background of The Development Plan

Chapter 01

Background of The Development Plan

1.1 Introduction

The Urban Development Authority has been provided legal provision to prepare the development plans 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 has also 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 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 and presently it 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.

According to the Vision of Prosperity (Manifesto of the present Government) - Negombo Planning area is also listed as an affiliated city under Part VII (New Approach to the Use of Physical Space). Accordingly, through the strategic development projects proposed by the Negombo Development Plan, this city will be associated with the national city of Gampaha by adding tourism, economic and historical value. Accordingly, the Negombo planning area will link with the National city of Gampaha by adding tourism, economic and historical value to the city through the strategic development projects which have proposed. And it has identifies the core values and potential of

the Negombo planning area to make Negombo a self-sufficient economy as a tourist destination with the natural harbour and coastal beaches ,Negombo Lagoon, Ma Oya and Hamilton Canal which blends with the blue-green network and biodiversity, as well as the Modern Western culture of the Roman catholic have been identified as key potentials and are expected to develop in the tourism, fisheries, commercial and other sectors.

1.2 Stakeholders of the Development Plan

The Planning Process of the Development Plan involves with consultation of stakeholders as it is a major step in the planning process. The following key stakeholders of the diverse streams shown in Table 1.1 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 and Coastal Resource
Assistant Director	Fisheries & Aquatic Resources Department
Director General	Central Environmental Authority
Chairman	Negombo Hoteliers' Association
Chairman	National Aquatic Resources Research and
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 Sri Lanka
Chairman/Mr. Lal Disanayake	The Hotels Association of Sri Lanka,
Chairman	Land Reform Commission
Director General	Department of Archaeology
Director General	Landuse Policy Planning Department
Director General / Executive Engineer	Road development Authority
Director General	Disaster Management Centre
Area Engineer	Irrigation Department
Director	Zonal Education Office, Negombo.

Manager	National Water Supply & Drainage Board
Director	Zonal Education Office, Negombo.
General Manager/ Area Engineer	National Water Supply & Drainage Board
Chairman	Lagoon Development Authority
Chairman	Negombo Trade Union
Chairman	Three Wheeler's Association, Negombo.
Assistant Superintendent of Police	Negombo Police Station Negombo Police Authority Office
General Public	Negombo MC

Source: UDA,2021.

1.3 Scope of the Development Plan

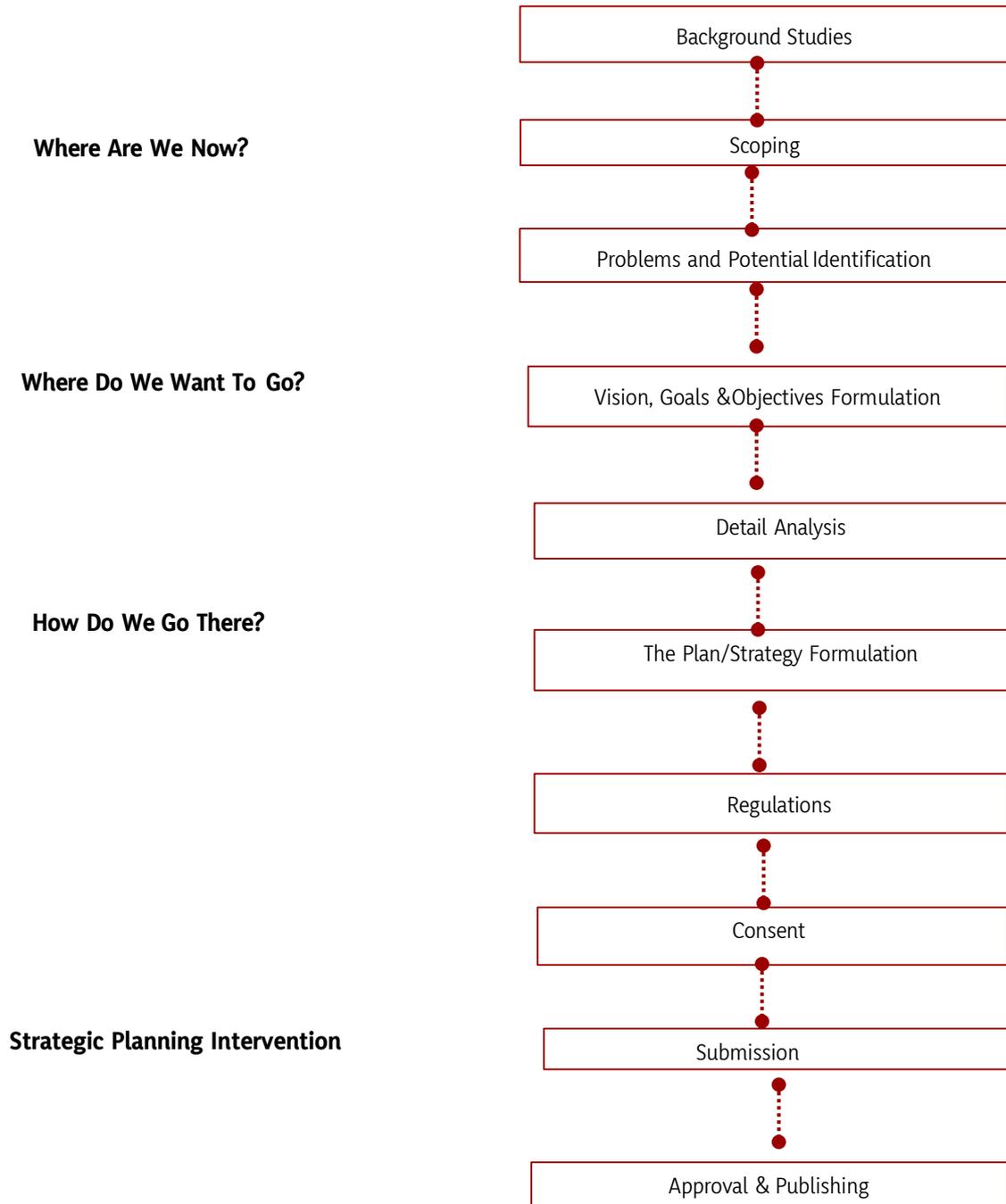
The UDA is in the process of preparation of comprehensive plan for the Negombo MC area integrating land use plans, economic, physical and environmental, area-based plans and urban design plans. The mentioned above plans contain the proposed prominent land use of the area and proposed physical structure which enhance the sustainable infrastructure such as road, railway, urban nodes, electricity, water supply and 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



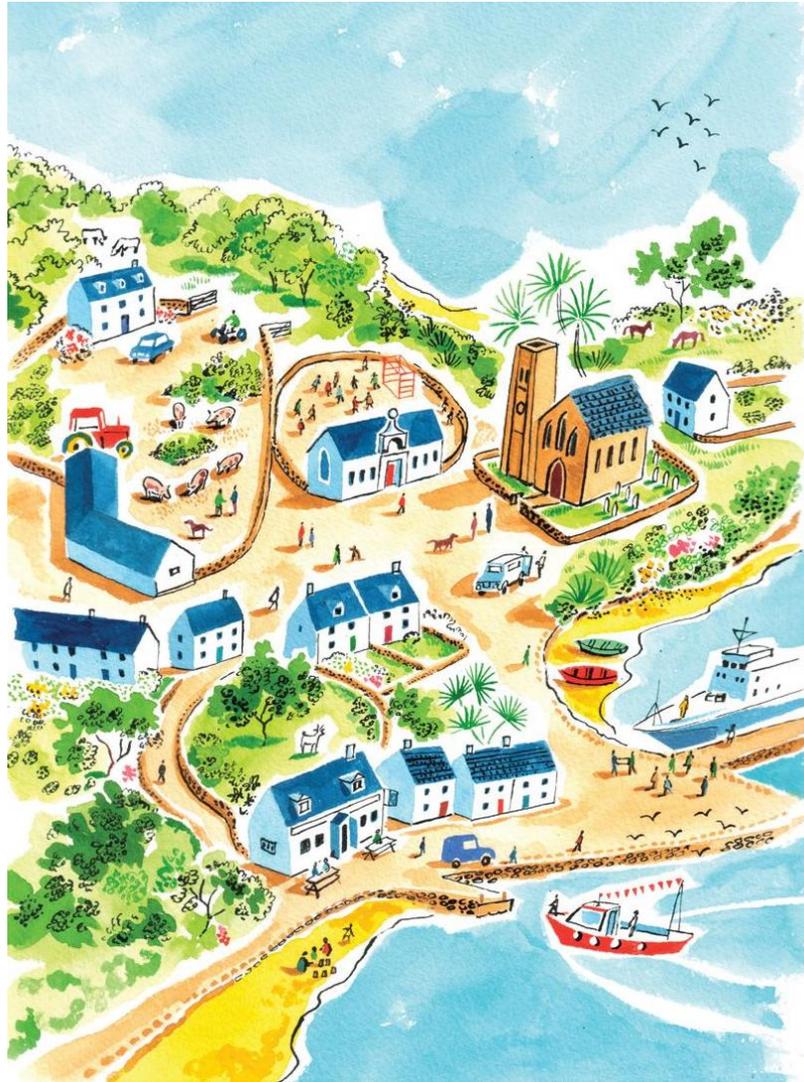
Source: UDA, 2021.

Negombo Development Plan has followed the planning process which contains the 10 major steps shown in figure 1.1 that can be identified as Background Studies, Scoping, Problems and Potential Identification, Vision, Goals and Objectives Formulation, Detail Analysis, The Plan, Strategy Formulation, Regulations, Consent, Submission and Approval & 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 Vision, Goal and Objectives Formulation open the futuristic image and spatial form, physical, environment, economic and social aspects of the city and its role. The fifth step of detailed analysis has been completed through the Sensitivity Analysis, Development Pressure Analysis, Connectivity Analysis, Node Analysis, case comparison and multi criteria suitability analysis. The sixth step of The Plan/Strategy Formulation enhances the Physical, Economic, Social, Environmental transforms into urban development practical process to achieve the vision. This influences to identify and prioritize the projects with analysis of Physical, Social, Economic and Environmental Impacts. The seven step of Regulations involves with Urban Design Schemes with Form Based Analysis, Simulations, Building and Planning Regulations and Guidelines with Legal Implications and Social/Political Sensitivities. The eighth step of Consent involves with getting public comments, stakeholders' awareness and local authority consent for the draft development plan. The ninth step involves with the Submission of final draft Development plan to Main Planning Committee and Development Planning Division. The tenth step of Approval and 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 and legal procedure for establishment of Development Plan.

02 Chapter



Preliminary Survey

Chapter 02

Preliminary Survey

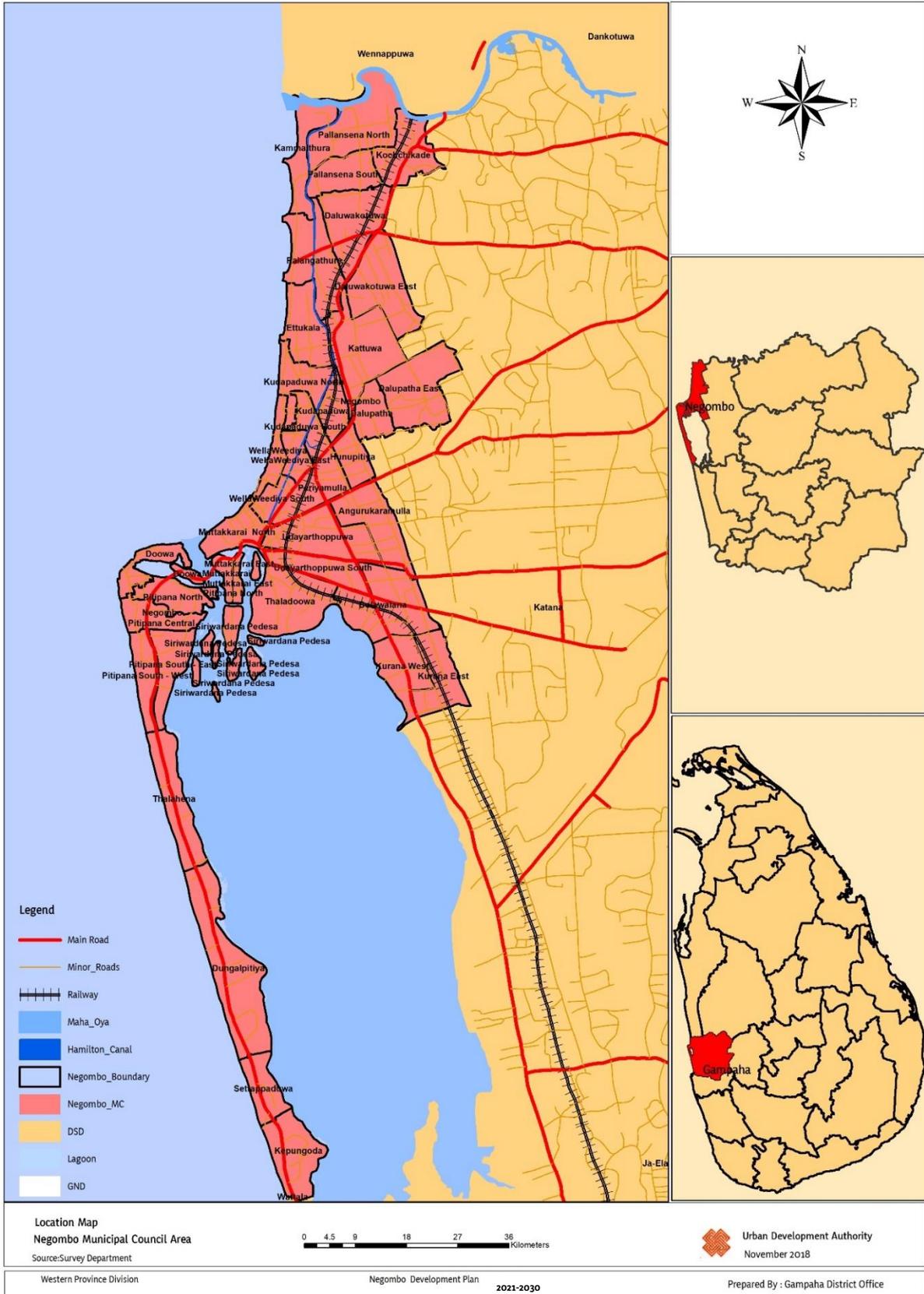
2.1 The Study Area

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province in the west coast of Sri Lanka shown in map 2.1. 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 Ma Oya, South by Diya Honda Ela, East by 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 155649 and about 38912 houses can be identified in Negombo MC Area.

Negombo Planning area relates with the Intermediate zone and wet Zone of the Climate Zone map of the Sri Lanka. 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.

Map2.1 Location of Negombo MC Area



2.2 Planning & Situational Context

Negombo has a long and remarkable historical background that goes to the period of King Kawanthissa. The Sinhala name of නිගමුව 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 choose 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 shown in figure 2.1 and figure 2.2 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.

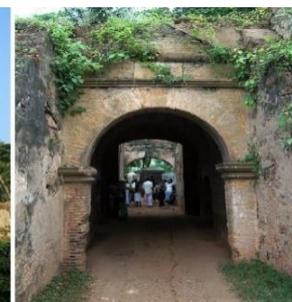
Figure 2.1 Dutch Fort in Negombo Figure 2.2 Front Elevation of Dutch Fort



Source: Negombo MC,2021



Source: UDA,2021.



Source: UDA,2021.

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 acts 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.

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. (*Annexure 01. Road Network of Negombo*)

It is located within the close proximity to Bandaranayke International Airport, Katunayake Free Trade Zone 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 services shown in Figure 2.3.

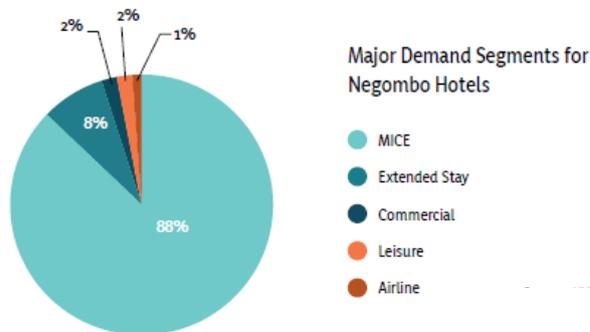
Negombo attracts 350000 tourists annually and they arrive to Negombo for leisure activities shown in figure 2.4 and this lead to become the major tourist destination. According to the recent research , Negombo is well connected to the International Airport and Colombo city by the Colombo-Katunayake Expressway, 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 largely depends on tourism and fishing.

Figure 2.3 Three Major Sectors of Economy



Figure 2.4 Tourism Attraction Representation

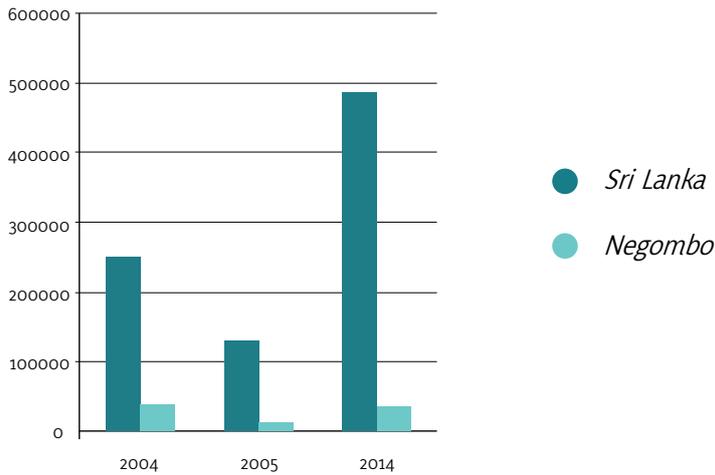
Source: Negombo MC, 2021



Source: Tourism Development Authority, 2018

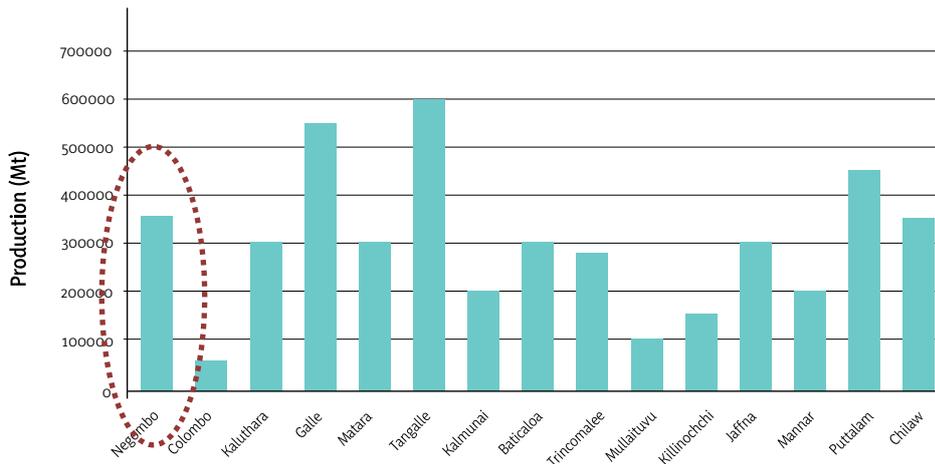
Negombo has an active fishery industry which has a plenty of fish production. It gets the third place in Sri Lanka and contributes 16% for the national economy by fish production which is 80% of marine fish and 20% of lagoon fish. Shrimp and prawn’s production highly contribute for its economy (*Annexure 02. Prawn Breeding Sites of Negombo*) 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.

Figure 2.5 Fish Production of Negombo in National Context



Source: Ministry of Fisheries and Aquatic Resources Development, 2014

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



Source: Ministry of Fisheries and Aquatic Resources Development, 2015.

The total population of Negombo records 141684 in 2001, 148000 in 2012. The population is declining due to conversion of the residential spaces into commercial spaces & the area represents the 0.11% of Annual Average Growth Rate. According to that, the estimated present population (2021) & future population shows in below Table 2.1.

Table 2.1 Population Statistics of Negombo MC

Population of Negombo Planning Area				AAGR
2001	2012	2021	2030	
141684	148000	155649	170992	0.11

Source: Census and statistic Department,2011 and Urban Development Authority,2021.

The catholic percentage of 80% 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 03.Urban festivals in Negombo)

The previous planning attempts have been 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 04.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 05.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 06. 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 costal belt and the Draft Western Region Structure Plan has promoted Negombo as second order city and Tourism Zone from Aluthgama Up to Negombo. *(Annexure 07. 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 Airport Business city contained with main development components of; Commercial and Business City Centre development ,Cultural Corridor development, Conferences and congresses Centre development and Common facilities development with Urban Living Upgrade Precinct. 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 to create a sustainable urban form for the betterment of city dwellers and the journeyers who are experienced in Negombo. *(Annexure 8. 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 shown in Map 2.2 that cater to Bandaranayke 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 shown in Map 2.3 and cause to expand physical development beyond the administrative boundaries.

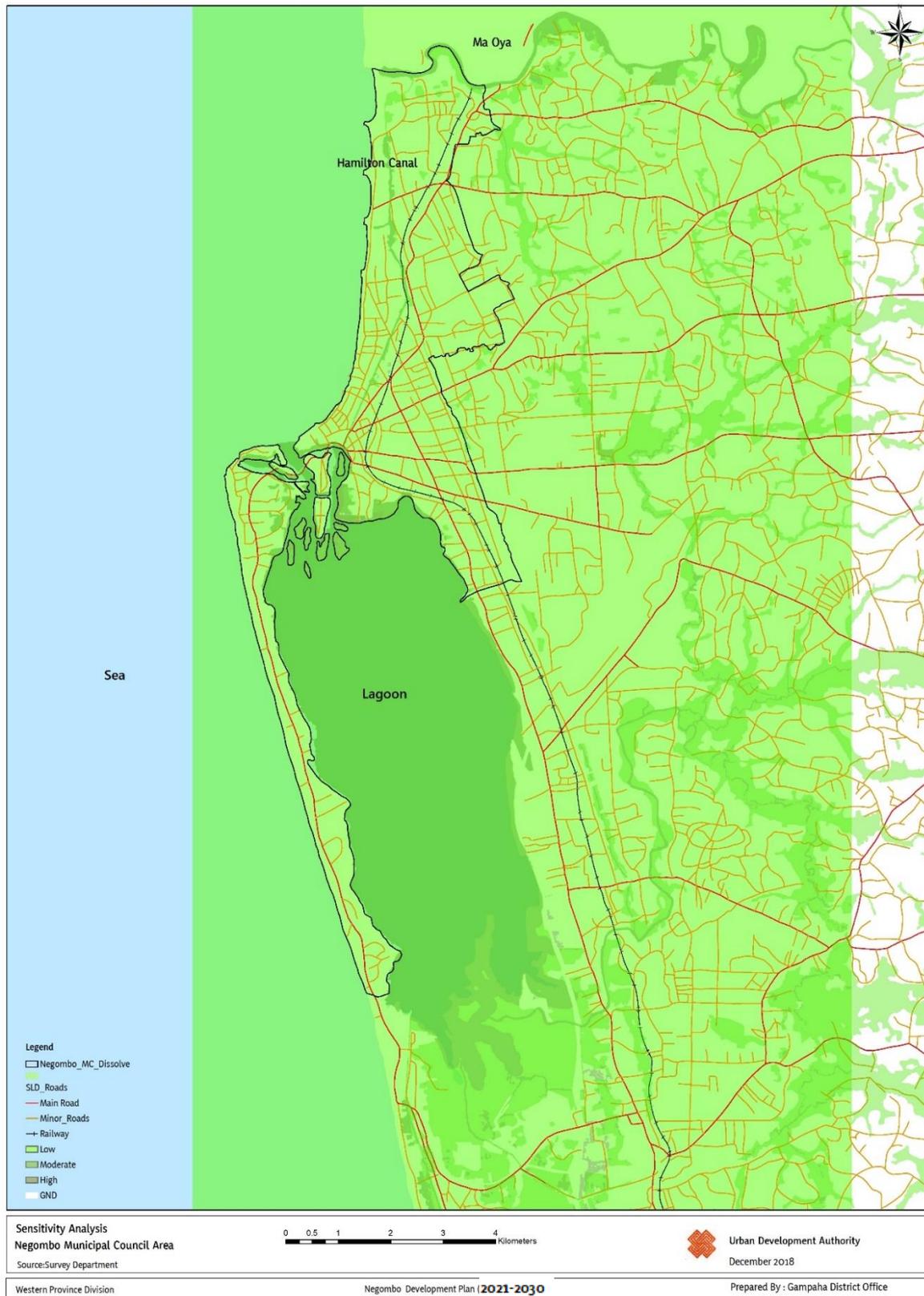
This phenomenon influenced declare the Negombo MC area as an urban development area on 3rd of November 1997 under the gazette notification No 1000/3 by considering this rapid physical and urban development. Not only, that in 2001 Negombo identified as "Growth Centre" which combining Katana PS area, Katunayake 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 shown in Map 2.4. Present Western region structure plan identified Negombo as a second order city which is located within the tourism zone. Development Pressure Analysis shown in Map 2.5 also proved Ethukala and Lewis place areas have high development pressure with the tourism related physical developments (*Annexure 09. Criteria of Development Pressure*). 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. 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 10. Delineation of Planning Boundary) 39 number of Grama Niladhari Divisions belong to the administrative boundary of Negombo MC. (Annexure 11. List of GN Divisions of Negombo MC)

Map 2.2 Urban Hierarchy of Gampaha District



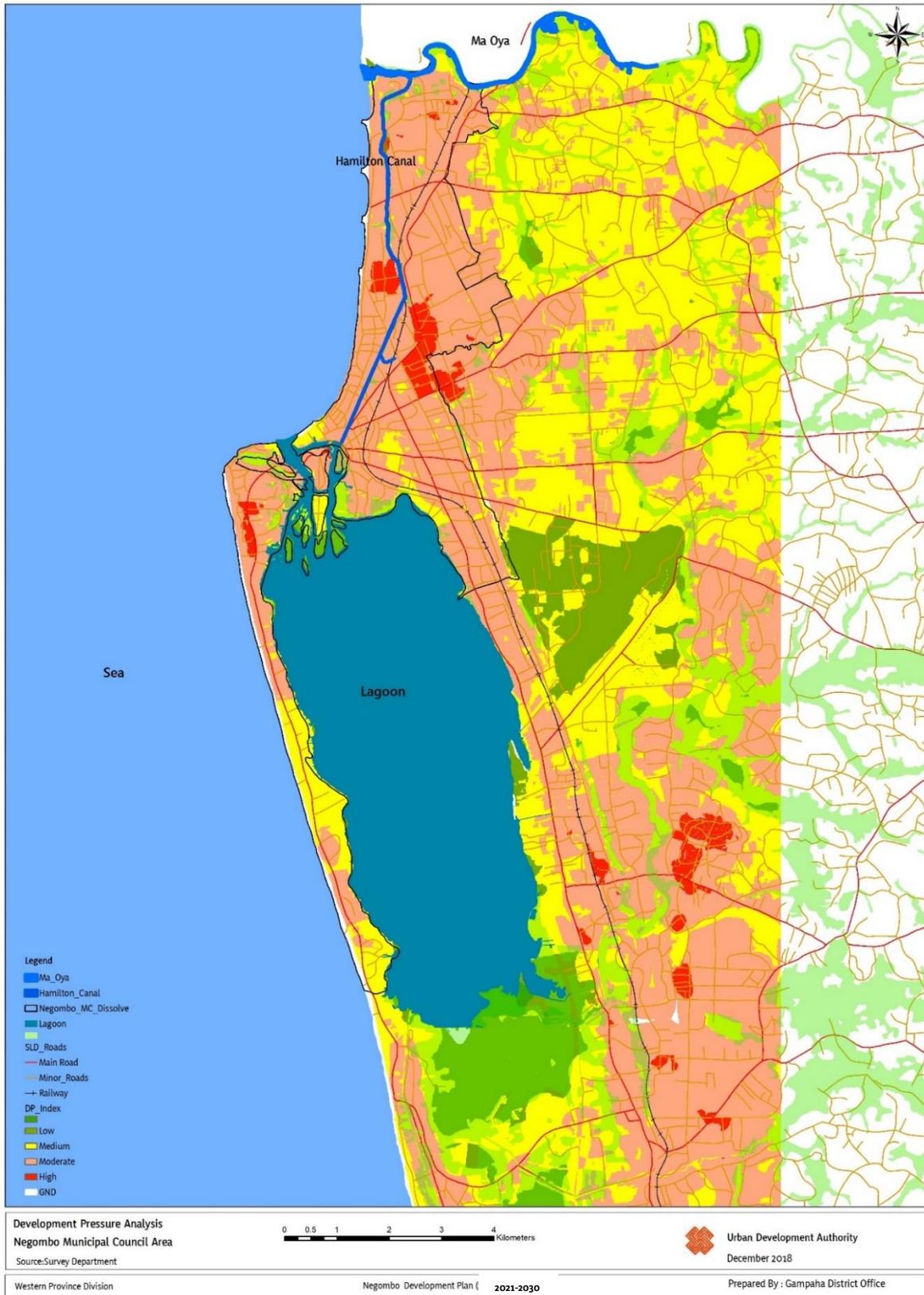
Source: UDA, 2021.

Map 2.3 Sensitivity Analysis of Negombo



Source: UDA, 2021

Map 2.5 Development Pressure of Negombo



Source: UDA, 2021

03 Chapter



Need of The Development Plan

Chapter 03

Need of The Development Plan

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

3.1 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, Ma 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 shown in Table 3.1 and Map 3.1.

Table 3.1 Bio Diversity of Negombo

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

Source: NARA Environmental Profile,2017

Map 3.1 Blue - Green Network of Negombo



Source: UDA, 2021

3.2 Less Optimization of Beach fronts

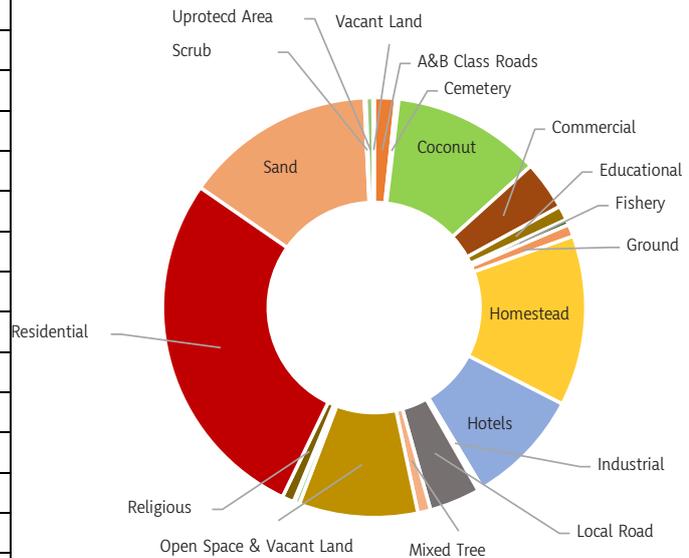
Beach fronts of the city plays a major role creating as an active open and recreational space. Barcelona - Spain, Panama City- USA, Benidorm – Spain, Santa Cruz Beach – California are the identical beaches in the world. It is a good destination for the tourists and journeyers. The recent visual photographic survey and land use analysis shown in figure 3.1 and 3.2 elaborate that although Negombo has 24km of straight beach strip which is Starting from Sarakkukanda – Kepungoda to Ma oya which is an ending point of western province, it is not used for optimised utilization for development of city.50% of beach fronts have been used as underserved settlements, backyards of homestead and vacant lands which are not used for any activities shown in figure 3.3, figure3.4,figure 3.5 and figure 3.6.

Table 3.2 Land use Percentages 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
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

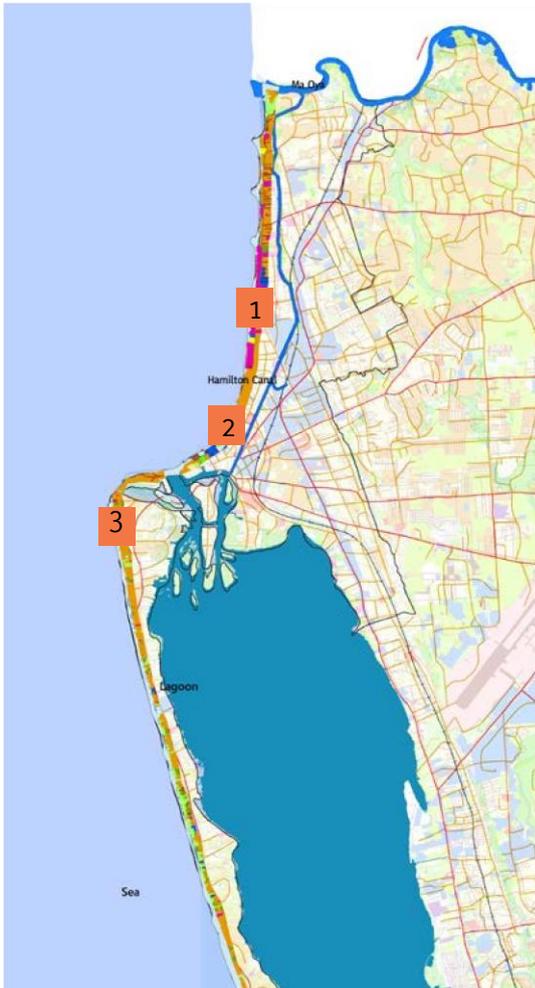
Source: UDA,2021

Figure 3.1 Composition of Land use along the Beach Strip



Source: UDA,2021

Figure 3.3 Beach Strip of Negombo



Source: UDA,2021

Figure 3.2 Brown's Beach Site



Figure 3.4 Ethukala Site



Figure 3.5 Morawala Site



Source: UDA,2021

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 only a few number of accessible paths still connect to beach fronts. Most of the time the best visual and wider beach corridors are used for dry fishing and it influences to spread the bad odour and reduction of visitors to the area. Cross Sections shown the unappealing access.

Figure 3.6 Cross section of Ethukala Area

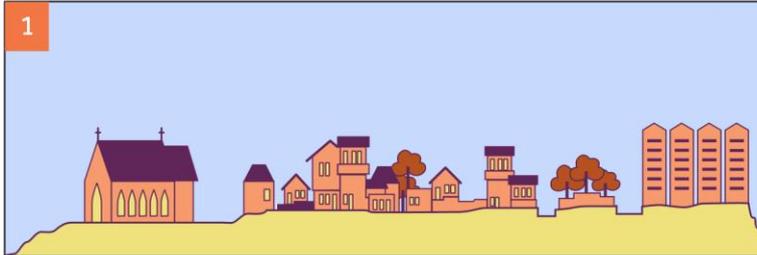


Figure 3.7 Cross section of Doowa Area

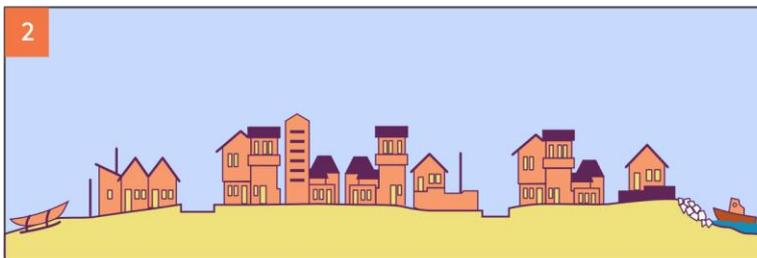
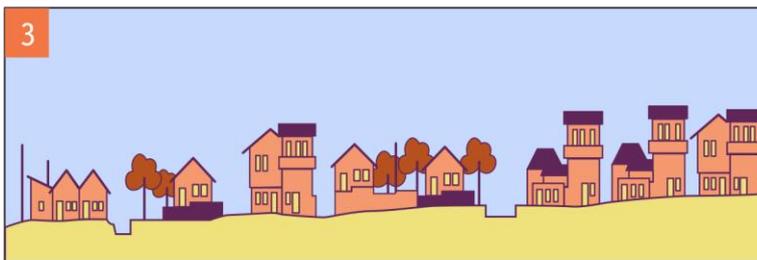
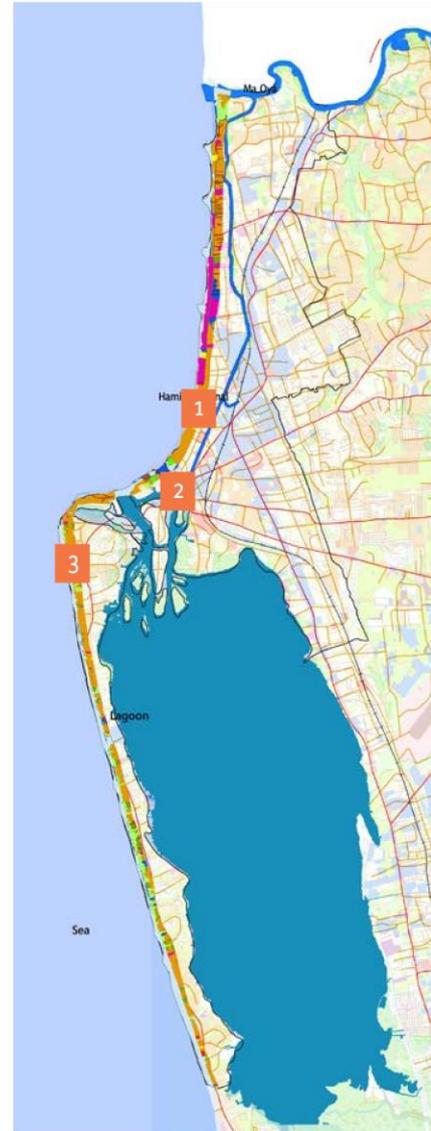


Figure 3.9 Cross section of Pitipana Area



Source : Urban Development Authority 2021

Figure 3.8 Locations of Cross sections

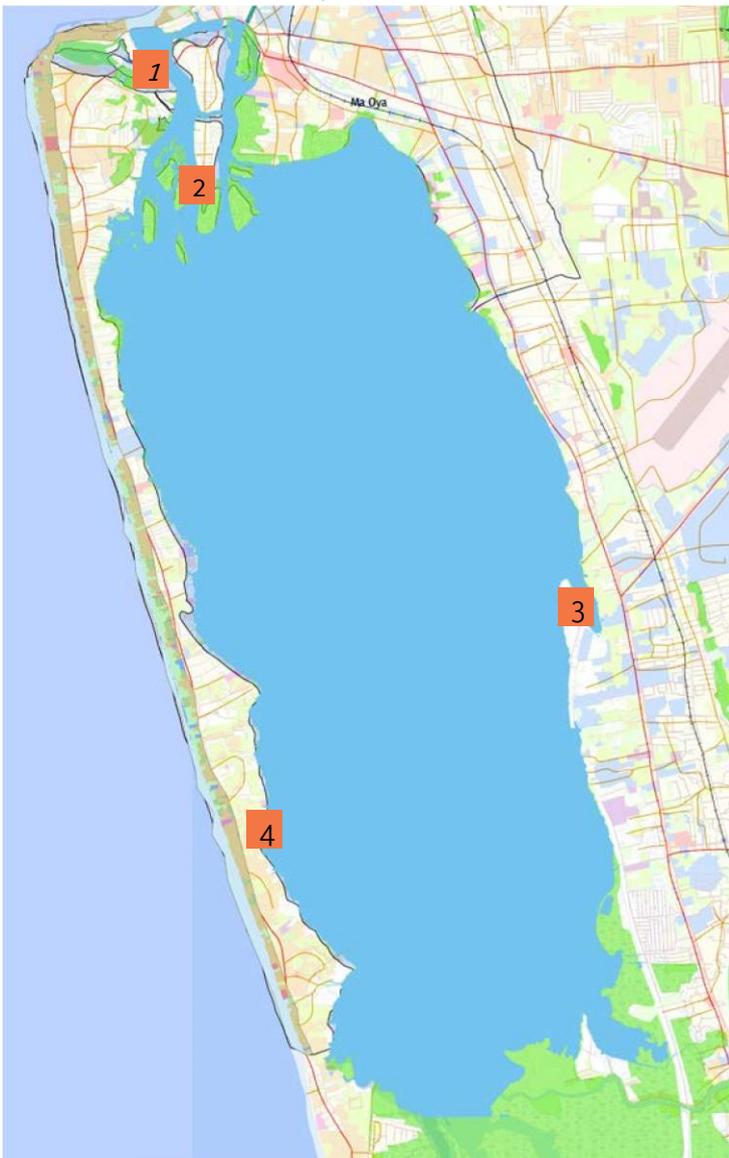


3.3 Incompatible Land use of lagoon and its environs

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 shown in figure further illustrates the mentioned fact.

Figure 3.11 Locations of images



Source: UDA,2021

Figure 3.10 Illustration of Pitipana Site



Figure 3.12 Illustration of Munnakkare



Figure 3.13 Illustration of Katunayake



Figure 3.14 Illustration of Dungalpitiya



Source: UDA,2021

3.4 Less Optimization of Canal Network and Ma Oya Environs

The Case Comparison Analysis for the canals and rivers have been carried out 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, Oklohoma 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 shown in Table 3.2 and Map 3.5 represent land use pattern along Hamilton canal.

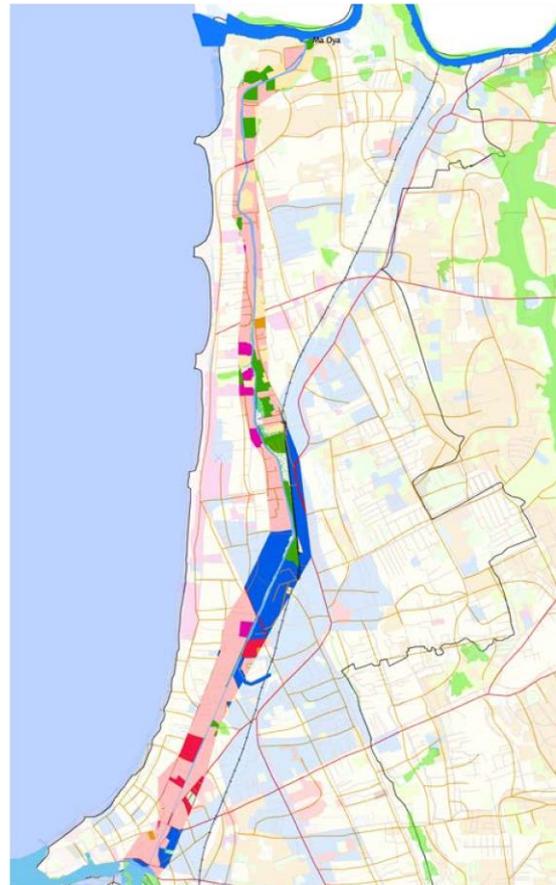
Negombo runs extensive canal which can be interpreted as Hamilton Canal and river which called as Ma Oya are running through Negombo. Although these are the major elements of aquatic eco system, 51% of Canal banks and river are used as backyards of homesteads and boat anchoring places. It further reduces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

Table 3.2 Land use of Hamilton Canal and Its Environs

Name	Area (Sqkm)	Percentage
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 Roads	0.2106	5.41
Marshy	0.0223	0.57
Mixed Tree	0.0601	1.54
Open Space &	0.1104	2.84
Public Utilities	0.0019	0.05
Railway	0.0082	0.21
Religious	0.0698	1.79
Residential	1.52	39.24
Sand <i>Source: UDA,2021</i>	0.0116	0.30
Uprooted Area	0.0524	1.35

Source: UDA,2021

Figure 3.15 Land use along Hamilton Canal



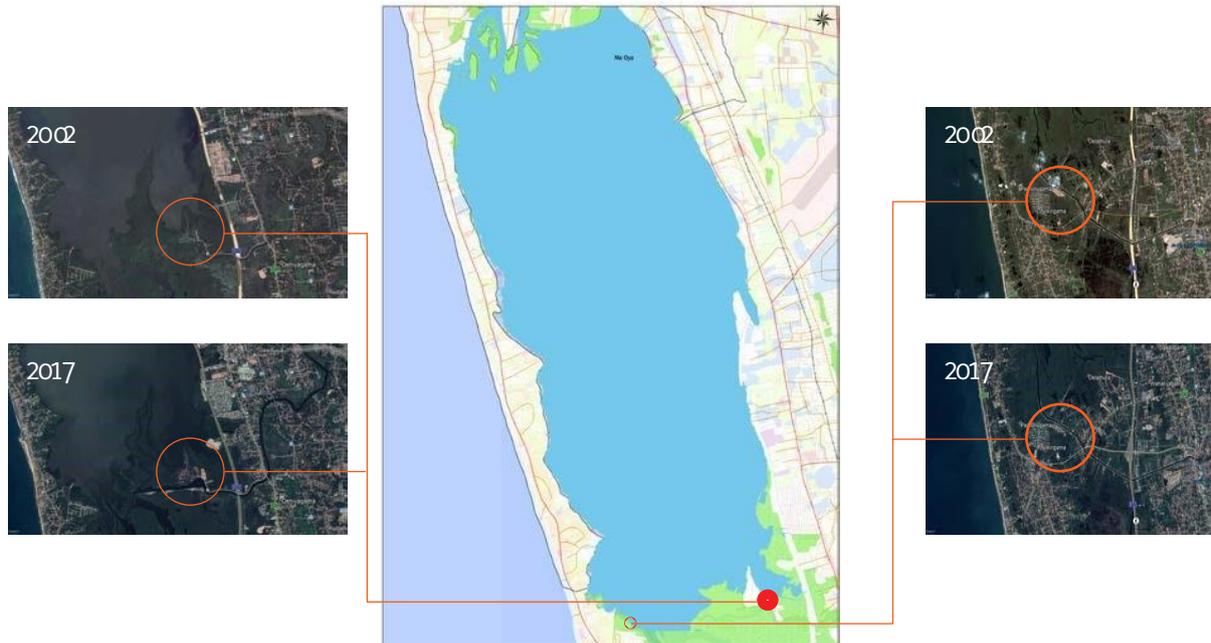
Source: UDA,2021

3.5 Encroachment of lagoon and 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 shown in 3.17. 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 is emerging as a result of this phenomena. Currently 820 settlements are scattered in this village. The settlers are using the reservation for the illegal settlements and the construction of roads violating the existing rules and regulations imposed by the Urban Development Authority.

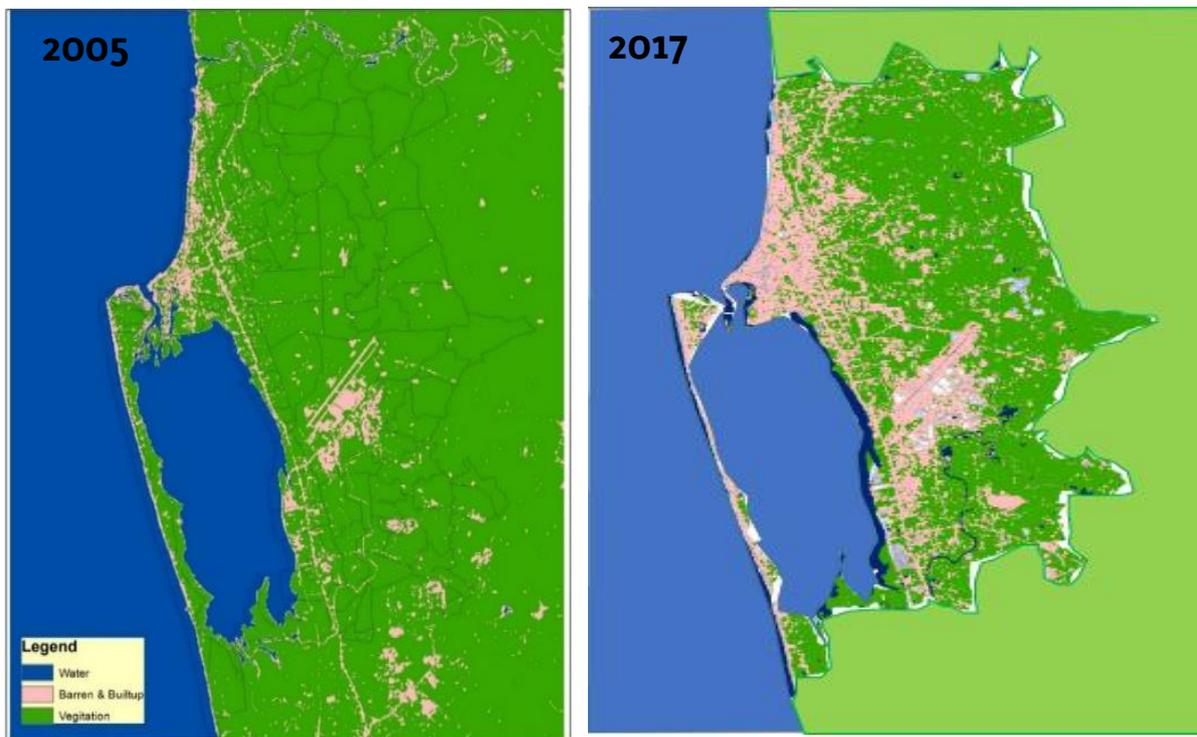
Figure 3.17 Illustration of Encroachment of Lagoon



Source: UDA,2021

The NDVI Analysis shown in Map 3.6 elaborates that how the shape of the lagoon has been changed due to built pattern and its environs through the encroachment.

Map 3.2 NDVI Analysis of Negombo 2005 and 2017



Source: UDA,2021

04 Chapter



The Planning Framework

Chapter 04

The planning framework

4.1 The Vision

“The Little Rome : Sprinkling the Blue Green loch ”



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,

Blue Green Loch 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 will influence to create a blue green loch. It hosts and **sprinkles** an autarchic and a self-sufficient aqua port that can be stood by itself which 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 will contribute 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 the **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 with optimization of natural water potentials and upgrading of ceremonial catholic culture in future.

4.3 The Development Goals

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

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

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 Ma 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 harbour 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 tourists' 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 introduce 08 number of public recreational spaces within identified Little Rome area, The Lellama and Sightseeing Deck area by 2030.
- V. To introduce inter linked roads and pedestrian path system with improved walkability facilities in Little Rome area, Bazaar 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 Analysis

Table 5.1 Goal Based Summarized SWOT Analysis

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

Strengths

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 2100 Ha of Negombo lagoon being located in planning area
- The Planning area being bounded from northern direction by 15 km stretch of Ma 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 being the sole city of Western region with a unique landscape and bio diversity blended with lagoon and sea.

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
- Physical Infrastructure facilities - 98% of Electricity & 95% of Water Supply
- Social Infrastructure facilities - District hospital, 44 Schools, 7 Educational institutions

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

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

Existing Established fishery related facilities

- 13 ice Plants, 3024 boats, 22 Ma dal Paru

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

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

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

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

Weaknesses

Majority of water front's being treated as backyards of developments

- Lagoon Front – 50%
- Beach Front – 50%
- Canal Front - 50%

The gradual Increase in encroachment of Negombo lagoon

- 1995 _ 3200 Ha
- 2017 – 2100 Ha

Improper utilization of unique waterscapes

- Hamilton canal
- Beach
- Lagoon

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

Vibration effect due to motor boats

- To physical form of lagoon
- The mangrove species (declining Rate of 10%)

Pollution of water bodies and depletion of natural scenic sites due to fishery activities and other interfering uses.

Opportunities

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

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

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

Threats

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

Sea plane landing to Lagoon and vibration effects to fish breeding sites.

Goal 02

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

Strengths

Existence of 83 number of churches within Negombo MC area and unique ceremonial catholic culture associated with them

Existence of 28 number of buildings with architectural influence

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

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

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

Number of religious, social and entertainment functions happening throughout year contributing to the unique culture of the area

Special community behaviour associated with ceremonial catholic culture and western modernized culture resulting in vibrant day – night

Existence of Dutch Fort built in 1678

Opportunities

Conservation schemes introduced by Archaeological Department for identified 06 number of archeologically important Buildings
The proposal to declare the Negombo lagoon area as a conservation zone by CCD

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

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

Ongoing International Shopping Complex Project

Weaknesses

Gradual deterioration of existing Dutch Fort

Gradual deterioration of archaeological valuable buildings & Monuments affluent with Roman architecture due to reflectance.

5.2 Detailed SWOT for Goals

Goal 01

Create a 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 2100 Ha of Negombo lagoon being located in planning area shown in Map 5.1.

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

- The Planning area being bounded from northern direction by 15 km stretch of Ma 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, Ma oya, sea and Hamilton canal which is running across Negombo. These four major water spaces provide diverse experiences. Ma Oya which is bounded from northern direction of Negombo and other tributaries provides 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 shown in Map 5.2.

Map 5.1 Negombo Lagoon and Its fronts



Source: UDA,2021

Map 5.2 Potentials attached to unique water environment of Negombo



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 shown in 5.2 and 5.3 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	04	-

Source: NAARA,2017

Table 5.3 Bio Diversity in Negombo Beach Area.

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

Source: NAARA,2017

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

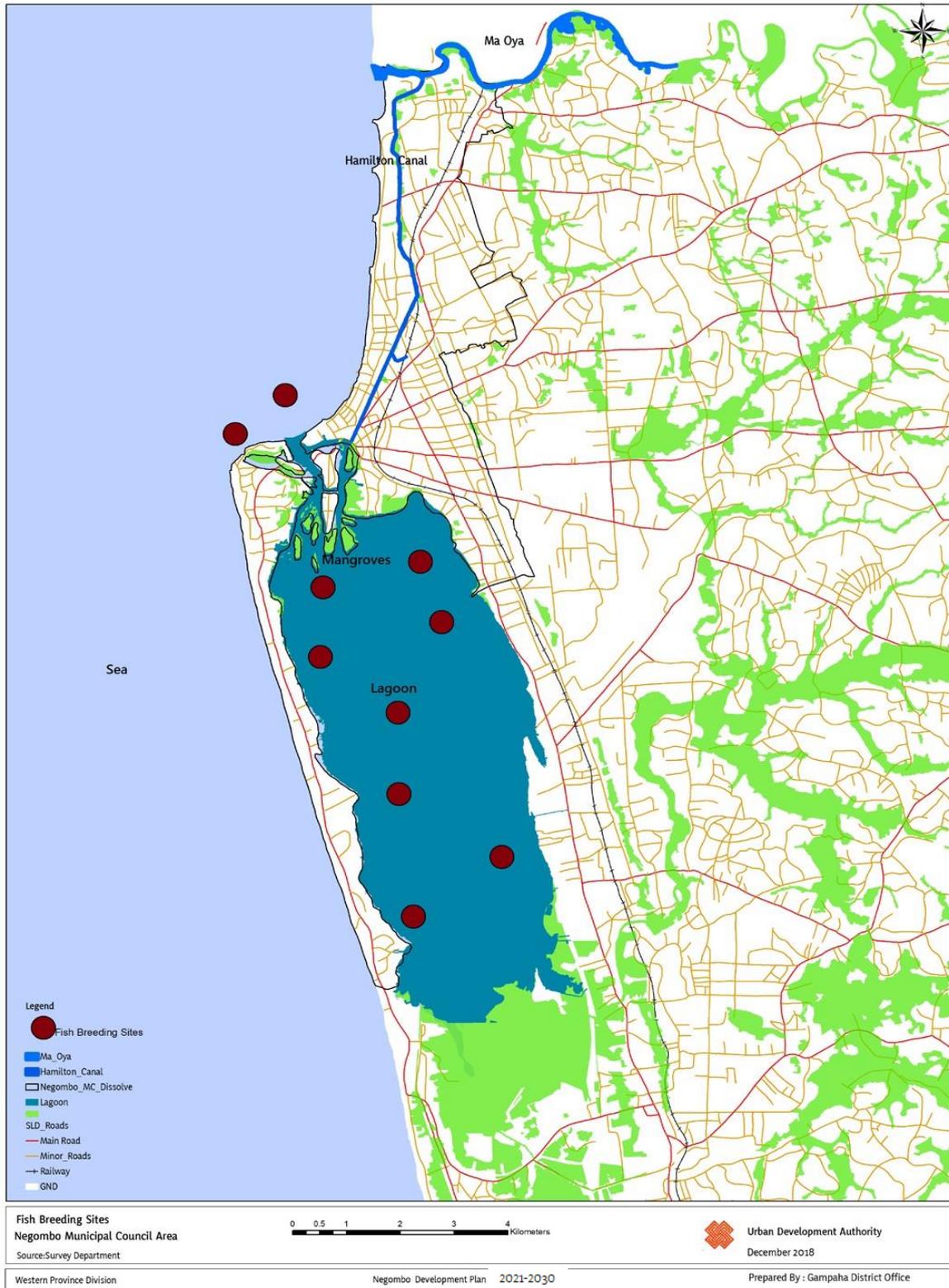
S4 - 15% of Shrimp Production of Sri Lanka, being contributed by Negombo related fishing activity.

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 in fishery activities

S7 – 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 in Negombo



Source: NARA, 2017

S8: Negombo Plays its role as a regional facilitator*Table 5.4 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 Educational Institutions	Government offices (Negombo MC, Negombo Land Registry, Divisional Secretariat, 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		

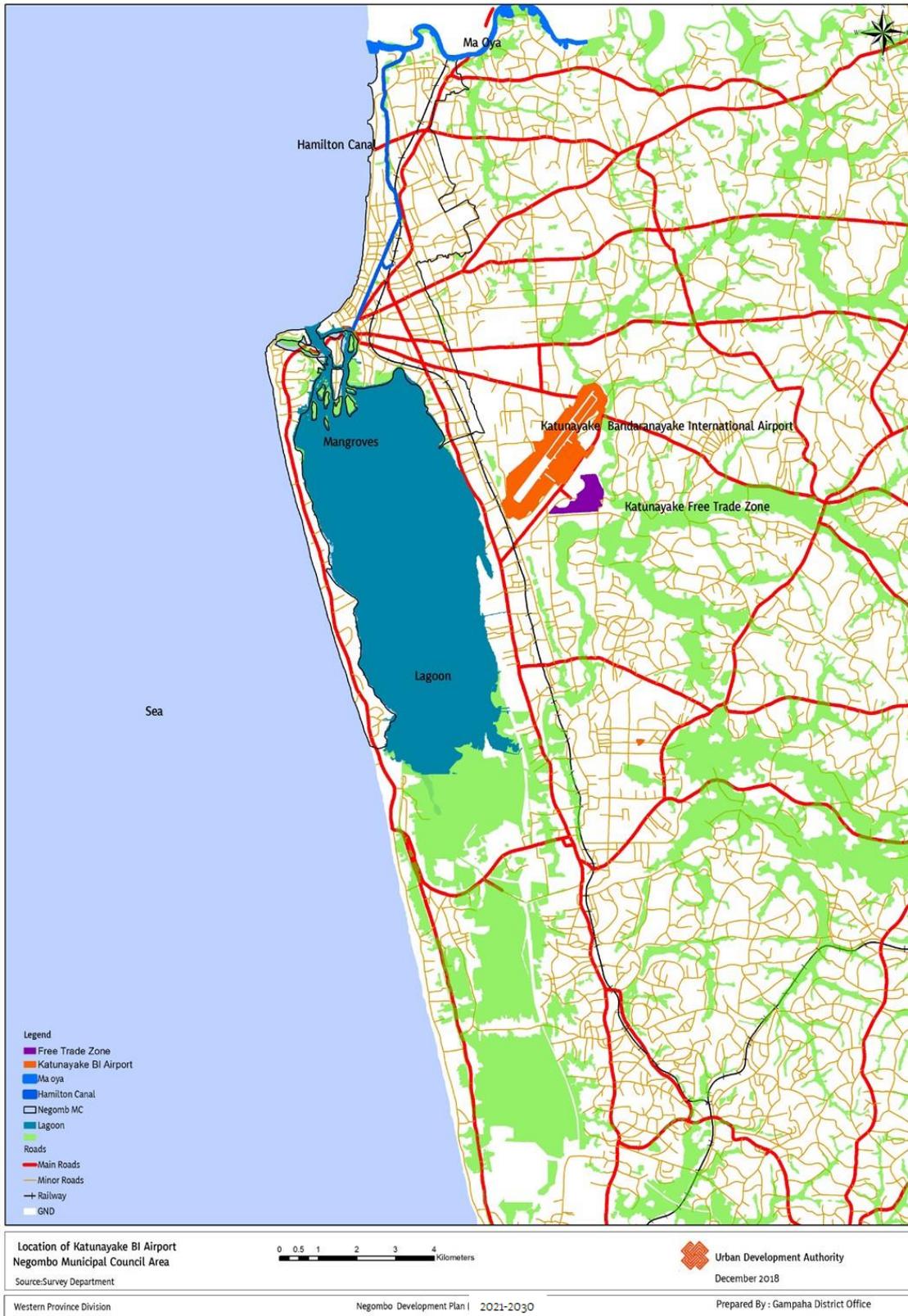
Source: UDA,2017

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 shown in Map 5.4.

Map 5.4 Illustration of KBI Airport close proximity to Negombo



Source: UDA, 2021

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

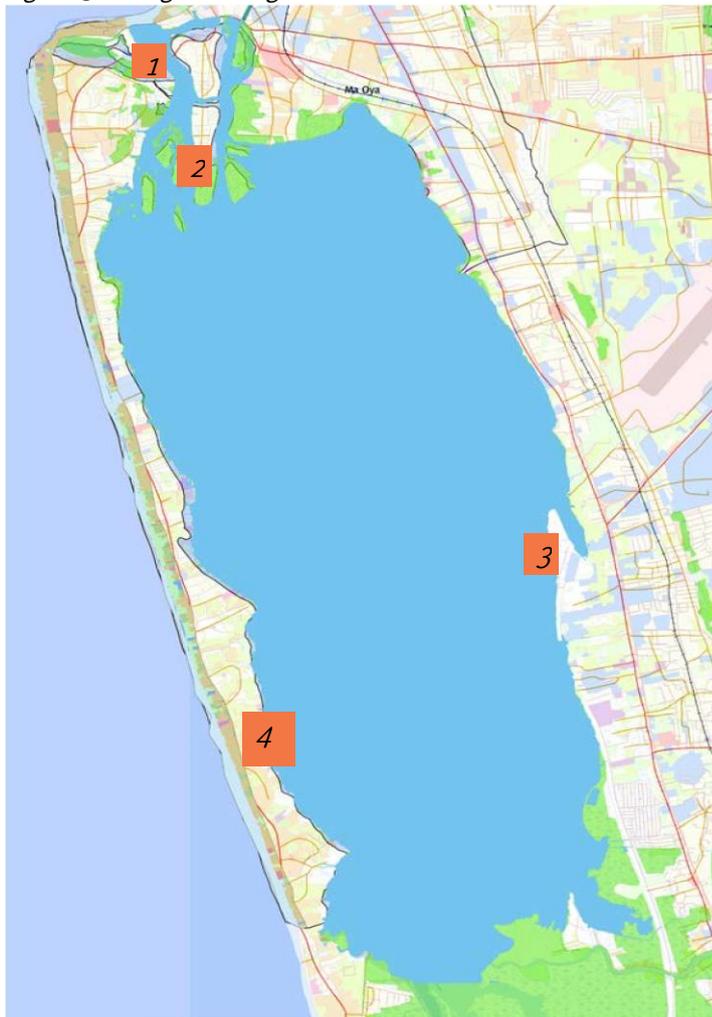
Negombo has 350000 annual tourist arrivals due to the existing blue green network. It contributes 7% for national economy from the tourism sector.

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 shown in figure 3.1 and 3.2. The land use analysis and recent photographic survey conveyed the above fact shown in figure 5.1,5.2,5.3,5.4,5.5.

Figure 5.2 Negombo lagoon and its environs



Source: UDA, 2021

Figure 5.1 Boat anchoring at lagoon



Figure 5.3 Waste Dumping at lagoon



Figure 5.4 Backyards of Homesteads



Figure 5.5 Lagoon Mouth



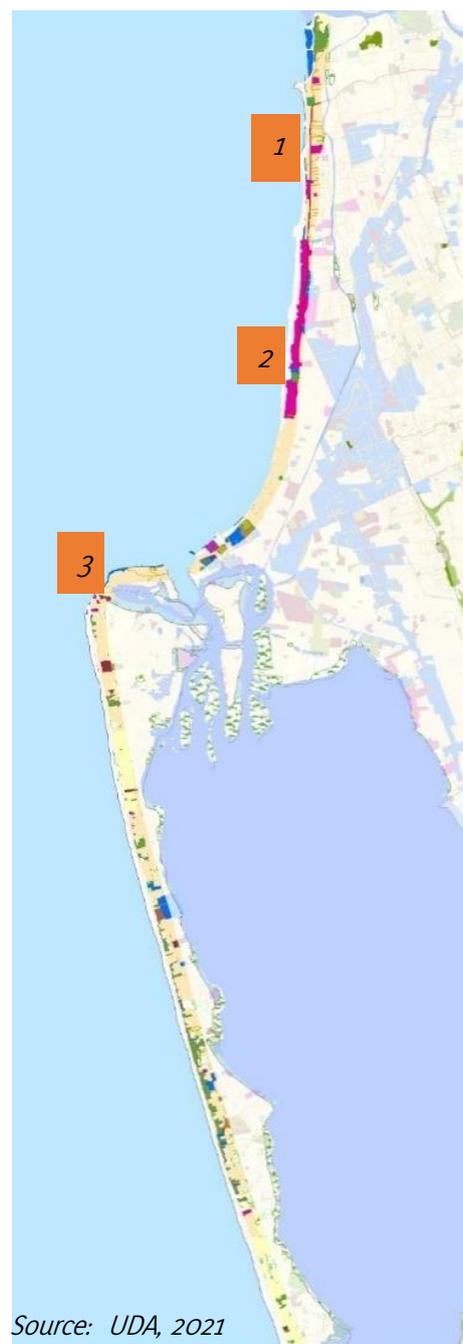
Source: UDA, 2021

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
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: UDA, 2021

Figure 5.6 Beach strip of Negombo



Source: UDA, 2021

Figure 5.7 Brown's & Ethukala Sites



Source: UDA, 2021

Figure 5.8 Morawala Site



Source: UDA, 2021

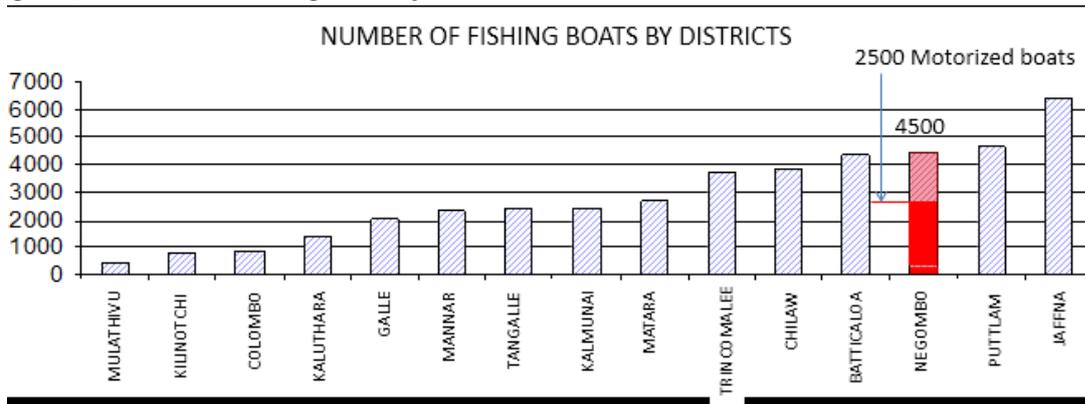
W2: The gradual increase in encroachment of Negombo lagoon

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 discussed in Figure 3.17.

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% shown in figure 5.9

Figure 5.9 Number of Fishing Boats by Districts



Source: Ministry of Fisheries and Aquatic Resources Development, 2017.

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.

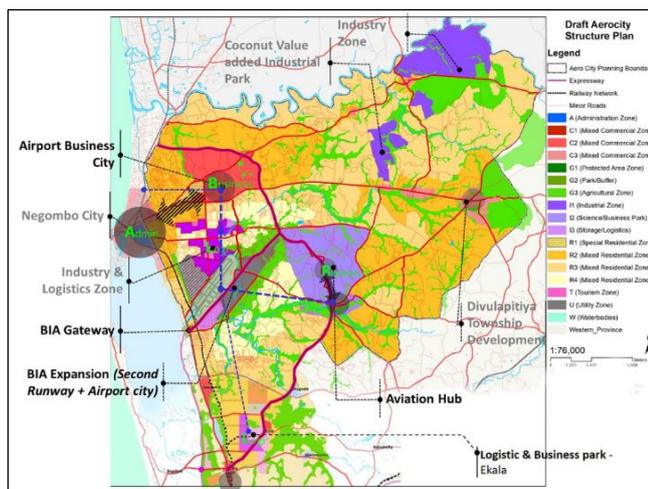
O2: Identification of Hamilton canal as a water transportation mode by Western Region Megapolis Plan.

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 Centers; 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 shown in Figure 5.10

Figure 5.10 Aero City Plan



Source: AERO City Plan, 2017 -2030

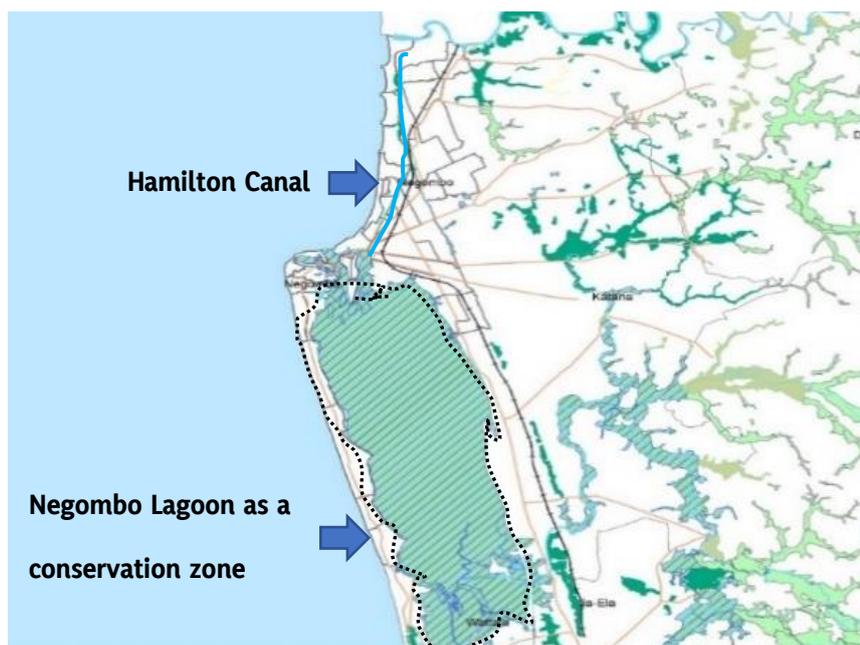
Goal 02:**Magnify the Negombo's city image with its unique roman ambience****O4: Proposed Sewage and Sanitary Project undertaken by National Water Supply and Drainage Board**

National Water Supply & Drainage Board Involves with the Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka and Negombo MC area is under this project scope and AFFD and European Union are the donors of the project with 20 billion Rupees and 75000 beneficiaries targeting the year 2022. The project objective is to improve the sanitary facilities in Negombo MC Area.

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 shown in Map 5.3 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.

Figure 5.11 Waterscape of Negombo



Source: UDA, 2021

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 shown in Map 5.3. 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.

Strengths

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

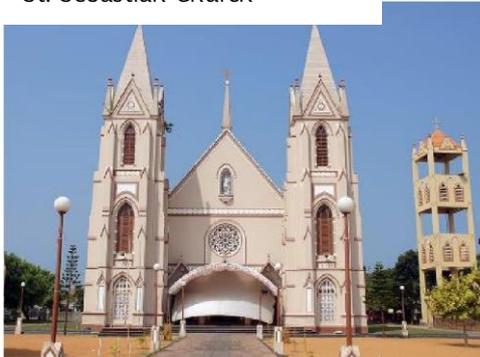
Negombo MC area has 83 number of churches which have the Roman Catholic influence. It contributes to enhance the roman catholic culture.

S2: Existence of 28 number of buildings with architectural influence

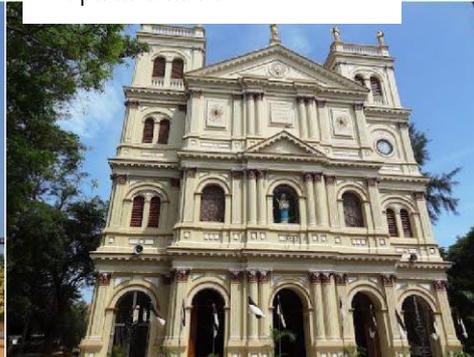
Negombo MC area has 28 number of buildings which have the Roman Catholic and architectural influence shown in figure 5.10.

Figure 5.12 Architectural Illustration of Negombo

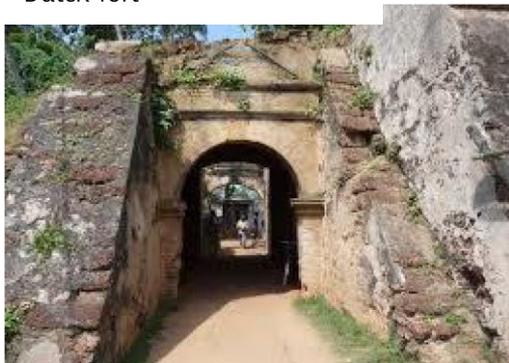
St. Sebastian Church



Pitipana Church



Dutch fort



Dutch Church



Source: UDA , 2021

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 bazaar area with specialized business districts with grid iron street pattern

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

S9 - Existence of natural water related attraction sites & Cultural Sites

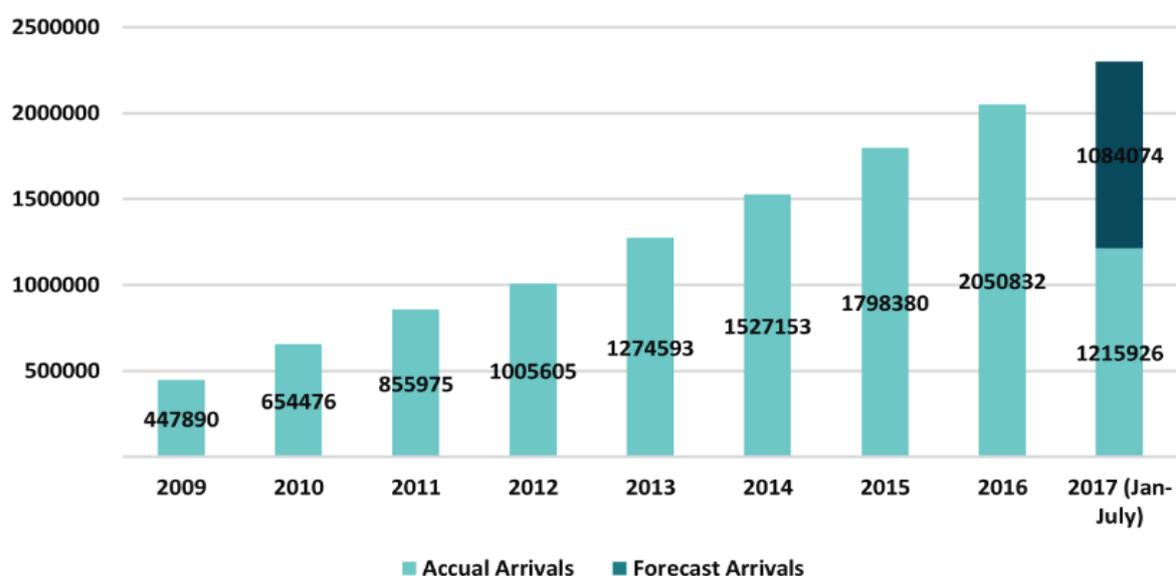
The natural waterfronts of sea, lagoon, Ma oya, Hamilton canal and beach front sites can be observed in Brown Beach site, Morawala, kapungoda, Thalahena, Dungalpitiya, Doowa, Wellaweediya, Ethukala, Poruthota and Kochchikade areas.

S10 - 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

S11 - 50000 annual tourist arrivals in Negombo area

Figure 5.13 Tourist Arrivals for Negombo



Source: Tourism Development Authority, 2017

Figure 5.14 Room Capacity of Hotels in Negombo

Hotel	No Establishments	Rooms
Classified Hotel		
1 star	02	280
2 star	05	346
3 star	04	320
4 star	03	344
Unclassified Hotel	95	525
Boutique Hotel	23	2400
Boutique Villa	35	285
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

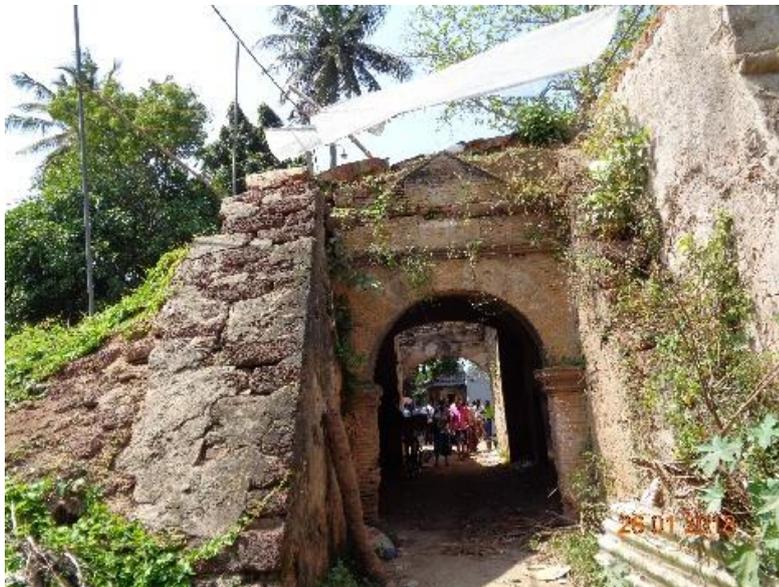
Source: Tourism Development Authority, 2017

Weaknesses

W1 - 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 5.15 Negombo Dutch Fort



Source: UDA,2021

W2 - Unexposed and hidden tourism attraction sites with valuable environment & cultural importance

W3 - 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. (*Annexure 8. Aero City Plan and BIA Gate Way project*)

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.

O4 - Ongoing International Shopping Complex Project

O5 - Acts, Rules & regulations related to archaeological conservation and protection

Part 1 and 2 of Antiquities Ordinance provide a legal basis for the conservation and protection of the identified 28 number of

archaeological sites in Negombo MC area.

O6 - Sanitary facility improvement project – Negombo by AFFD & European Union.

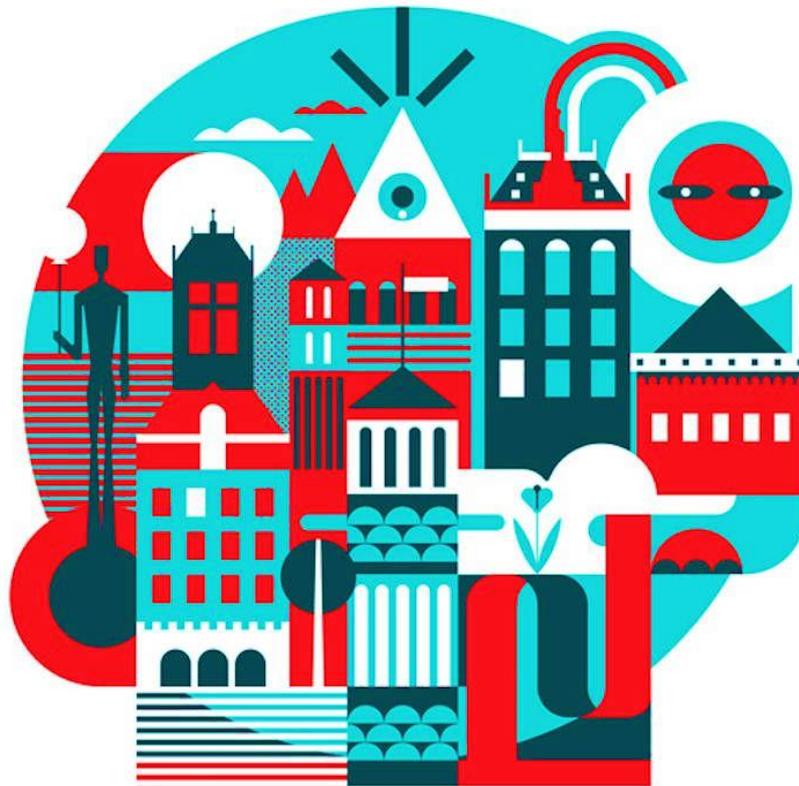
National Water Supply & Drainage Board Involves with the Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka and Negombo MC area is under this project scope and AFD and European Union are the donors of the project with 20 billion and 75000 beneficiaries targeting the year 2022. The project objective is to improve the sanitary facilities in Negombo MC Area.

Figure 5.16 Project Brief of Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka



Source: National Water Supply & Drainage Board, 2018

06 Chapter



The Plan

Chapter 06

The plan

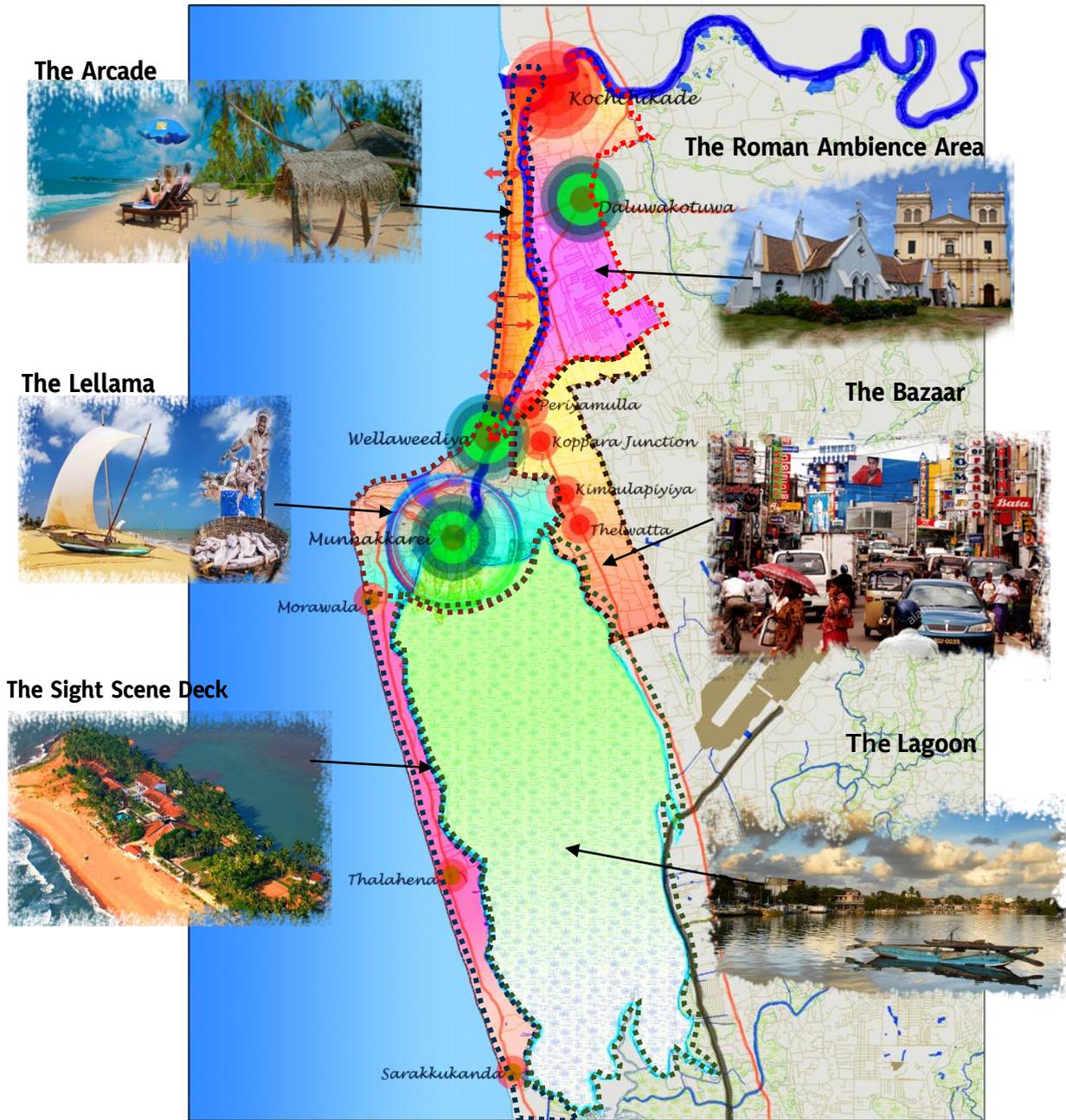
6.1 Concept Plan

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.

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 will be promoted as the high dense development with tourism and it will be 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 will be 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 will be 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 will be 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 will be 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 will be 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 Blue Green Loch “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.

Figure : 6.1 Concept Plan of Negombo



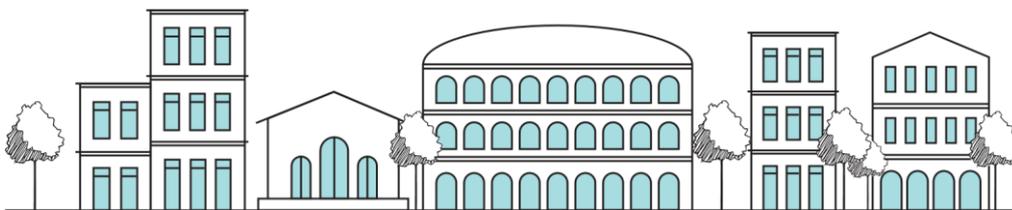
Source: UDA,2021

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, land use, 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 shown in figure 6.2.

Figure 6.2 Cross section of Low Dense Blue Green Tourism Zone of Negombo.



Source: UDA, 2021

The coastal segment starting from Palagathure to Wellaweediya developed as promotional high dense tourism zone 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 activated within this zone as shown in figure 6.3

Figure 6.3 Cross section of High Dense Promotional Tourism Zone of Negombo.



Source: UDA,2021

The low-density character is promoted in the Low Dense Heritage Tourism Zone. The whole zone is expected to develop with heritage-based tourism which already has been identified. Further Negombo Fort, Dutch Church area with tourist streets with old handicraft items and the open cafeteria spaces are provided to cater for the tourists and promote the mentioned character of the zone with the regeneration of its surroundings. 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 as shown in figure 6.4.

Figure 6.4 Cross section of Low Dense Heritage Tourism Zone of Negombo.



Source: UDA,2021

The Moderate Dense Blue Tourism Zone will be 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 beach promenade. The promenade is facilitated with the green and blue corridors. The area will be opened as a sight scene deck that can be seen the both sea fronts and the lagoon fronts. The proposed beach park area

will be connected with another tourist attraction site of Ambalanmulla -Seeduwa area with an open deck as shown in figure 6.5.

Figure 6.5 Cross section Moderate Dense Blue Tourism Zone of Negombo.



Source: UDA,2021

The High Dense Fishery Oriented Residential Zone will be developed as the fishery dominant character and the fishery activities, fishery village with fish processing centres and fishery amenities as shown in figure 6.6.

Figure 6.6 Cross section High Dense Fishery Oriented Residential Zone of Negombo.



Source: UDA,2021

Low Dense Eco Conservation Zone will be promoted in the identified Venusian Island, Siriwardena Place and the lagoon area with the intension 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 as shown in figure 6.7.

Figure 6.7 Cross section of Low Dense Eco Conservation Zone of Negombo.



Source: UDA,2021

The High Dense Special Commercial Zone will be promoted in the central business area of Negombo, commercial capital and the road widening, nodes improvement of Galkanda, Koppara junction, Periyamulla, Dalupotha, Kattuwa and Kochcikade are proposed in the plan. Apartments, shopping complexes, plaza, commercial districts, mass industries, are encouraged in this zone to promote the dominant commercial character of Negombo shown in figure 6.8.

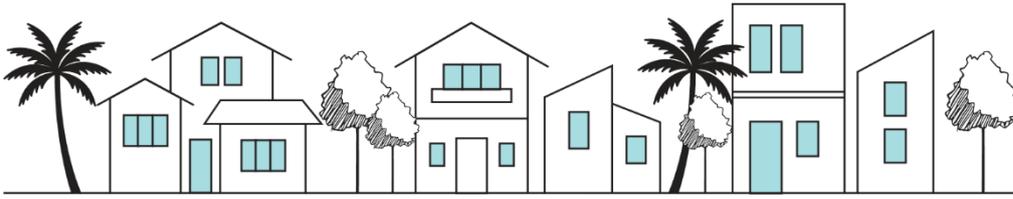
Figure 6.8 Cross section of High Dense Special Commercial Zone of Negombo.



Source: UDA,2021.

The whole residential character of Negombo will be upgraded in Moderate Dense Residential Zone and it will be promoted in Kurana, Angurukaramulla area with the dominant residents and garden character. The other services are also promoted in this zone shown in figure 6.9.

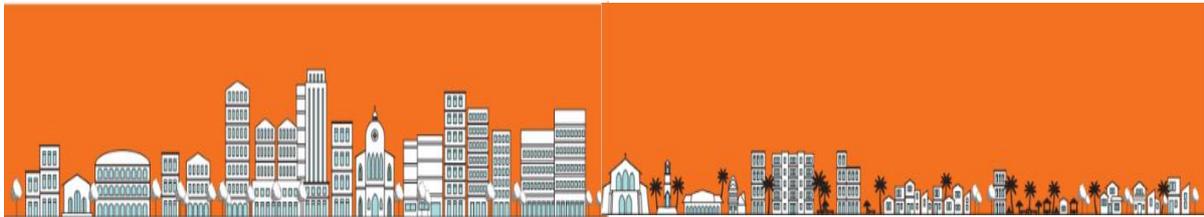
Figure 6.9 Cross section of Moderate Dense Residential Zone of Negombo.



Source: UDA,2021.

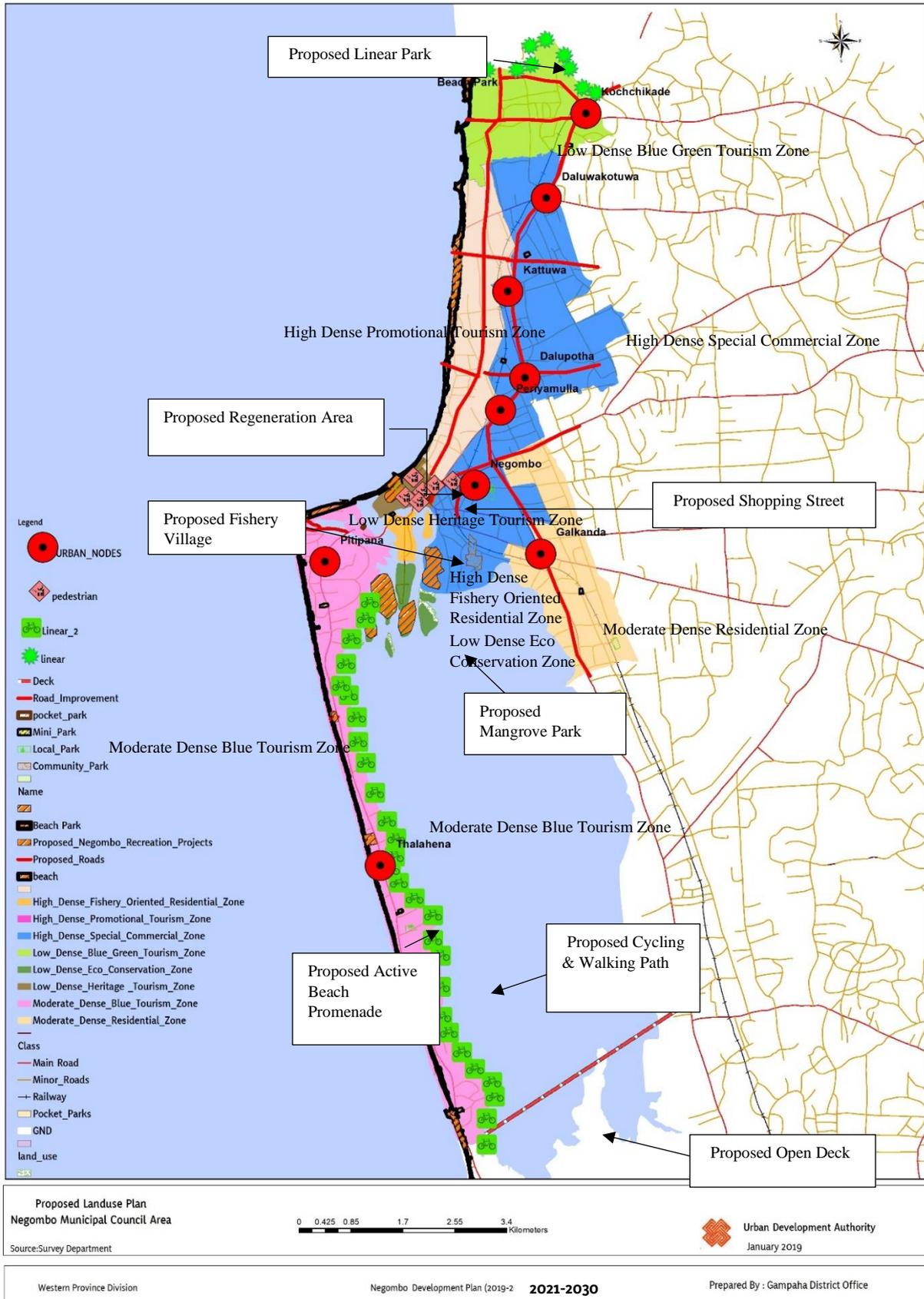
Ultimately the proposed land use plan creates a sustainable urban form of Negombo as shown in figure 6.10 and Map 6.1.

Figure 6.10 Cross section of Negombo City Form.



Source: UDA,2021.

Map 6.1 Proposed Land use Plan of Negombo



Source: UDA, 2021

6.3 Infrastructure Development Strategies

Under the Infrastructure Development Strategies both social and physical infrastructure will be illustrated with the framework of the transport, Water supply, electricity, social housing, education and waste management.

6.3.1 Service Management Plan

The Service Management 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 been used to analyse for the health facilities through the diverse standards of the distances as mentioned follows in Table 6.1. The analysis helps to identify the gaps of the health sector and provide a planning basis for each sector. (*Annexure 12 Bench marks for the SMART Cities*)

Table 6.1 The Standards of the Distance to 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,2017

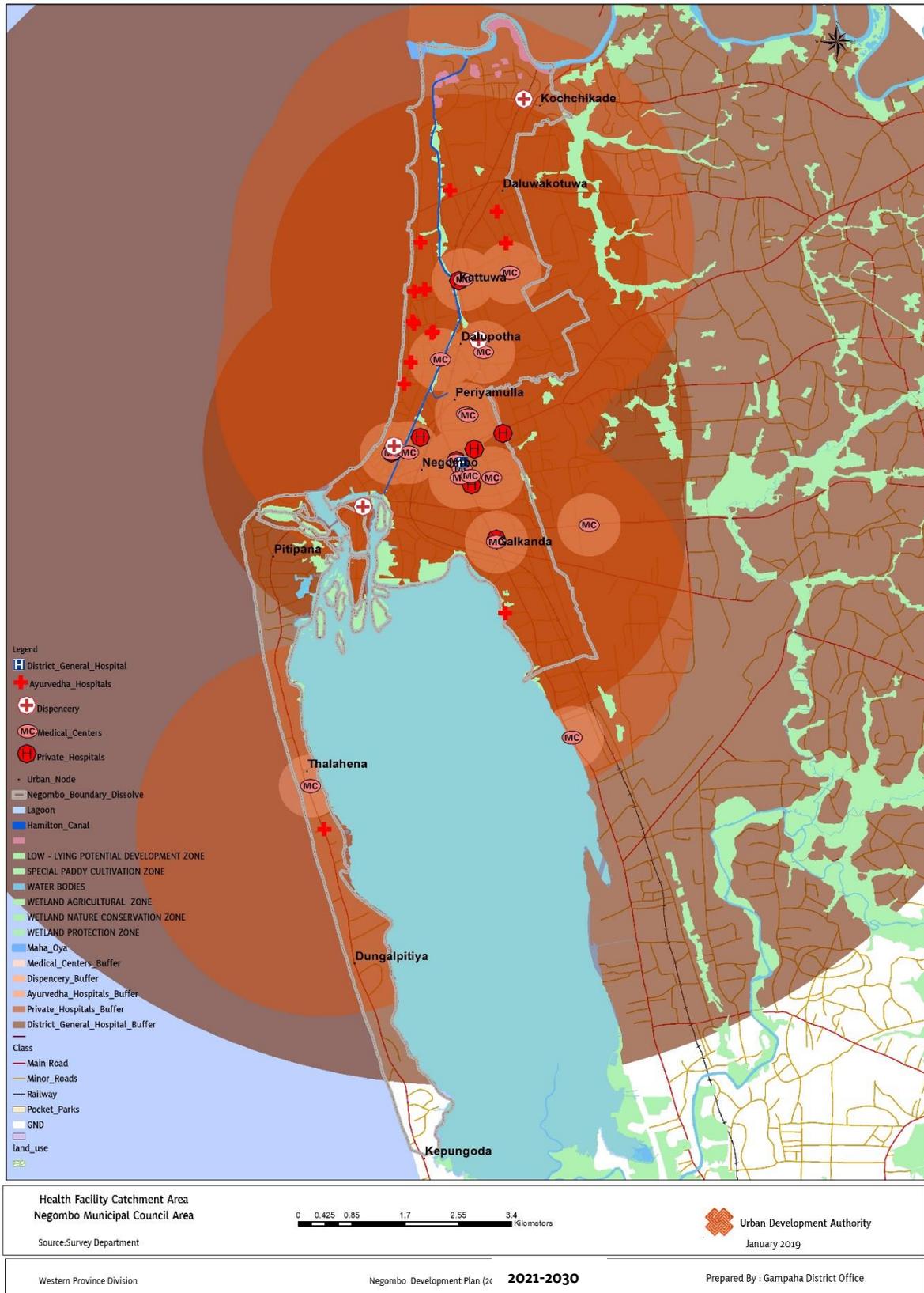
Negombo consists with the existing resident population of 155,649. The government and private sector involve to provide the health services for the residents and the 1,25000-commuter population of Mirigama,Minuwangoda, Katana, Diwlapitiya, Giriulla, Ja-Ela, Wennappuwa and Chillaw. The Negombo District 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

treatments 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 elaborate the health facilities in Negombo.

6.3.1.2 Educational Services

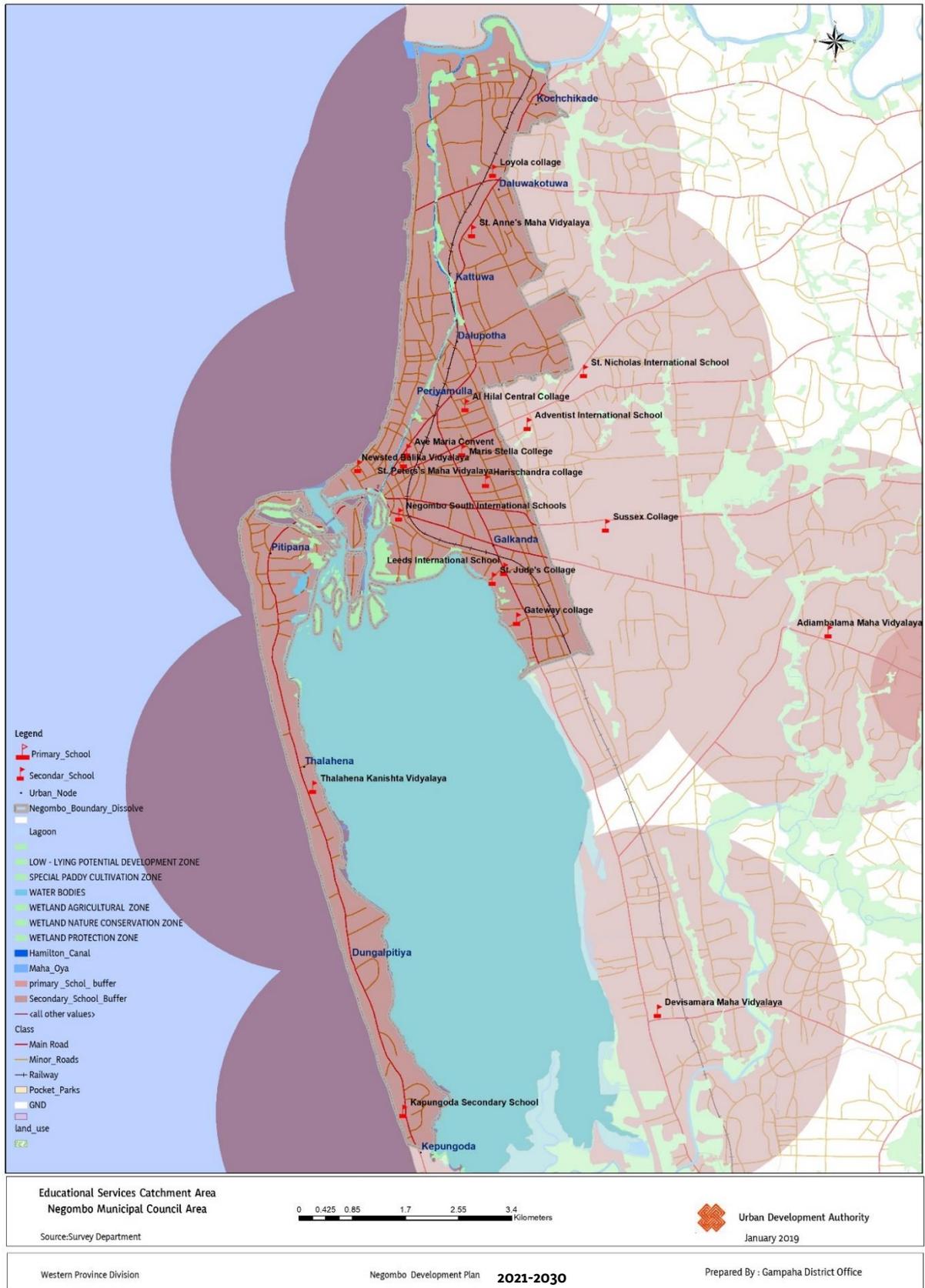
Negombo consists with 40 schools facilitating around 56,000 students and 2600 teachers. Accordingly, the average teacher -student ratio is 1:25 and the ratio enhances that 1240 teachers should provide the services to 56,000 students and the surplus 320 teacher staff can be identified. So, it is evident 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 for the educational service and this causes to emerge Negombo as a regional facilitator. Further the Education catchment analysis has adopted two major standards of education services. The 1km of radius distance for primary schools and 3km radius distance for the secondary schools respectfully have been applied in the educational services catchment analysis shown in Map 6.3 and it proved that there is no shortage of primary and secondary schools for the future 2030.

Map 6.2 Health Facilities of Negombo



Source: UDA, 2021

Map 6.3 Educational Services Catchment Analysis of Negombo



Source: UDA, 2021

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 considering the demand for major eight zones. Existing total population of Negombo is 155,649 and 3869 families are approximately occupied in 38,912 housing units. The predicted population of 170, 992 in 2030 to be facilitated with the 42748 housing units which illustrated in Table 6.2.

Table 6.2 Zonal Residential Distribution of Negombo

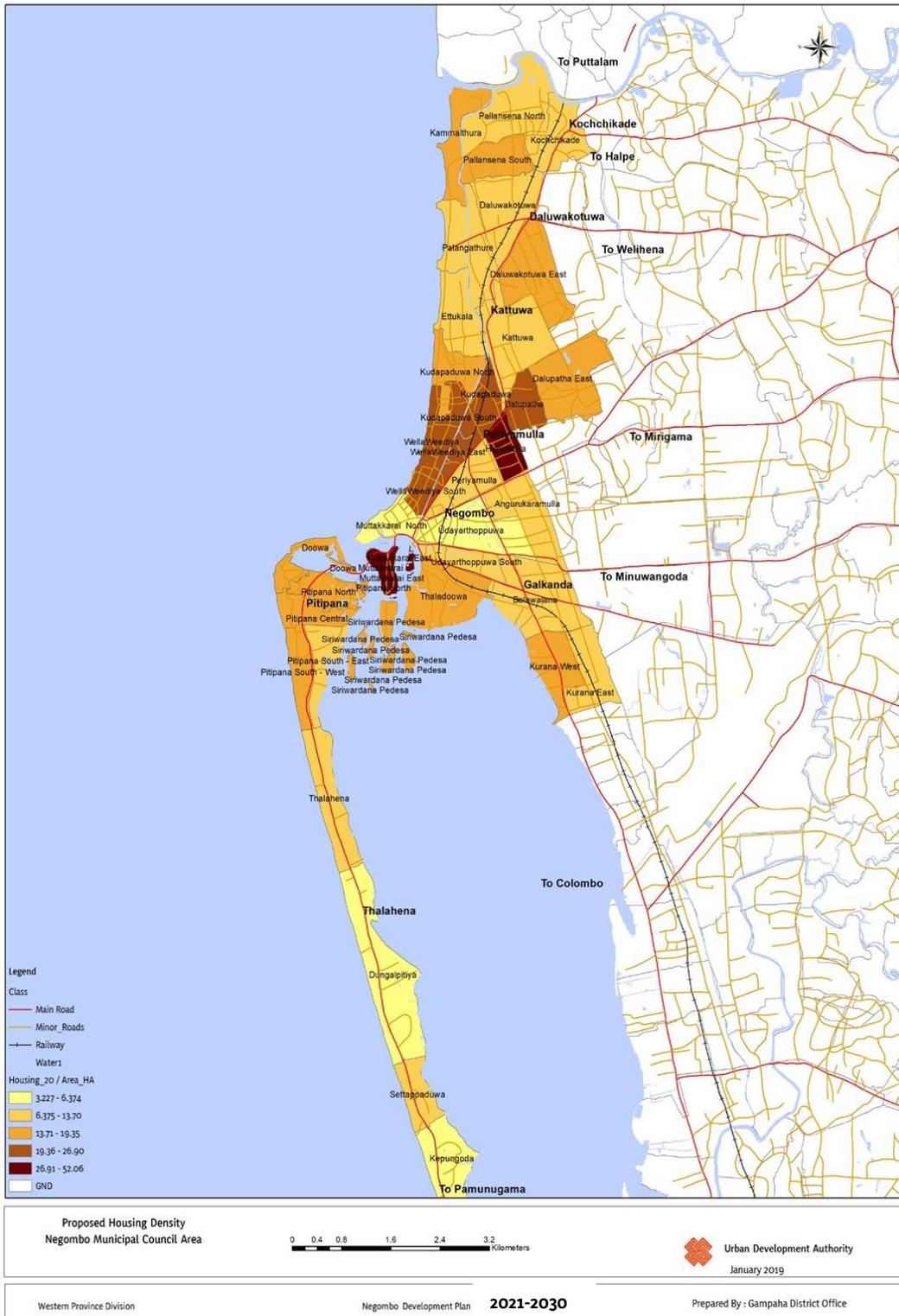
Zone	Housing Units (2030)	Area (Ha)	Housing_ Density (Ha) (2030)
Low_Dense_Blue_Green Tourism Zone	4459	339	13
High_Dense_Promotional_Tourism_Zone	8583	365	23
High_Dense_Special_Commercial_Zone	14395	934	15
Low_Dense_Heritage_Tourism Zone	857	53	16
Moderate_Dense_Blue_Tourism_Zone	7151	659	11
High_Dense_Fishery_Oriented_Residential_Zone	1528	32	48
Low_Dense_Eco_Conservation_Zone	1054	367	03
Moderate_Dense_Residential_Zone	4721	55	86
Total	42748		

Source: UDA,2021

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 has been 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. Munnakare North, Udayarthoppuwa, Siriwardena place, Dungalpitiya and Kepungoda represent the lowest distribution of houses of 3 – 13 per Hectare. The proposed housing development project undertaken by NMC contributes to fulfil the future requirement of the housing in NMC area. Map 6.4 elaborates the proposed housing density in Negombo.

6.3.1.4 Recreational Services

Map 6.4 Proposed Housing Density



Source: UDA,2021

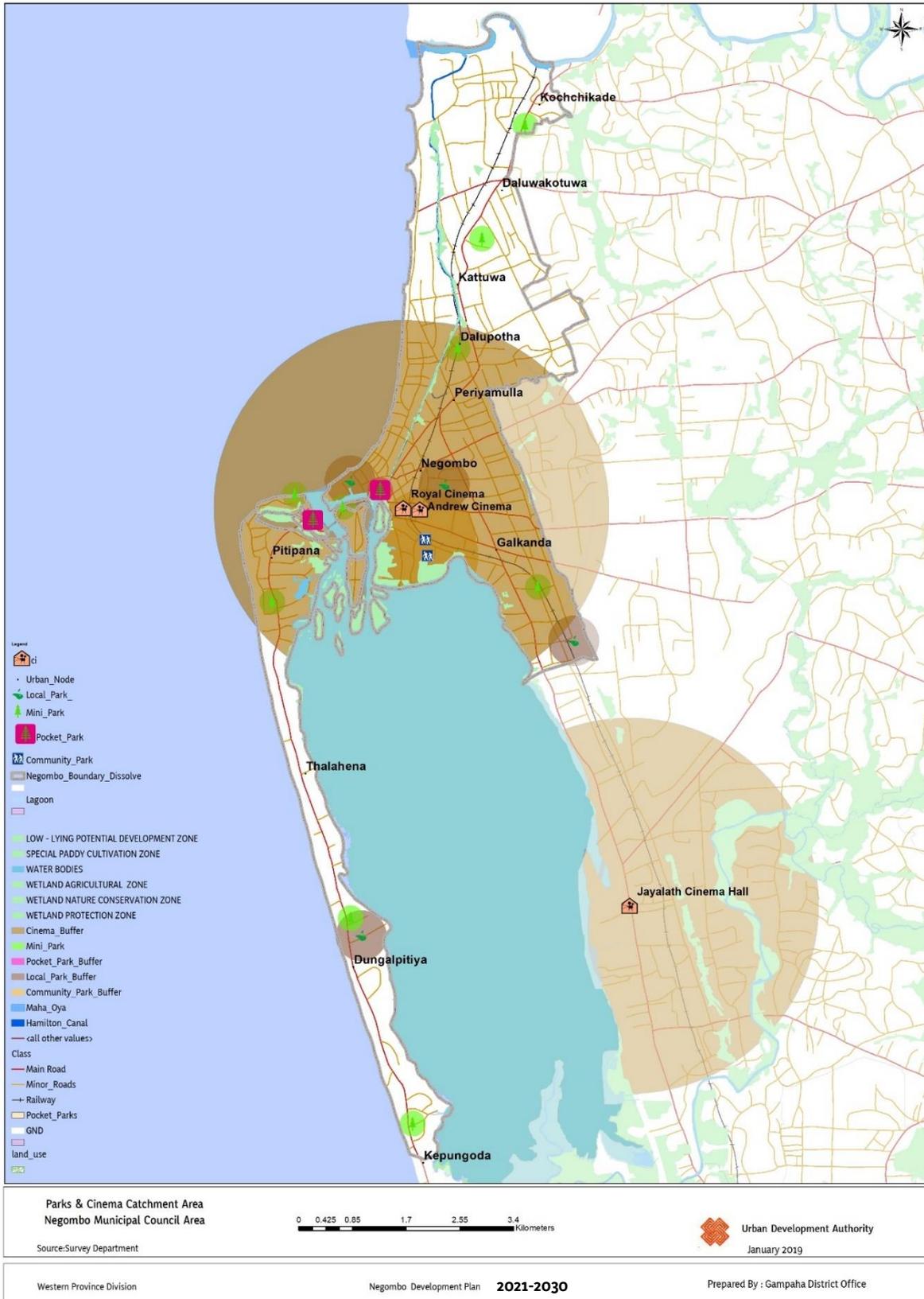
Recreational services are addressed in the service plan, the available central parks, town parks, local parks, pocket parks, mini parks, cinemas, public markets, theatres, sports facilities such as playgrounds, stadiums and sport complexes have been addressed in the Service Management Plan. The accepted standards of the recreational service categories which mention in Table 6.3 has been applied for 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 has proved that the existing recreational facilities of parks shown in Map 6.5 are not capable to attract future forecasting population in 2030. Therefore, the shortage of recreational facilities for the forecasted population has to be provided through the service plan by proposing the linear parks in Ma oya surroundings, five types of beach parks, opera house development and the regeneration project of Negombo.

Table 6.3 The Standards of the Distances to 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,2017.

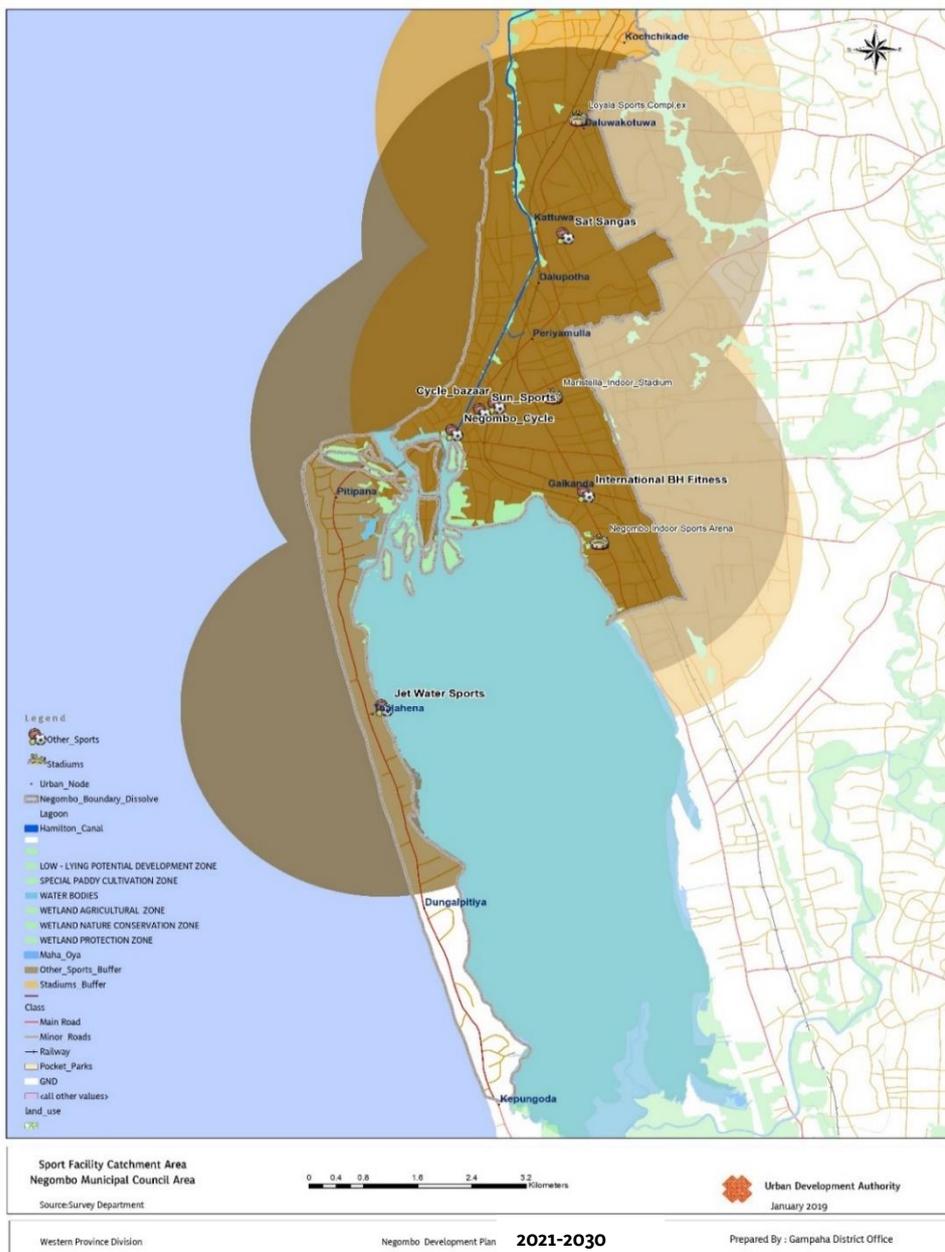
Map 6.5 Parks & Cinema Facilities in Negombo



Source: UDA, 2021

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 facilities for the above-mentioned areas and it can serve another 3km distant buffer areas as shown in Map 6.6

Map 6.6 Sports Facility Catchment in Negombo

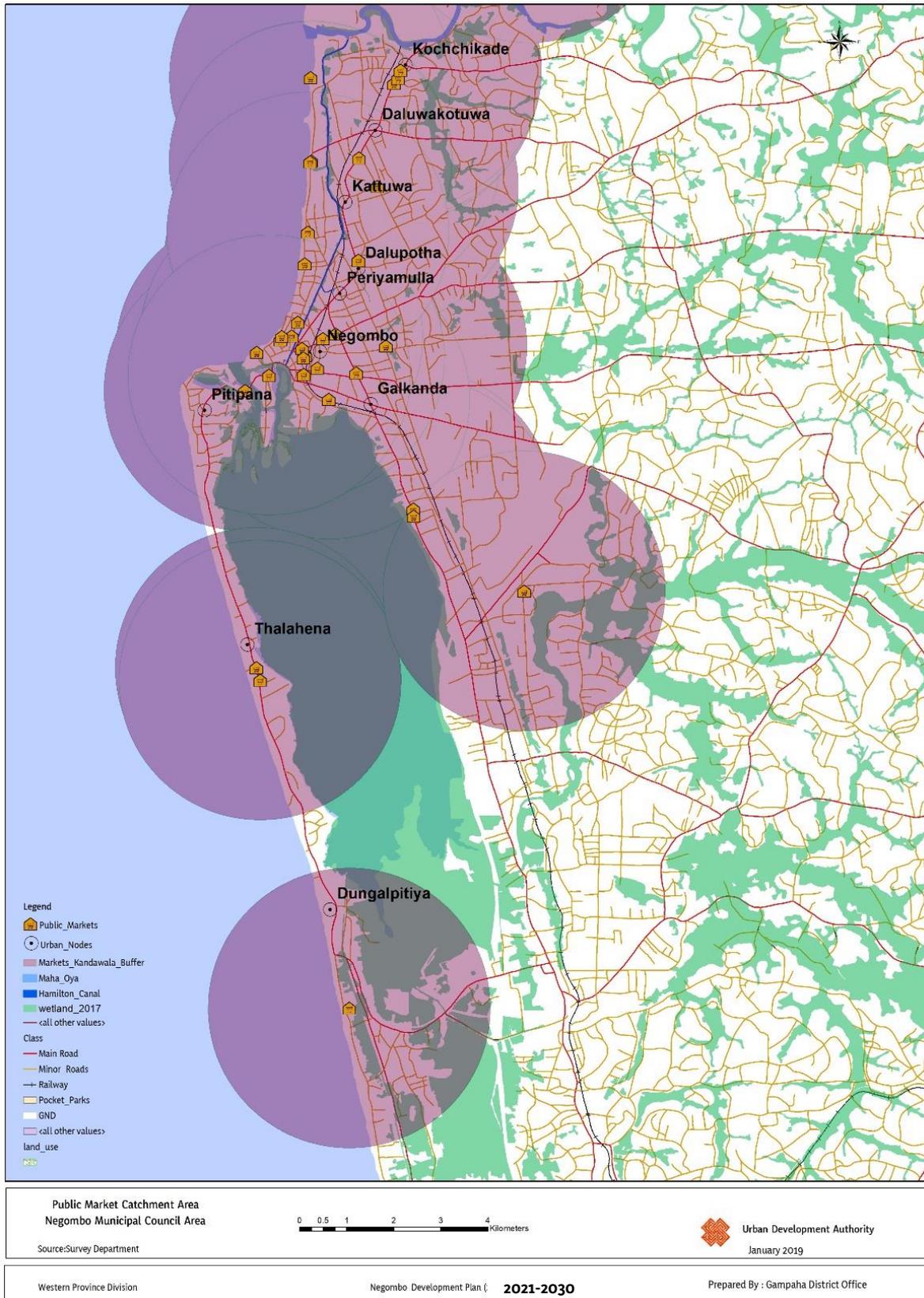


Source: UDA, 2021

6.3.1.5 Public Markets

The public market facility catchment analysis which shown in Map 6.7 has been carried out the standards 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 city facilities 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 in Negombo



Source: UDA,2021

6.3.2 Roads and Transportation Plan

The Roads and Transportation in System Negombo Development Plan is interpreted in the Roads and Transportation 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 to 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 and lack of alternative transportation modes etc. Therefore, its unable to achieve the maximum benefit of the potentials of the city through the existing transport network.

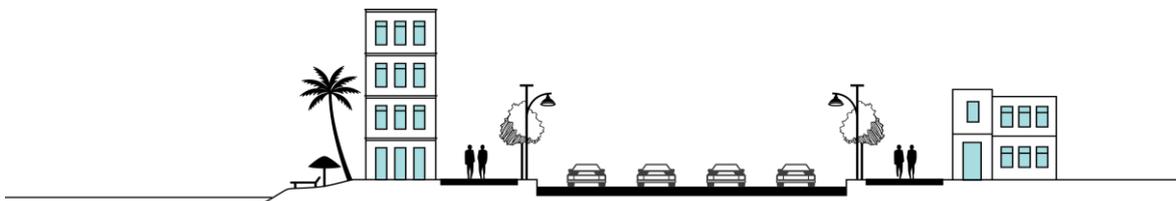
The Transport Plan has been proposed for enhancement of existing roads, development of new roads, providing parking facilities, improvements of railway lines and railway stations, developing vertical and horizontal corridors to open up beach fronts, introducing alternative transportation modes while ensure the effective and smooth motions for local and foreign people. Transport Development Plan is consisted with three major strategies of Public Transportation Development Strategy, Pedestrian Service Development Strategy, and the Nodes Development Strategy. Public Transport Development Strategy Involves with six sub strategies for enhancing the public transportation and related facilities. The first sub strategy is redeveloping the Railway lines to two lines from Negombo to Meerigama from 18th post 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 promoting the water transportation using boat services through the Hamilton Canal as an alternative transportation linkage which assist to 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 the 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 and horizontal accessibility, and Providing a protection way to reach land from the beach while disaster happening.

The Second main strategy can be identified as the Pedestrian Service Development Strategy which consists with three sub strategies. The first sub strategy is developing the linkage between Bus Terminal and Railway station at Bazaar area by widening the D.S.Senanayaka Mawatha with the pedestrian way. The second sub strategy is the constructing a pedestrian bridge by connecting the existing Bus Terminal and Shopping complex.

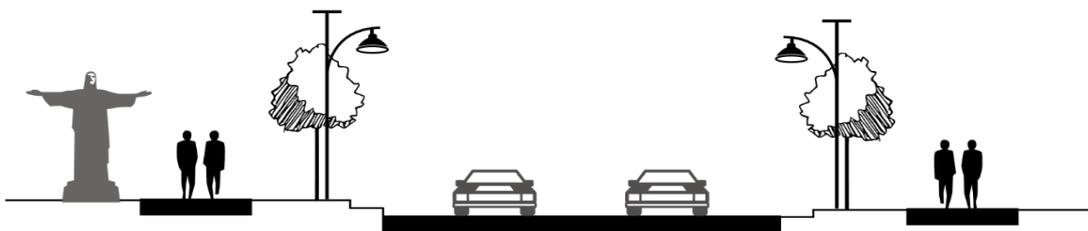
Nodes development strategy is the third main strategy for making improvements for selected Junctions at Negombo such as Kochchikade Junction, Daluwakotuwa, Koppara Junction, Dolphin Junction, Periyamulla Junction, Dalupotha Junction and Kattuwa Junction. The proposed improvements are going with a few sub strategies as Junction and Road Improvements shown in figure 6.9 and 6.10, Landmarks Developments, Sign board and City gate developments.

Figure 6.11 Cross section of Proposed Puttalam - Colombo Highway



Source: UDA,2021

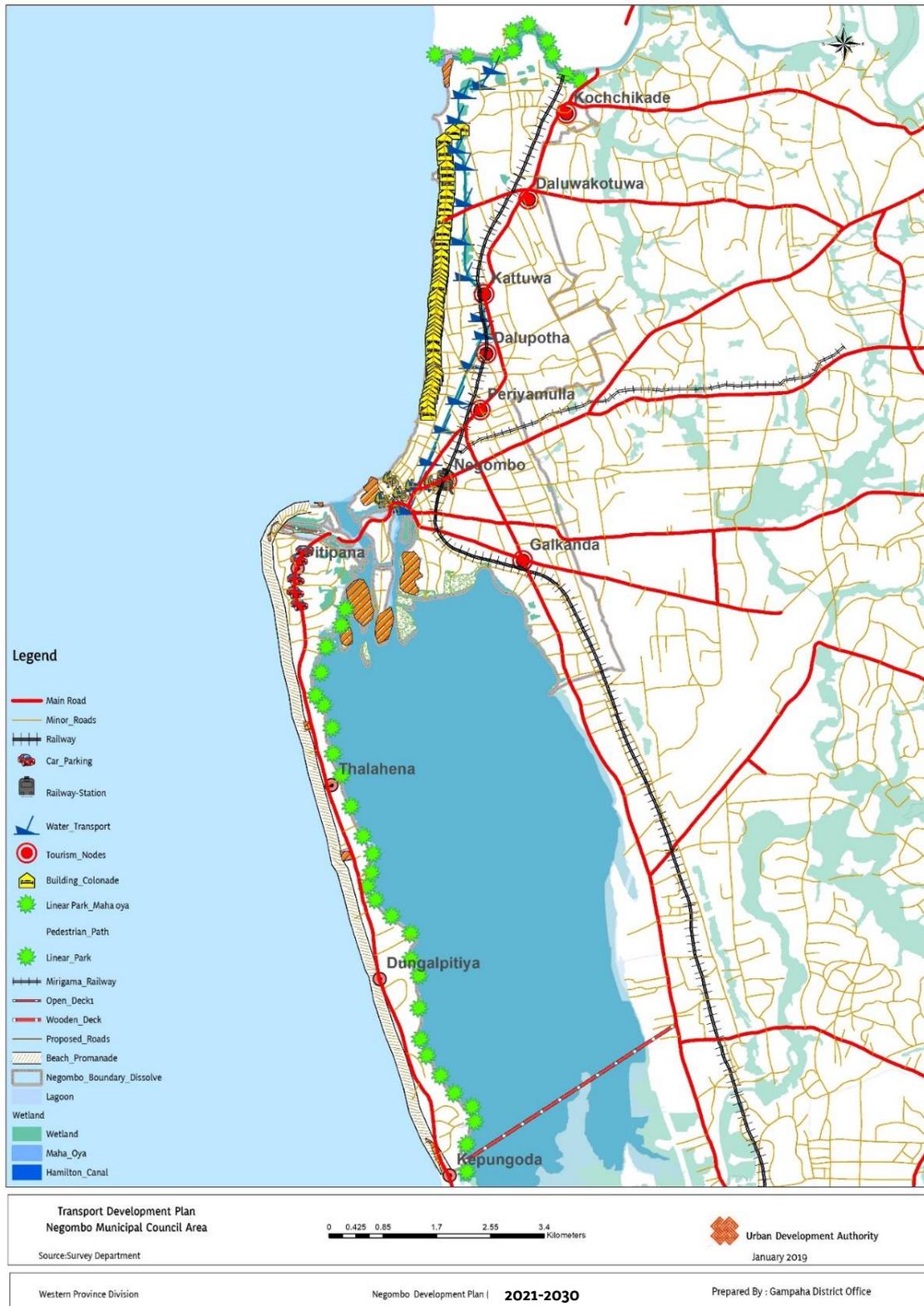
Figure 6.12 Cross section of Proposed Poruthota Road



Source: UDA,2021

The proposed projects of the Transport plan shown in Map 6.8 and the proposed special regulations for each road will make a better service for the people while travelling through the Negombo city and ensure the maximum benefit from the development area. *(Annexure 13. Proposed Road Widths and Building limits of Negombo)*

Map 6.8 Transport Development Plan of Negombo



Source: UDA, 2021

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 will assure to enhance the continuous water supply for present and the future population and commuters of the Negombo city.

Water Demand for existing and forecasting residential and commuting population has been calculated according to the standards which are followed by the National Water Supply and Drainage Board. Currently total water demand in Negombo MC is 27,794 m³ & Future water demand will be increased up to 30,534 m³ in 2030 due to more tourism and fishing activities of the area. It describes in table 6.4.

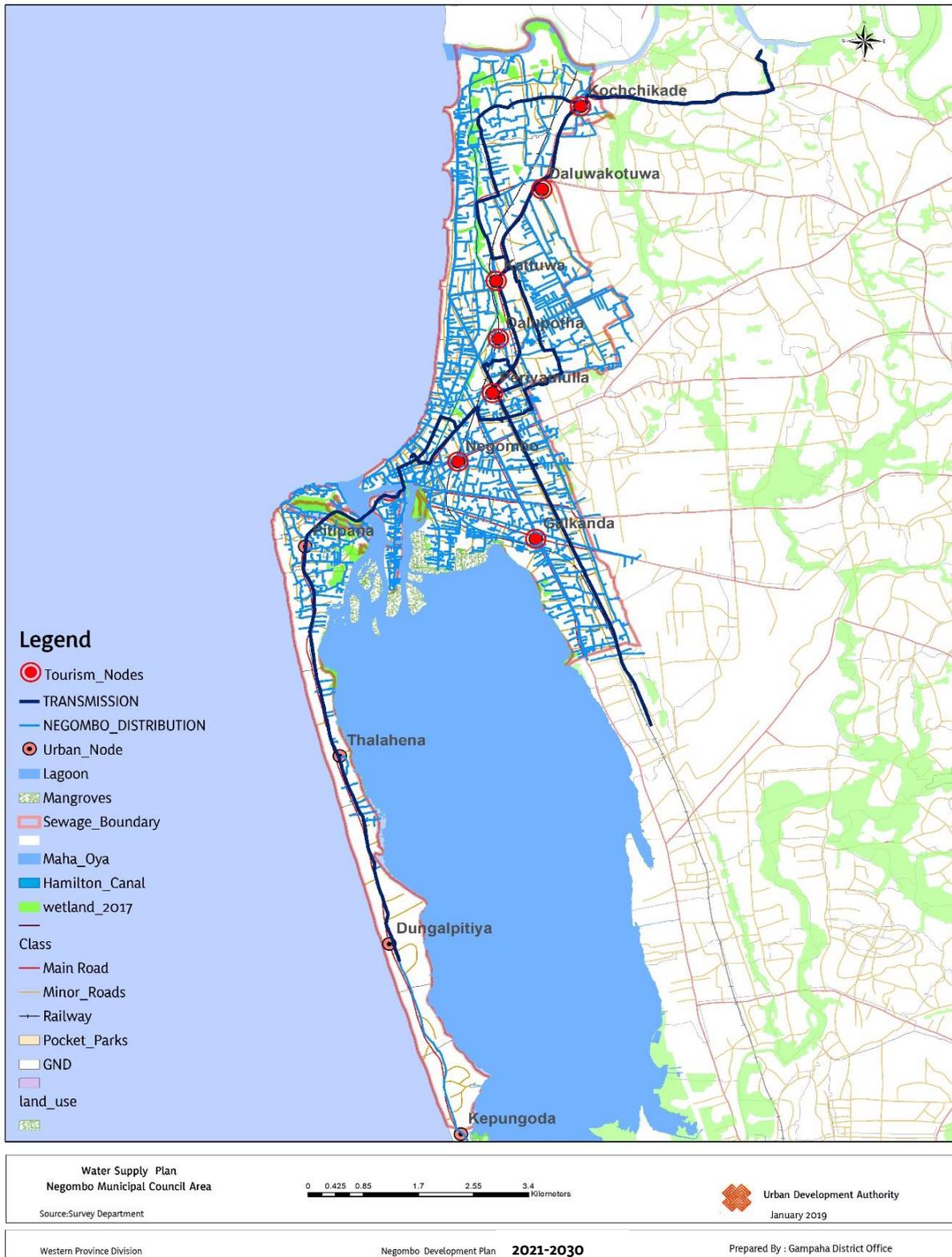
In the present water supply in Negombo has covered by the Bambukuliya Water Supply scheme and Kelaniya right bank water supply scheme. Bambukuliya Water Supply scheme supplies only 36,000m³ of water capacity and Kelaniya right bank water supply scheme provides 12000m³ of water capacity. Therefore, the existing & future water demand of Negombo planning area could be able to fulfil through the Bambukuliya water supply scheme and Kelaniya right bank water supply scheme which is under taken by National Water Supply and Drainage Board. It shown in Map 6.9.

Table 6.4 Calculation of Water Demand in 2021 & 2030

Zone Name	Pop: 2021	Pop: 2030	Domestic Demand 2021 (l/day)	Non Domestic Demand 2021 15% (l/day)	Domestic Demand + Non- Domestic Demand + NRW 2021 (l/day)	Domestic Demand 2030 (l/day)	Non- Domestic Demand 2030 (l/day)	Domestic Demand + Non- Domestic Demand + NRW 2021 (l/day)
Low Dense Blue Green Tourism	16236	17836	2110645	316597	493619	2318687	533298	3199788
High Dense Promotional Tourism	31251	34331	4062625	609394	5606422	4463068	669460	6159034
High Dense Special Commercial	52413	57579	6813647	1022047	9402833	7485253	11452437	10329649
Low Dense Heritage Tourism	3121	3429	405734	60860	466594	445726	102517	615102
Moderate Dense Blue Tourism	26036	28602	3290793	493619	3290793	3615159	5531193	4988919
High Dense Fishery Oriented Residential	5565	6114	723495	108524	998423	794808	1216056	1096835
Low Dense Eco Conservation	3837	4216	498849	74827	573676	548019	82203	756266
Moderate Dense Residential	17190	18885	2234751	335213	3083956	2455025	3756188	3387934
Total	155649	170992	20140538	3021081	27793942	22125746	3318862	30533529
Total (m ³)			20141	3021	27794	22126	3319	30534

Source: Water Supply & Drainage Board ,2021

Map 6.9 Water Supply Plan of Negombo

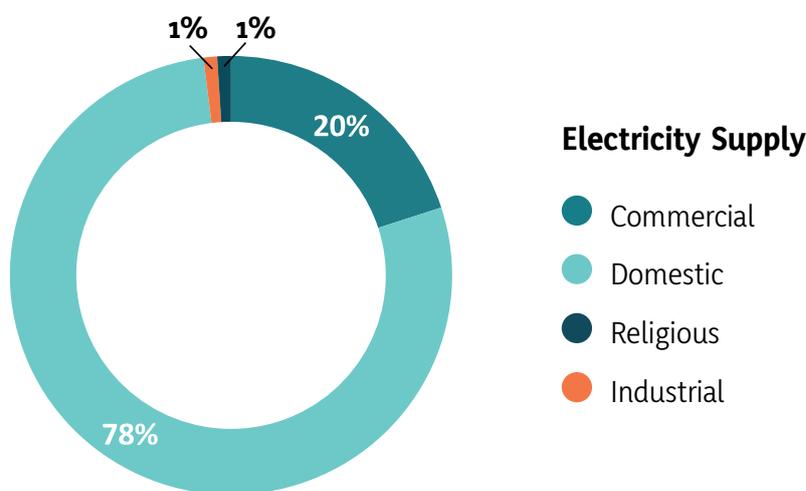


Source : UDA, 2021

6.3.4 Electricity Supply 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% of electricity is supplied for Negombo Municipal Council area accordingly 78% of Domestic, 20% of Commercial and 1% of religious and industrial which distributed supply through the Bolawatta Transmission station shown in figure 6.11.

Figure 6.13 Consumption of Electricity in Negombo



Source: Ceylon Electricity Board, 2017

The existing supply is further activated through the new proposals of 4.2km SC Raccoon Pole 11kv to 33kv conversion from Periyamulla PSS along Chilaw Road, 3.4km SC Raccoon Pole 11kv to 33kv conversion from Kochchikade PSS along Chilaw Road, Conversion of 2.7km 33kv SC Raccoon 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 improvements new MV Lines, gantries, MV Line conversions, new / augmentation of primary substations, 11kv/33kv UG Cables, 11kv ring substations, auto-reclosers, load break switches, sectionalizers, fault indicators and transmission related proposals. (Annexure 14. Electricity Transmission Network and Annexure 15. Electricity

Distribution Pattern in Negombo) 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 as shown in Table 6.5. Electricity Transmission Network and Distribution pattern in Negombo shows in Map 6.9.

Table 6.5 Long Term Proposals for Improvement of Electricity Facilities

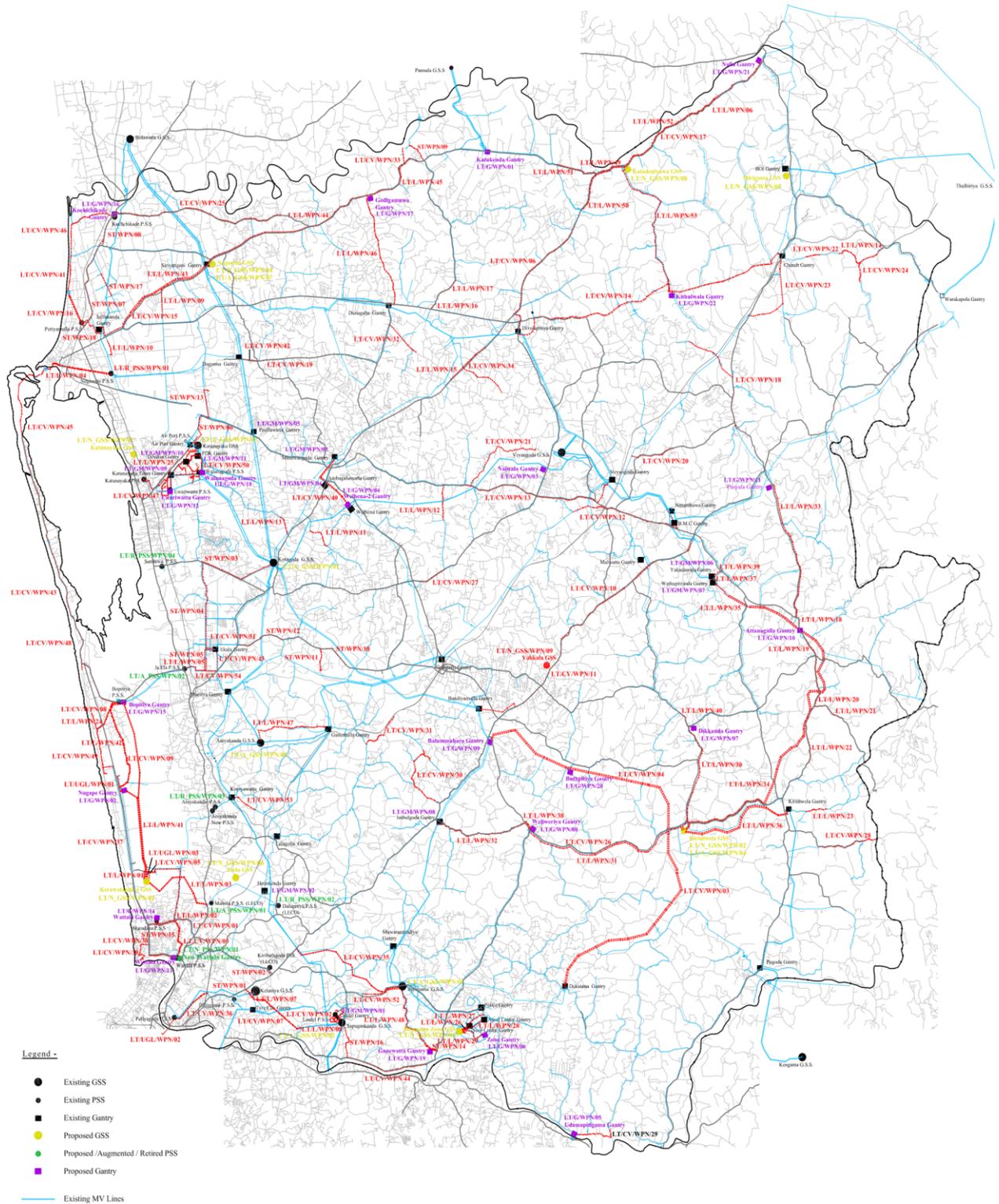
MV Lines Proposal				
Description	Type	Length (km)	Estimated Cost (Rs) Million	
Negombo PSS to Mankuliya	11kvSC Lynx	2.7	9.45	
Katana Police to Landesi kuluna	33kv SC Raccoon Pole	0.9	2.25	
Negombo GSS to Sellakanda Gantry on existing 33kV Raccoon line	33kv SC Lynx Pole	6.5	32.5	
Negombo GSS to New Godigamuwa Gantry (on existing 33kV Raccoon line)	33kv SC Lynx Pole	7.9	39.5	
New Gantries/ Gantry Modifications				
MV Line	Existing Type	Proposed Type	Length (km)	Estimated Cost
Kochchkade PSS to Ambalayaya	33kv SC Weasel Pole	33kv SC Raccoon Pole	7.7	15.4
Browns Junction to Palangaturei Cemetary (Beach Feeder)	11kv SC Raccoon Pole	33kv SC ABC Pole (150	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	
Negombo	2x5	2020	Replaced by 2x31.5MVA 132/11kv Katunayake	

Periyamulla	2x10	2025	Walanagoda 2x10 2020 11kv to 33kv Conversion	
Proposed New Auto-Reclosers with remote operating facility				
Location		Type	Qty (Nos.)	Estimated Cost (Rs Million)
New near Kochchikade PSS		33kv SF6	1	2.3
New near Kochchikade PSS		33kvSF6	1	2.3
New near sub No78 for the Spur line to prison Rd		33kvSF6	1	2.3
DDLO near Negombo PSS - towards sub No75 substation		33kv SF6	1	2.3

Source: Ceylon Electricity Board,2017

Map 6.10 MV Distribution System

**Geographical Diagram of the MV Distribution System
with Development Proposals (2016 - 2025) - WPN**



Source: Ceylon Electricity Board, 2017

6.3.5 Drainage and Sewer Lines Management Plan

Sewer Management is one of the important components in the physical development strategy in Negombo MC area. As per the calculations & estimations based on Census and Statistics data, present resident population of 155,649 in Negombo MC & according to the National Growth Rate , it will be increased up to 170,992 in 2030. And , according to the standards of the National Water Supply and Drainage Board , Present & Future Waste water generation of the Negombo MC area has calculated through the 8 zones based on the Domestic & Non- Domestic water demand. With the development of the Tourism, Commercial, & Fishery activities, present population will be cater with a growth in High Dense Promotional Tourism Zone, High Dense Special commercial Zone, High Dense Fishery Oriented Residential Zone, Low Dense Blue Green Tourism Zone in 2030. And also highest amount of wate water generation could be identify within those zones. This Calculations mentioned in following Table 6.6.

Table 6.6 Waste Water Demand in 2021 and 2030

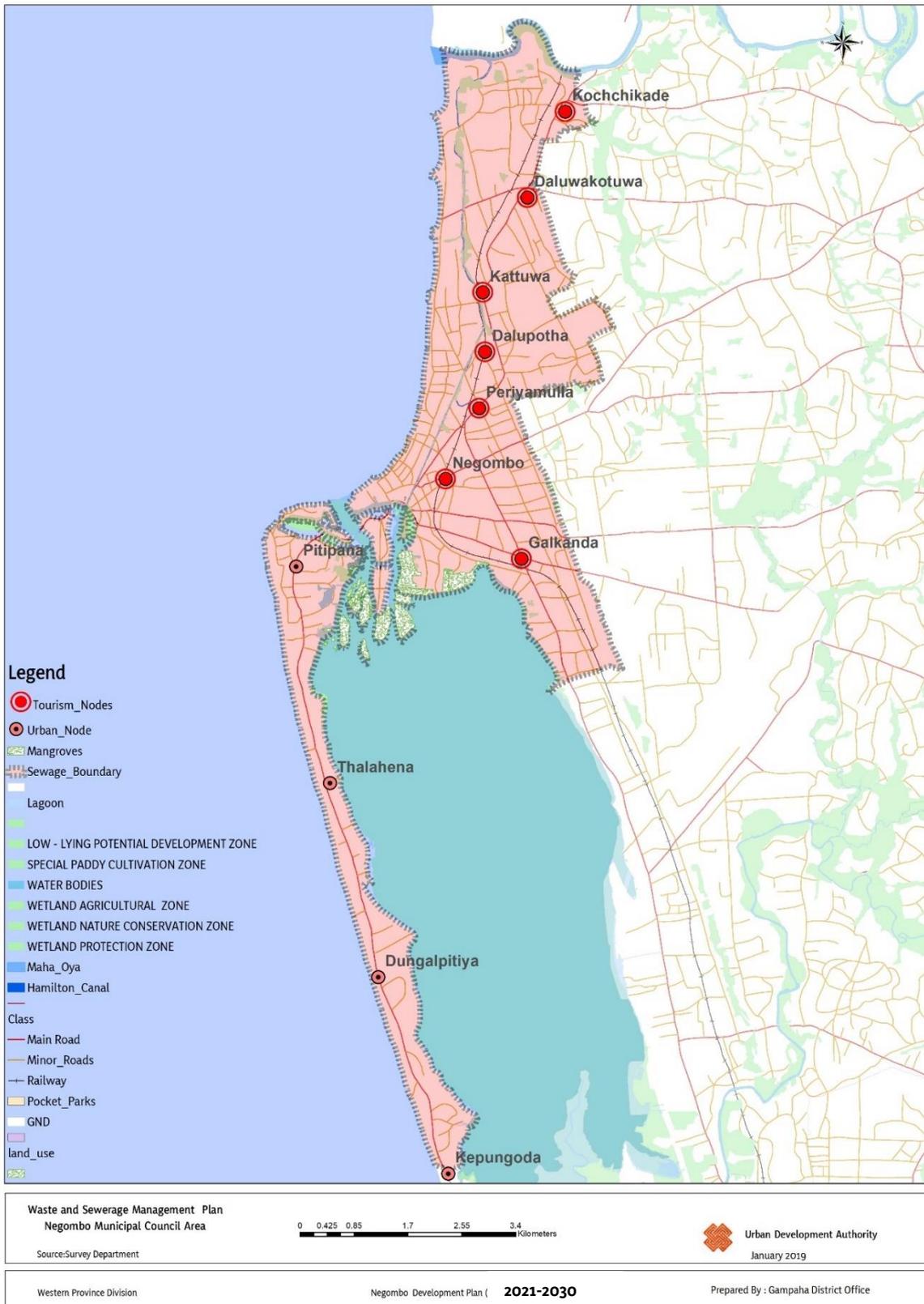
Zone Name	Population 2021	Population 2030	Domestic Demand + Non-Domestic Demand 2021 (l/day)	Present Waste water generation (80%) 2021 (l/day)	Domestic Demand + Non-Domestic Demand 2030	Future Waste water generation (80%) 2030 (l/day)
Low Dense Blue Green Tourism	16236	17836	2427242	1941794	2666490	2133192
High Dense Promotional Tourism	31251	34331	4672018	3737615	5132529	4106023
High Dense Special Commercial	52413	57579	7835694	6268555	8608041	6886433
Low Dense Heritage Tourism	3121	3429	466594	373275	512585	410068
Moderate Dense Blue Tourism	26036	28602	3784412	3027529	4157433	3325946
High Dense Fishery Oriented Residential	5565	6114	832019	665615	914029	731223
Low Dense Eco Conservation	3837	4216	573676	458941	630222	504178
Moderate Dense Residential	17190	18885	2569963	2055970	2823279	2258623
Total	15564	170992	23161618	18529295	25444608	20355686
Total (m ³)			23162	18529	25445	20356

Source: UDA,2021

In the present, no proper sewerage management plan in Negombo and it is identified by Negombo MC as the one of major considerable fact in Negombo MC area. This fact 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 namely Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka is incorporated to 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 Rs 20 billion with 75000 targeted beneficiaries.

The Sewerage Management Plan contributes to achieve the vision of Zero Mosquito in Negombo MC area which is aiming to remove the mosquito percentage until zero from the Negombo MC by disposing waste water and sewage in a proper way. The Sewerage Management Plan shown in Map 6.10 will provide a better service in Negombo MC area by 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.

Map 6.11 Waste and Sewerage Management Plan



Source: UDA, 2021

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 which varies by nature 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 block 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 and 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 shown in Table 6.8

Table 6.7 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, 2018

The municipal waste composition as shown in Table 6.9 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 6.8 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, 2018

During 2017 – 2018 period the MC has introduced approx. 500 compost bins to urban area at 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” coordinating with volunteers and the role of the programme is aware the people regarding waste management methodologies. At present the MC practices to open dump the waste collection 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 and solid waste generation in Negombo MC is described in Table 6.10.

Table 6.9 Generation of Solid Waste according to Zones in 2021 and 2030

Zone Name	Total Residents +	Total Residents +	Per Capita Solid Waste	Total Solid Waste	Total Solid Waste
Low Dense Blue Green Tourism	71899	97175	0.000106	7.69	10.40
High Dense Promotional Tourism	348267	948839	0.000106	37.26	101.50
High Dense Special Commercial	374506	380702	0.000106	40.06	40.73
Low Dense Heritage Tourism	29784	35487	0.000106	3.19	3.80
Moderate Dense Blue Tourism	159879	209538	0.000106	17.10	22.42
High Dense Fishery Oriented Residential	14492	53293	0.000106	1.55	5.70
Low Dense Eco Conservation	8851	10901	0.000106	0.95	1.17
Moderate Dense Residential	122306	176948	0.000106	13.08	18.93
Total	1129974	1815708		120.87	204.63

Source: UDA, 2021

Solid waste management plan involves with ten strategies to manage the solid waste practices under 10R concepts for domestic, commercial and industrial sectors, maximization of resource recovery that involves with the segregation of waste at the point of origin. First strategy is that the 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 shown in Table 6.11 for collection by the informal sector recyclers or by the local authority.

Table 6.10 Segregation of Waste in Negombo MC

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

Source: Negombo MC

As per the second strategy 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 Third 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 facilitated 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 E.g.: 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 two major plans which can be identified as Economic Development Plan and Industrial Development Plan. Economic Development Plan is formulated as the City Core Area Development Plan and Industrial Development Plan is formulated as the Tourism and Fishery Development Plan.

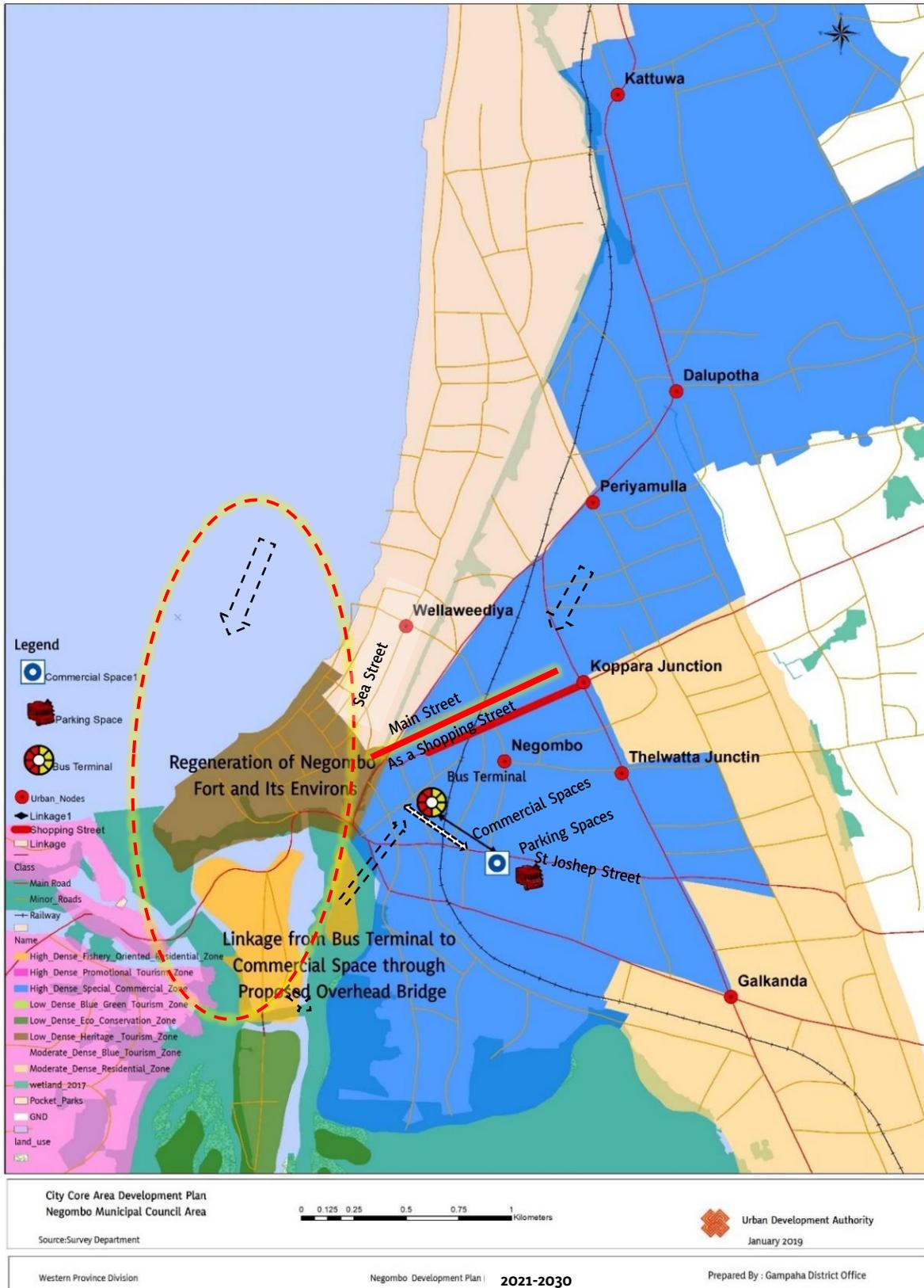
6.4.1 Economic Development Plan

Negombo becomes a specific location due to its economy. Mainly Negombo's economy is based on three major sectors of tourism, fishery and commerce where as 45%,35% and 20% of economy is based on fishery, tourism and commerce and other services respectively. 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 shown in Map 6.11 represents the economic development Plan for 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

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 few number of commercial and parking spaces, the proposed multi storied car parking spaces and shopping spaces along the Joshep 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 of 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 6.12 Core Area Development Plan of Negombo.



Source: UDA, 2021

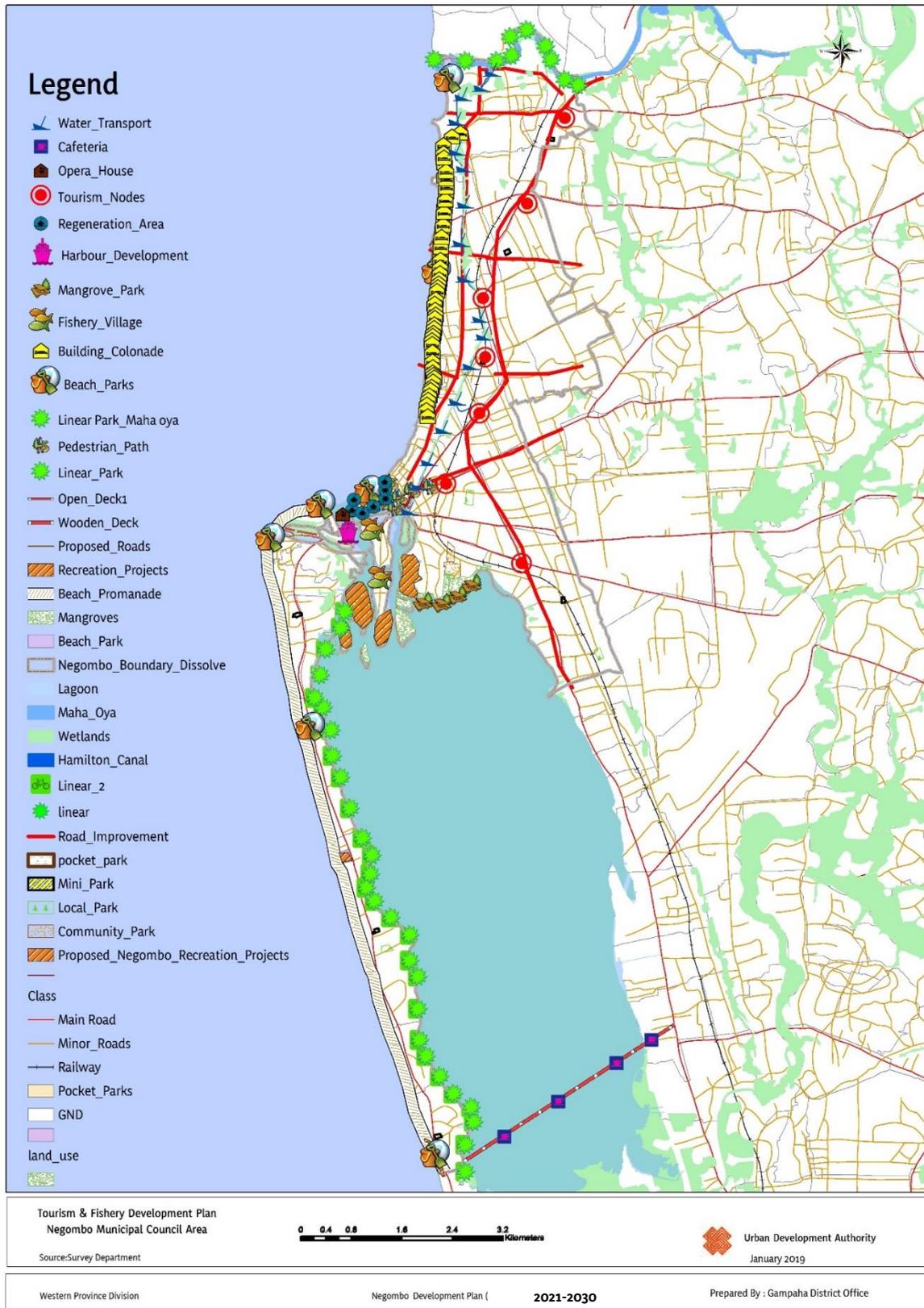
6.4.2 Industrial Development Plan

Tourism and Fishery Development Plan of Negombo mainstreams the Industrial Development 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 forecasts 700,000 of tourist arrivals for Negombo in 2030 catering the demand by expending 30,729 Mn LKR foreign exchange. Therefor 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 to be developed to achieve the objectives.

Sight Scene Deck strategy involves with 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 will be 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 Thaladena 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 has imported 120,046 MT of fish 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 Development 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 6.13 Tourism and Fishery Development Plan



Source: UDA,2021

6.5 Environment Sustainable Strategies – 2021-2030

Introduction

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 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 by the Greater Economic Commission (Board of Investment Sri Lanka) and the CCD also provide similar recommendations. (Source: National Wetland Directory of Sri Lanka by CEA - 2006) as shown in Map 13 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 Maturajawela. Thus the Hamilton Canal was born, named after Garvin Hamilton and stretching 14.5km from Colombo to Negombo.(Source: Negombo MC Resource Profile – 2016) as shown in Map 6.13 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) as shown in Map 6.13 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.

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 as indicated in Table 6.12.

Table 6.11 Blue & Green Spaces of Negombo MC

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

Source UDA, 2021

Further the environment management plan introduces the environment conservation buffers for the canal as the Sri Lanka 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. Those provisions and the relevant regulations are discussed at the Chapter 9.

6.5.1. Wetlands Plan for Negombo Municipal Council Area

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

- I. Mangrove areas.
- II. freshwater marshes and swamps.
- III. Water bodies (such as estuaries, lagoon, Canal) and waterways, including sea-grass beds.

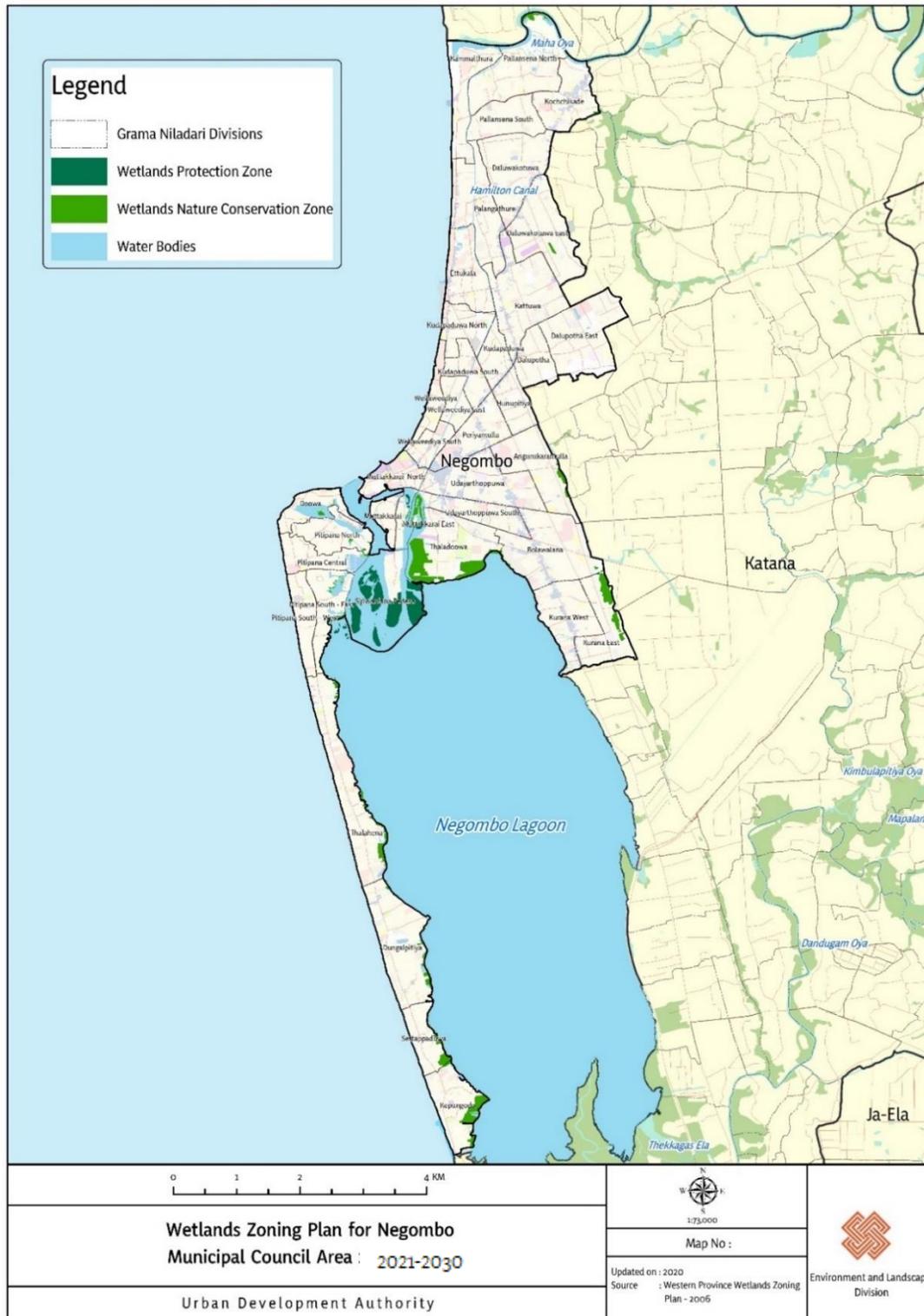
The Goal of Wetland Zoning plan in the Negombo MC area is to facilitate economically viable and environmentally sustainable use of wetlands considering their intrinsic potential, their ecology and the needs of the surrounding population, while maintaining essential flood storage capacity and other environmental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

Wetlands Zones in Negombo MC Area is adhered to the Zoning Plan of Negombo which is illustrated in Volume II.

- I. Wetland Protection Zone
- II. Wetland Nature Conservation Zone

Mirisandoowa, Kadolgasnalalla, Mahauppalama forest, Barawasena, Wedikanda island, Kadolgas alaba, Mandagas alaba and Kakadoowa islands in Negombo lagoon already declared by Department of Forest Conservation and these areas should be zoned as, “Wetland Protection Zone” (Gazette No: 1258/03 dated 2002 October 14th of Monday). 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”. This zone will also cater for nature-based tourism and recreation to a great extent, while selected areas may be suitable for ecotourism and some patches within the zone may be designated as dry-weather parks or playgrounds. Adventure/Theme Parks and the like could be suitable, provided that the wetland habitats are conserved or restored. Map 6.14 shows the Wetland Zoning Plan of Negombo Municipal Council area and Chapter 08 consist with permitted uses and the guidelines for the wetland zones.

Map 6.14 Wetland zoning plan of Negombo municipal area



source : Urban Development Authority , 2021

6.5.2 Landscape Management Plan

The main objective of this plan is to conserve and intensify the existing natural landscape features of the area. This will be protected the existing city identity.

In addition, an environmental conservation base systematic plan is aims at the sustainable landscape development of various ecosystems and streetscape.

The landscaping of the Negombo Municipal Council Area to face global climate change in the future will be geared towards the following objectives.

- (A) Increasing urban forest cover to mitigate disasters such as rising urban temperatures, increased of carbon footprint, increased air pollution, and increased flooding.
- (B) To provide further encouragement to pedestrian and to provide separate sidewalk ways with shade and seating for pedestrian safety.
- (C) Protection of sensitive ecosystems and introduce of Wise use sustainable use in eco-friendly recreation.
- (D) To provide well-designed open spaces for the public with infrastructure facilities such as urban squares and public parks.
- (E) Increase of Economic development in the city by adding various parks, walkways, landscape lighting and suitable billboards.

6.5.3 Disaster Risk Reduction Plan

There are no significant issues of disaster in Negombo MC area recorded resent past years. Floods were recorded up to year 2008, but after improving drainage system it has been minimized. Strong wind was recorded in 2016 and 2018 years and more than 200 persons were affected belong to 50 families.

In 2004, Negombo MC also faced Tsunami impact and according to the recorded data 13,350 persons were affected (Annexure 25).

6.5.3.1. Flood

Strategies

- I. Proper drainage system should be established & to be followed the management and monitoring system within flood inundation areas.
- II. Should be maintained Depa Ela, Hamilton canal and Maha Oya, lagoon reservations.

6.5.3.2. Strong Wind

Strategies

- I. Should be established wind protection barriers (including planted wind belts).

6.5.3.3. Tsunami

Strategies

- I. Site development – CC & CRM Department approval should be obtain for development within coastal zone (300m landward from the mean sea level) and avoid the 100/200m reservation in coastal line in Negombo MC.
- II. Structure having national importance within 100/200m reservation could be obtain CC & CRM Department advisory committee.
- III. Any building within 100/200m zone should be built with the guidelines prepared to avoid damage by Tsunami.
- IV. Replanting / conserve mangroves in coastal belt and lagoon area
 - i. Beach stabilizing vegetation should be established.
 - ii. Protection by Breakwaters, Revetements, Beach nourishments, off shore barriers.

6.5.4. Public Outdoor Recreational Space Plan (PORS) – 2021 -2030

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 155,649 in present & according to the data analysis of the development plan it has been forecasted that the population would be 170,992 by the year 2030. Accordingly, it should be reserved 171 ha. as Public Outdoor Recreation areas in 2030.

6.5.4.1. Existing Public Parks & Playgrounds in Negombo MC Area

Recreational facilities are considered under two main categories as direct and indirect recreational facilities. We need a space where people can actively participate under direct entertainment facilities. That is,

- I. Playing
- II. Management Swimming
- III. Management Running
- IV. Walking
- V. Boating
- VI. Traditional fishing etc.

The places where the above requirements can be met in the Negombo Municipal Council area are not sufficient and the details of those existing places are given in Table 6.15, Map No. 6.15 and Annexure No. 23. There are 29.5 Ha of existing Parks and Playgrounds of the whole Negombo MC Area according to the table No. 6.15 which have been categorized as Public Outdoor Recreation For the current population of 155,649, 156 hectares should be set aside as public outdoor recreational facilities. However, according to the table above, there are not enough public outdoor facilities in the Negombo Municipal Council area for the present population and the facilities are not adequate in the existing places as well as standards.

Table 6.12 Existing Public Outdoor Recreation Spaces in Negombo MC Area 2021

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: UDA,2021

6.5.4.2. Proposed Public Outdoor Recreation Space Plan

The population of the Negombo Municipal Council area is projected to be 170,992 by the year 2030. Accordingly, by the year 2030, 171 hectares of land should be allocated for public outdoor recreation. Further details of the proposed public outdoor spatial plan of the Negombo Municipal Council area by 2030 are given under Map No. 6.16, Table No. 6.16 and Annexure No. 24.

Table 6.13 Proposed Public Outdoor Recreation Space Plan for Negombo MC Area - 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	62.5
	Total	108.0
5.	Existing PORS	29.5
	Grand Total	137.5

Source: UDA,2021

Table 6.14 Public Outdoor Recreation Space (PORS) Plan - Permitted Activities

No.	Park Category	Extent	Permitted Uses
1	Mini Park	0.2 –1.0 Ha (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 Large informal grassed area with Children 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	*79 Ha (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	85 Ha (210 acres)	Walking Jogging Cycling Nature trails Tourism Information Centres Natural Food Outlets (7*7) ft

Source: UDA,2021

6.5.4.3. Proposed Strategies of Public Outdoor Recreation Space

I. Redevelop Existing Parks & Playgrounds

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

II. Develop Linear Parks Concept

Ma 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 recreational facilities distribution among the population and minimize the encroachments along the reservations.

III. Flood Retention and Detention Areas

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

IV. Beach Park Development

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

- i. Create proper access and facilitate direct scenic views for the public to enhance the beach activity.
- ii. Create a shady green belt in front of the beach line 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 should not be obstructed by the constructions).

- vii. Proper drainage system & garbage disposal mechanism to maintain a cleaner beach park.

V. 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.

Map 6.15 Existing Public Outdoor Recreation Space in Negombo MC



Source UDA , 2021

Map 6.16 Proposed Public Outdoor Recreation Space in Negombo MC



Source UDA, 2021

6.6 Culture and Heritage Management Strategies

6.6.1. National Heritage places

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 15. Places of cultural Value in Negombo MC– 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 and 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 with 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 16. Places of cultural Value s in Negombo MC – 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 23rd 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 31st 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 17. Places of cultural Value in Negombo MC – 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. (*Annexure 18 Places of cultural Value in Negombo MC – 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 2nd 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 20th 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)
(Annexure 19. Places of cultural Value in Negombo MC – St.Marry Church, Negombo)

6.6.1.6. Sri Sithy Vinayagar Temple, Negombo

This temple is dedicated to God Gentes. 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 Archaeological Department) that can be identified as Mangroves Area, Kadolkele, Old Gunpowder Warehouse, Old Oak Tree, Methodist Church, St. Barbara Church, Old Rest House, New Rest House. All Cultural & heritage buildings should be conserved and old rest house and new rest house buildings should be managed providing facilities to local and foreign tourist. (*Annexure 20. Places of cultural Value in Negombo MC – 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.

6.7.1. Strategic Action Projects

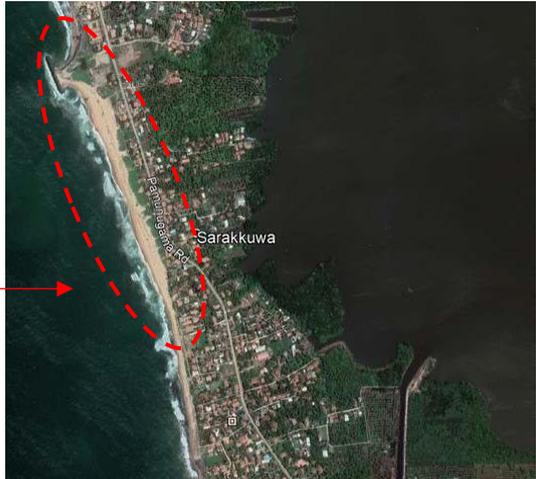
The Major prioritized Strategic Projects of the key plans were identified to achieve the vision of Negombo, “The Little Rome : Sprinkling the Blue Green loch.”

6.7.1.1. Sarakkukanda Central Beach Park Development Project Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Sarakkukanda Central Beach Park Development Project
Project Proposal	Sarakkukanda Central Beach Park Development Project Under Sight Scene Deck Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
				✓
Access	Negombo - Pamunugama Road			
Location map	 <p>The map shows a coastal area with a beach and buildings. A red dashed line outlines a specific area on the beach, labeled 'Land for mini beach park'. The area is situated between the beach and the buildings. The map also shows the 'Sarakkukanda' area and the 'Negombo - Pamunugama Road'.</p>			

Project Justification

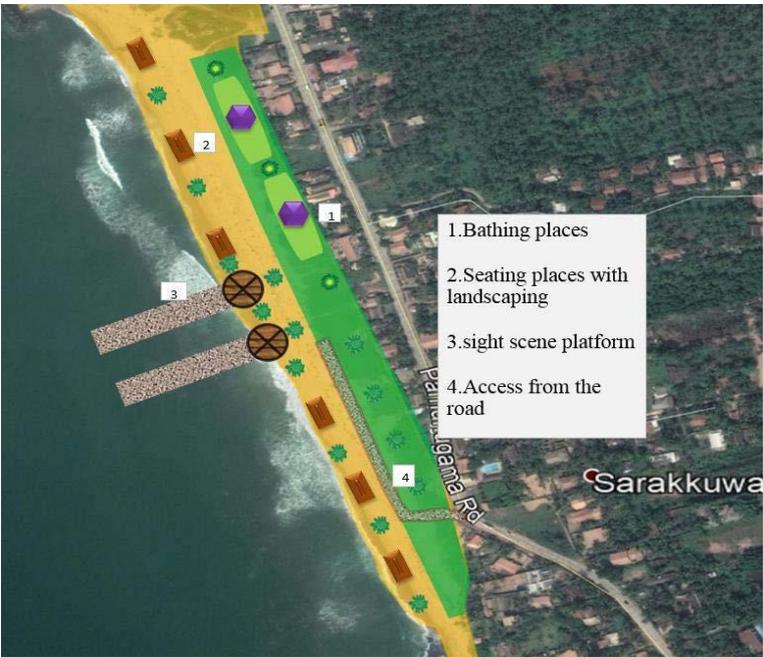
Project Type	New	✓	Improvement	Extension	Land Development only		
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
Project Category							✓

Rational of Project	<p>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 80% which is remarkable in Negombo and 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 “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 with six major conceptualized components. The Tourism and 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. To promote this condition an active beach promenade is proposed which consist hierarchical network of beach parks. Sarakkukanda beach park is the most prominent tourism attracted area of Negombo with the longest strip. But it has not maximally utilized as a tourism potential. 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 Journeymen of Negombo to get relaxation through the beach environment.</p>
Project Objective	<p>Develop a Central Beach Park and related activities and improvement of accessible Road Develop a Sight Scene Deck attracting more visitors to Negombo Area.</p>

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Components	<ul style="list-style-type: none"> ✓ Development of Beach Park with recreational space ✓ Landscaping Beach Area ✓ Pavements ✓ Seating and Furniture ✓ Development of Cafeteria and Restaurants ✓ Development of Toilets ✓ Development of Resting Rooms ✓ Provision of Lighting and Other Infrastructure 					

<p>Description of the Project</p>	<p>This land/ sandy beach has 12.8 acres for a development and it's proposed to develop a Central beach park and related facilities. 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 centers, blue green roof gardens, cafeterias, restaurants, seating & furniture, permeable pavements, public events, sunbathing and etc. Following benefits are taken from the project</p> <ul style="list-style-type: none"> ✓ Developing a recreational park area with open spaces. ✓ Provide an access for beach park from the main road/ junction ✓ Provide bathing places. ✓ Provide a sight scene platform for public who are reaching beach park ✓ Landscaping with seating arrangements.
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<p>Layout Plan</p>	 <p>The layout plan is an aerial view of a beach area. It shows a yellow sandy beach on the left, a green landscaped area in the middle, and a road on the right. Four numbered callouts point to specific features: 1. Bathing places (purple icons), 2. Seating places with landscaping (green icons), 3. sight scene platform (brown circular icons), and 4. Access from the road (road junction). The road is labeled 'Palm Jambh Rd' and 'Sarakuwa'.</p>
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<p>Project Operation and Maintenance</p>	<p>Sarakkunada Beach Park will be maintained after constructions by Negombo Municipal Council under supervision of Costal Conservation and Management Department and UDA.</p>
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6.7.1.2. Thalahena Mini Beach park Development Project Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Thalahena Mini Beach Park Development Project
Project Proposal	Thalahena Mini Beach park Development Project Under Sight Scene Deck Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
				✓
Access	Negombo - Pamunugama Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	✓

Rational of Project	Negombo is expected to achieve the vision of “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 with six major conceptualized components. The Tourism and 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 Objective	To create an active beach promenade and attract more visitors for Negombo To provide space for recreational activities

Project Details

Project Period	Short term (1< year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Components	<ul style="list-style-type: none"> ✓ Development of 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 							
Description of the Project	<p>This land/ sandy beach has 4 acres for a development and it's proposed to develop a Mini beach park Thaladena, related facility and access road. his 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 Thaladena minor beach park. Following benefits are taken from the project</p> <ul style="list-style-type: none"> •Developing a recreational space for the public • Landscaping with cycle lanes •Provide space for sport activities, strolling. •Provide Cabanas for visitors 							

<p>Layout Plan</p>	<p style="text-align: right;">Thalahena mini beach park Layout</p>   <ol style="list-style-type: none"> 1. Beach & Cabanas 2. Sporting areas 3. Jogging track and benches 4. Office 5. Pool area 6. Restaurants/ food courts 7. Car park 8. Accommodations 9. Open space
<p>Project Operation and Maintenance</p>	<p>Mini Beach Park Thalahena will be maintained after constructions by Negombo Municipal Council Under supervision of Costal Conservation and Management Department and UDA. Proposed new Road will be maintained after construction by RDA.</p>

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

Identification of the Project

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

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Negombo – Pamunugama Road			
Location map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
							✓	

Rational of Project	<p>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 80% which is remarkable in Negombo and 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 “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 with six major conceptualized components. The Tourism and 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. To promote this condition an active beach promenade is proposed which consist hierarchical network of beach parks. 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.</p>
Project Objective	To create an active beach promenade and attract more visitors for Negombo

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Components	<ul style="list-style-type: none"> ✓ 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 					
Description of the Project	<p>This land/ sandy beach has 2 acres for a development and it's proposed to develop a Minor beach park, related activities and improvement of accessible road and develop a sight scene deck. 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</p>					

	<p>facilities included with the Open spaces, Seating arrangements, Bathing places. proposed to 3m widening the Pitipana road for provide an access to the beach park and 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</p> <ul style="list-style-type: none"> • 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 • Landscaping with cycle lanes • Provide Cabanas for visitors
<p>Layout Plan</p>	<p>The image contains two satellite maps of the Morawala Minor Beach area. The top map shows a green and yellow highlighted path along the lagoon with a legend: 1. Wooden deck, 2. Landscaping arrangement. The bottom map shows a more detailed layout with a legend: 1. Cycle lane, 2. Sporting area, 3. Seating arrangement, 4. Cabana, 5. Bathing area, 6. Access road.</p>
<p>Project Operation & Maintenance</p>	<p>Morawala Minor Beach park will be maintained after constructions by Negombo Municipal council under supervision of Coastal Conservation and Management Department and UDA. Road improvements and sight scene deck will be maintained by RDA and Negombo MC under supervision of UDA</p>

6.7.1.4. Duwa Mini Beach Park Development Project Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Doowa Mini Beach park Development Project
Project Proposal	Under Sight Scene Deck Strategy Doowa Mini Beach park Development Project Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Negombo – Pamunugama Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	✓

Rational of Project	Negombo is expected to achieve the vision of “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 with six major conceptualized components. The Tourism and 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 Doowa 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 Objective	To create an active beach promenade and attract more visitors for Negombo with specific characters of Doowa

Project Details

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Components	<ul style="list-style-type: none"> ✓ Development of beach park with recreational spaces ✓ Development of spaces for public events ✓ Landscaping with seating & furniture. ✓ Development of cafeterias and restaurants ✓ Development of Cabanas 							
Description of the Project	<p>This land/ sandy beach has 1.2 acres for a development & it's proposed to develop a Mini beach park in Duwa and related facilities. 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 and furniture, Cafeteria and restaurants, Cabanas, Space for public events. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Developing a recreational space for the public • Develop cafeterias and restaurants for get refreshments • Provide space for public events for public. • Landscaping with seating and furniture. • Provide Cabanas for visitors 							

<p>Layout Plan</p>	<p>1. Cafeterias and restaurants 2. Space for public events 3. Cabanas 4. Landscaping with seating & furniture</p>
<p>Project Operation and Maintenance</p>	<p>Doowa Mini beach Park will be maintained after constructions by Negombo Municipal council under supervision of Coastal Conservation and Management Department and UDA</p>

6.7.1.5. Urban Nodes Improvement Project Under Arcade and Roman Ambiance Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

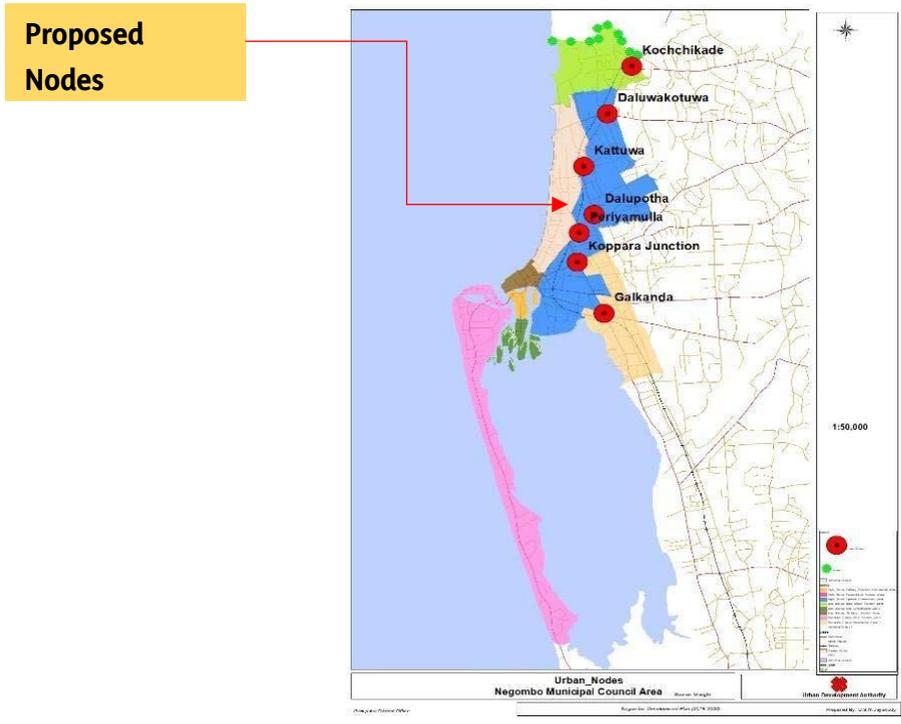
Project Title	Urban Nodes Improvement Project
Project Proposal	Urban Nodes Improvement Project Under Arcade and Roman Ambiance strategy, Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West

Access Negombo – Pamunugama Road

Location map



Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								√

Rational of Project	<p>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 80% 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 “The Little Rome : Sprinkling the Blue Green loch ” in 2021-2030 with six major conceptualized components. The Tourism and 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 and Roman Ambiance strategy which influences to provide a Roman ambiance space for the both denizens and the Journeymen of Negombo. Road and Junction improvement, Land marks establishments, Sign boards and City Gates developments are the action projects through the Urban Nodes Improvement Project.</p>
Project Objective	Enhance the uniqueness of Negombo while increasing accessibility of the area

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.2000 Mn
Financing Method	UDA Treasury Funding							
Components	<ul style="list-style-type: none"> ✓ 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 							

<p>Description of the Project</p>	<p>The selected nodes are Kochchikade, Daluwakotuwa , Koppara junction, Dolphin junction, Periyamulla , Dalupathana , Kattuwa Project it's proposed to improve those nodes through 3 action projects and Road and Junction improvement project will do road widening , pedestrian way improvement, junction development with signal lights and bus stops. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • 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
<p>Layout Plan</p>	
<p>Project Operation and Maintenance</p>	<p>This Urban Node Improvement project will be maintained after constructions by Negombo Municipal council under supervision of RDA, PRDA and UDA.</p>

6.7.1.6. Building Colonnades Development Project Under Arcade and Roman Ambiance Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Building Colonnades Development Project
Project Proposal	Building Colonnades Development Project Under Arcade and Roman Ambiance Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
				✓
Access	Poruthota Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
							✓	

Rational of Project	Developing building Colonnade is under the Arcade and Roman Ambiance strategy and the development of Poruthota road commercial connecting building colonnade is the one of action projects in Arcade and Roman Ambiance strategy which influences to provide a Roman ambiance space for the both denizens and the Journeyers of Negombo.
Project Objective	To create an effective building colonnade with Roman ambiance space for the both denizens and the Journeyers of Negombo.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Components	<ul style="list-style-type: none"> ✓ Development of building colonnade ✓ Landscaping the Poruthota road 					
Description of the Project	<p>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</p> <ul style="list-style-type: none"> • 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 					
Layout Plan						
Project Operation and Maintenance	This project will be maintained and supervision by UDA and Negombo MC.					

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

Identification of the Project

Project Title	Palagathure Beach Park Development Project
Project Proposal	Palagathure Beach Park Development Project Under Arcade and Roman Ambiance Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
		✓		
Access	Poruthota Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								✓

Rational of Project	Negombo is expected to achieve the vision of “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 with six major conceptualized components. The Tourism and 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
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	Ambiance strategy and the development of Beach park in Palagathure is the one of action projects in Arcade and Roman Ambiance strategy which influences to provide a Roman ambiance space for both denizens and the Journeyers of Negombo.							
Project Objective	To promote an active and vibrant tourism attraction space							
Project Details								
Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Components	<ul style="list-style-type: none"> ✓ 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 							
Description of the Project	<p>This land/ sandy beach has 1.8 acres for a development and it's proposed to develop a Beach park Palagathure & related facility and parking spaces expending. 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 and 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</p> <ul style="list-style-type: none"> • Developing a recreational space for the public • provide sea area for bathing ponds and scene decks. • Provide Cafeterias for get refreshments for visitors. • Provide sanitary facilities and seating facilities for the public. • Provide parking spaces at the front land for vehicles which come to the beach park. 							
Layout Plan	<p>Palagathure Beach Park Development</p> <div style="border: 1px dashed black; background-color: yellow; padding: 5px; width: fit-content;"> <ol style="list-style-type: none"> 1. Common Seat arrangement and canteens 2. Sight Scene deck 3. Common Seat arrangement 4. Parking arrangement 5. Sea ponds 6. Sanitary Facilities </div> 							

Project Operation and Maintenance	This project will be maintained and supervision by UDA and Negombo MC.
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6.7.1.7. Poruthota Road Improvement Project Under Public Transportation Development Strategy, Negombo Transportation Development Plan

Identification of the Project

Project Title	Poruthota Road Improvement Project
Project Proposal	Poruthota Road Improvement Project Under Public Transportation Development Strategy Negombo Transportation Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
		✓		

Access	Poruthota Road
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Location Map	
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Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
							✓	

Rational of Project	Negombo is expected to achieve the vision of “ The Little Rome : Sprinkling the Blue Green loch ” in 2021-2030 with six major conceptualized components. to provide a Roman ambiance space for the both denizens and the Journeymen of Negombo. Poruthota Road Improvement Project is under the Public Transportation Development Strategy. This project influences to provide a Comfortable Transportation for the pedestrians and the visitors of Negombo
Project Objective	To provide a Comfortable Transportation for the pedestrians and the visitors of Negombo.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)		Long Term (3< year)		Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding						
Description of the Project	<p>The length of the road from Bolanji Road to Kochchikade Junction is 6.26 km and it is proposed to widen to 30 m with pavements. This project has been proposed based on foreigners and locals visitors the Negombo suburbs. People who come to Colombo after passing Negombo can see the mental healing as well as the beautiful view of the ocean as they pass this road. The following benefits are available through this project.</p> <ul style="list-style-type: none"> • Expansion of existing roads. • Development of sidewalks. 						
Cross section	<p style="text-align: center;">Total Width of the 2nd Priority Road = 30 m Building Line of the 2nd Priority Road = 15 m</p>						
Project Operation and Maintenance	After the construction of the project , it will be maintained by the Road Development Authority under the supervision of the Urban Development Authority..						

6.7.1.8. Multi Story Car Park Development Project Under the Bazaar Development Strategy, Negombo Tourism and Fishery Development Plan.

Identification of the Project

Project Title	Multi story car park development strategy
Project Proposal	Multi Story Car Park Development Project Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
Access	St Joshep Street			
Location Map				

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	

Rational of Project	Negombo is a key location of agglomeration of commuters, city travellers because Negombo city acts as a regional facilitator. But absence of parking facilities affects for disorder of the city. City Core Area Development Plan proposes multi story car park development project to address this in Negombo.
Project Objective	To provide a better parking facility to commuters.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding				
Description of the Project	<p>This 1A 48P land proposed to develop a multistory car park in Negombo. It will provide a better parking arrangement to the town area. Following benefits are taken from the project</p> <ul style="list-style-type: none"> · Provide a better parking arrangement · Offer convenience for vehicle users · Reduce the congestion of the city 				

Existing Situation

Layout Plan	 
Project Operation and Maintenance	Developing Multi Storied Car Parking will be maintained after constructions by UDA and Negombo Municipal council.

6.7.1.9. Jogging Path and Cycling Development Project Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Jogging Path and Cycling Development Project – (Step 1 – Munnakare North)
Project Proposal	Jogging Path and Cycling Development Project Under Lagoon Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Negombo – Pamunugama Road			
Location Map	<div style="display: flex; align-items: center;"> <div style="background-color: yellow; padding: 5px; margin-right: 10px;"> Jogging path and Cycling path development (step 1 – Munnakare North) </div>  </div>			

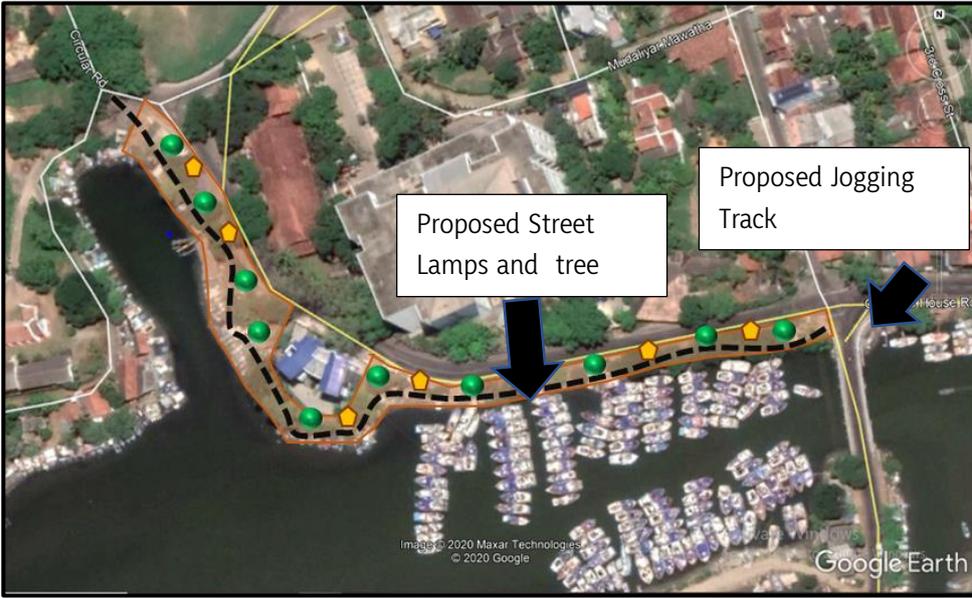
Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
			✓					

Rational of Project	<p>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 80% 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 “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 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.</p>
Project Objective	To provide a public recreational space and modern water front for the denizens and the Journeyers of Negombo

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)		Long Term (3< year)	✓	Total Estimated Cost) (Rs. Mn)	Rs.20 Mn
Financing Method	UDA Treasury Funding						
Components	<ul style="list-style-type: none"> ✓ 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. 						
Description of the Project	<p>This linear sandy beach has 10km for a development & it's proposed to develop 3m widen Jogging path, 3.5m widen cycling path & related facilities. 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 and cycling</p>						

	<p>path included with the Street lights, Cafeterias and restaurants. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Developing linear recreational space for relaxation and jogging activities. • Develop a linear cycling path & Provide street light facilities for riders, walkers who jogging and cycling at night. Provide Cafeterias for get refreshments for visitor
<p>Layout Plan</p>	
<p>Project Operation and Maintenance</p>	<p>Jogging Path and Cycling path will be maintained after constructions by Negombo Municipal Council under supervision of Costal Conservation Department and UDA.</p>

6.7.1.10. Fish market redevelopment project Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Fish market redevelopment project
Project Proposal	Fish market redevelopment project Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			

Access Custom House Road

Location Map	
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Project Justification

Project Type	New	✓	Improvement	Extension	Land Development only		
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
Project Category		✓					

Rational of Project	When considering economy of Negombo, 45% of economy is based on fishery and it reflects that fishery community in area is a major component and plays a major role to upgrade the fishery sector. But when comparing with other developed fishery communities Negombo is absence of new facilities and technology in existing fish market. This fish market in present lack of facilities when compare with. So this project aims to address these problems and increase the productivity of fishery industry to supply demand for fish.
Project Objective	Increase the productivity of fishery industry with modern technology and facilities

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.1500 Mn
Financing Method	UDA Treasury Funding							
Description of the Project	<p>2A 32P extent of land is proposed to develop a fish market in Negombo. It will provide a better arrangement to fish sellers in the area. Using modern facilities and technology increase the productivity of this industry. Cooling facilities, drying facilities and clean and healthy appearance of market increase the benefits of the fishery industry. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Provide a better arrangement for fish sellers • Offer convenience for fish buyers • Provide traditional costume for fish sellers • Provide fish drying and cooling facilities through modern technology 							
Layout Plan								
Project Operation and Maintenance	Re developing a fish market will be maintained after constructions by UDA and Negombo Municipal Council.							

6.7.1.11 Relocation of the Prison to Welihena Prison and Negombo Museum Development Project under Bazar Development Strategy, Core Area Development Plan Development Project

Identification of the Project

Project Title	Relocation of Existing Prison to Welihena Prison and Negombo Museum Development Project
Project Proposal	Relocation of Existing Prison to Welihena Prison and Negombo Museum Development Project Bazar Development Strategy, Core Area Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Custom House Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								✓
Rational of Project	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 Objective	To Shift the existing prison to Welihena and development this land as Negombo Museum. Cater foreigners and local people who are expecting to get historical knowledge of the Negombo city.
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Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Funding					
Components	<ul style="list-style-type: none"> ✓ Shifting the existing prison into Welihena area. ✓ Developing Negombo Museum ✓ Developing historical information Centre ✓ Developing tour guidance Centre ✓ Developing bookshops ✓ Developing a car park 					
Description of the Project	<p>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. 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. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Shifting the existing prison into Welihena area and developing that land as Negombo museum. • Developing historical information centers for enhancing the historical value of the city. • Developing tour guidance centers for giving guide for foreigners. • Developing bookshops. • Developing a car park for providing parking facilities for visitors. 					
Layout Plan						
Project Operation and Maintenance	Relocation of the prison to Welihena Prison and Development of the Negombo Museum will be maintained after constructions by Negombo Municipal Council and UDA.					

6.7.1.12. Opera house Development Project under Bazar Development Strategy, Core Area Development Plan

Identification of the Project

Project Title	Opera house Development Project
Project Proposal	Opera house Development Project Bazar Development Strategy Core Area Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Custom House Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement	Extension	Land Development only		
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
Project Category							✓

<p>Rational of Project</p>	<p>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 80% which is remarkable in Negombo and 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 “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 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 and its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeymen of Negombo with upgrading the urban festival ceremonies.</p>
<p>Project Objective</p>	<p>it's proposed to develop the recreational open spaces as Opera house with related activities 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.</p>

Project Details

<p>Project Period</p>	<p>Short term (1> year)</p>	<p>Mid Term (1-3 year)</p>	<p>Long Term (3< year)</p>	<p>√</p>	<p>Total Estimated Cost) (Rs. Mn)</p>	<p>Rs.200 Mn</p>
<p>Financing Method</p>	<p>UDA Treasury Funding</p>					
<p>Components</p>	<ul style="list-style-type: none"> ✓ 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. 					
<p>Description of the Project</p>	<p>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 Mn 5000. It is included with Open theatre, Common spaces, Walking areas and Cafeterias</p>					

<p>Layout Plan</p>	 <div data-bbox="422 497 662 631" style="border: 1px dashed black; padding: 5px;"> <p>1. Opera house 2. Jogging Tracks with tree line 3. Floating Cafeterias 4. Bridges</p> </div>
<p>Project Operation and Maintenance</p>	<p>Development of Opera house and related activities will be maintained after constructions by Coastal Conservation and Management Department under supervision of Negombo Municipal Council and UDA.</p>

6.7.1.13. Active Open Space Development Project under Bazar Development Strategy, Core Area Development Plan

Identification of the Project

Project Title	Active Open Space Development Project
Project Proposal	Active Open Space Development Project Bazar Development Strategy Core Area Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Custom House Road			
Location Map	 <p>Proposed Land for Active Open spaces</p>			

Project Justification

Project Type	New	✓	Improvement	Extension	Land Development only		
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
Project Category							✓

<p>Rational of Project</p>	<p>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 catholic percentage of 80% which is remarkable in Negombo and 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 “The Little Rome : Sprinkling the Blue Green loch” in 2021-2030 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 and its environs and 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 and 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.</p>
<p>Project Objective</p>	<p>To cater more visitors as foreigners and local people who are expecting to get relaxation and sport activities through then Negombo fort and surrounds area.</p>

Project Details

<p>Project Period</p>	<p>Short term (1> year)</p>	<p>Mid Term (1-3 year)</p>	<p>Long Term (3< year)</p>	<p>√ Total Estimated Cost) (Rs. Mn)</p>	<p>Rs.200 Mn</p>
<p>Financing Method</p>	<p>UDA Treasury Funding</p>				
<p>Components</p>	<ul style="list-style-type: none"> ✓ Developing an active open space with related functions. ✓ Provide seat arrangements ✓ Develop walking tracks. ✓ Develop antique cafeterias for refreshments. ✓ Develop handicraft sales stores. 				
<p>Project Operation and Maintenance</p>	<p>Developing an active open space with related functions will be maintained after constructions by Negombo Municipal council and UDA, Archaeological Department, Anglican Church</p>				

Active Open space development Project



Location map



Layout

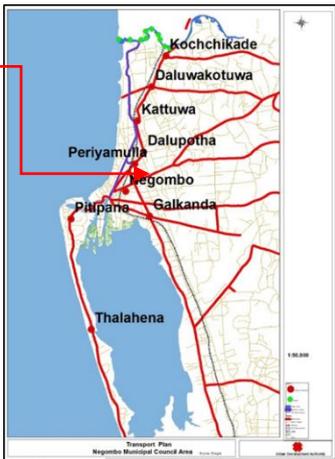
1. Horses keeping areas
2. Jogging tracks
3. Old cafeterias
4. Handicraft shops

6.7.1.14. Colombo – Puttalam Highway Improvement Project Under Public Transport Development Strategy Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Colombo – Puttalam Highway Improvement Project
Project Proposal	Colombo – Puttalam Highway Improvement Project Under Public Transport Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
Access	Colombo – Puttalam Highway			
Location Map	<div style="display: flex; align-items: center;"> <div style="background-color: yellow; padding: 5px; margin-right: 10px;"> A 03 – Paliyagoda Puttalm Road </div>  </div>			

Project Justification

Project Type	New		Improvement		Extension	√	Land Development only	
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	√

Rational of Project	Colombo Puttalam Highway is identified as a First Priority Road according to Road Hierarchy of Negombo. This is the main access to Negombo area. But In the present existing facilities are not in a good condition specially Dalupotha – Kochchikade road
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	width is not according to standard width. Therefore, this project influence to provide a good transport for the city dwellers and commuters who are experiencing Negombo.
Project Objective	To Redevelop the Road and increase the access to the area.

Project Details

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
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Financing Method	UDA Treasury Funding
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Description of the Project	<p>The proposed length of the road to be developed is 6 km and the width is 30 m. It is proposed to develop a 30-meter-wide road from Dalupotha to Kochchikade. The following benefits are available from the project.</p> <ul style="list-style-type: none"> • Increase access to the area. • Provide better and more comfortable facilities for passengers. • Reduce traffic congestion in the area.
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Layout Plan Cross section	<p>Total Width of the 1st Priority Road = 30 m Building Line of the 1st Priority Road = 15 m</p>
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Project Operation and Maintenance	A 03 Peliyagoda - Puttalam Highway project will be maintained after constructions by RDA under supervision of UDA and Negombo MC.
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6.7.1.15. Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex Under Pedestrian Service Development Strategy Negombo Tourism and Fishery Development Plan.

Identification of the Project

Project Title	Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex
Project Proposal	Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex Under Pedestrian Service Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	St Joshep Street			

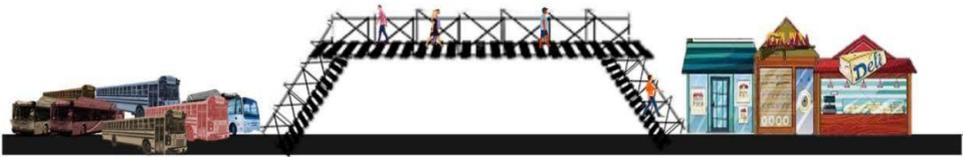
Location Map	
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Project Justification

Project Type	New	✓	Improvement	Extension	Land Development only		
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
							✓

Rational of Project	This is the main Bus terminal of the Negombo. Although it has two floors, the second floor of this building is less functioning with a few small shops and cafeteria a few numbers of people are using this floor. Therefore, it is proposed to build a linkage between this bus terminal and shopping mall through pedestrian overhead bridge while providing commercial and recreational facilities.
Project Objective	Increase the functions of bus stand provide more commercial and recreational activities to the city

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	✓	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Description of the Project	<p>This project will be catering for passengers who come to the bus stand as well as Negombo city. This 200m long bridge will facilitate a better connection between bus stand and City Centre. Shopping mall consists with shopping facilities, cafeteria, film hall and other recreational activities.</p> <p>Following benefits are taken from the project</p> <ul style="list-style-type: none"> · Increase the functions of bus stand · Provide a better and convenient facilities for passengers · Provide recreational facilities to the city 							
Side Elevation								
Project Operation and Maintenance	The project will be maintained after constructions by RDA under supervision of UDA.							

6.7.1.16. Pedestrian Walkway Improvement in D.S.Senanayaka Mawatha Under Pedestrian Service Development Strategy, Negombo Tourism and Fishery Development Plan.

Identification of the Project

Project Title	Pedestrian Walkway Improvement In D.S.Senanayaka Mawatha
Project Proposal	Pedestrian Walkway Improvement In D.S.Senanayaka Mawatha Under Pedestrian Service Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
		✓		
Access	D.S.Senanayaka Mawatha			
Location Map				

Project Justification

Project Type	New		Improvement	✓	Extension		Land Development only	
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	✓

Rational of Project	According to present observation Dissanayake Mawatha is not in a proper condition to vehicles as well as pedestrians. Road width is not sufficient for transportation. Pedestrian path is also in very poor condition so This project aims to widen the road and use road as a pedestrian walkable street.
Project Objective	To provide a smooth transportation facility to drivers as well as pedestrians

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Description of the Project	<p>The current width of this road is 6 meters. It is expected to widen this road with a building line of 6 meters and to improve the road up to a maximum of 12 meters with sidewalks, road lighting systems and pedestrian crossings.</p> <p>Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Increase the quality of pedestrian walkway • Provide a better and convenient facilities for passengers • Reduce the congestion of the road 					
Cross Section	<p style="text-align: center;"> Side walk with Landscaping & Utility service lines Carriage way Carriage way Side walk with Landscaping & Utility service lines </p> <p style="text-align: center;"> 3 m 3 m 3 m 3 m </p> <p style="text-align: center;"> Total Width of the 4th Priority Road = 12 m Building Line of the 4th Priority Road = 6 m </p>					
Project Operation and Maintenance	This project will be maintained after constructions by RDA under supervision of UDA.					

6.7.1.17. Hamilton Canal Rehabilitation Project, Under the Environment Conservation Strategy, Negombo Tourism and Fishery Development Plan.

Identification of the Project

Project Title	Hamilton Canal Rehabilitation Project
Project Proposal	Hamilton Canal Rehabilitation Project Under the Environment Conservation Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
		✓		
Access	Main Street, Sea street and Poruthota Road			
Location Map				

Project Justification

Project Type	New		Improvement	✓	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
			✓					

Rational of Project	Hamilton Canal is a 14.5 km connecting Puttalam to Colombo, passing through Negombo. In the past this canal was used as a transportation mode to transport the goods. In the present this canal was polluted in many ways. Most industry release water to this canal as well as households. Canal banks, gabion walls also in very poor condition. So, this project proposes to rehabilitate this canal under the Environment Conservation Strategy to enhance the visual quality of the area.
Project Objective	To improve the visual quality and the appearance of the Hamilton canal

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Description of the Project	<p>This project will attract more tourists to the area. it is proposed to construct a proper canal banks with gabion walls to mitigate the flood conditions in the area. Recreational facilities like boat riding, cycling, jogging and night functioning facilities are proposed to provide through the project. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Increase the physical appearance of the water body • Mitigate the flood conditions • Providing recreational activities (Boat riding, cycling, jogging, cafeteria and night functioning 							
Cross Section								
Project Operation and Maintenance	This will be maintained under supervision of UDA, SLRDC and Negombo MC.							

6.7.1.18. Wooden Bridge Development Project Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Wooden Bridge Development Project
Project Proposal	Wooden Bridge Development Project Under Lagoon Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
			✓	
Access	Negombo – Pamunugama Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement	Extension	Land Development only		
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
Project Category							✓

Rational of Project	Developing a modern urban water front is under the Lagoon strategy and the wooden bridge development project is one of those action projects. This 5km wooden deck provides the opportunity to visitors to explore a new scenic view of the area. Ultimately provide a public recreational space and modern water front for the both denizens and the Journeymen of Negombo.
Project Objective	To attract more visitors to the area and provide a unique experience.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Description of the Project	<p>This project will be catering more visitors' foreigners and local people who are expecting to get relaxation through the beach environment. Creating 3 m wide wooden sight scene deck from Kapumgoda to Ambalamulla Seeduwa , 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</p> <ul style="list-style-type: none"> • Developing recreational space for relaxation activities. • Provide a sight scene platform for public who are reaching beach park • Landscaping with seating arrangements and cafeteria facilities 					
Layout Plan	 <p>Wooden bridge Development Project in Negombo Lagoon</p> <p>1. Wooden bridge with Shops, street lights 2. Cafeteria spaces</p> <p>NEGOMBO DEVELOPMENT PLAN Urban Development Authority Ministry of Megapolis & Western Development 2018</p>					
Project Operation and Maintenance	This project will be maintained after constructions by RDA under supervision of UDA and Negombo MC					

6.7.1.19. Fishery Village Development in Lellama Under the Lellama Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Fishery Village Development in Lellama
Project Proposal	Fishery Village Development in Lellama Under the Lellama Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Negombo – Pamunugama Road			
Location map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								✓

Rational of Project	Developing fishery village in Lellama is coming under the Lellama strategy. In Negombo 45% of economy is based on fishery and it reflect that fishery community in area is a major component. But this potential has not been tapped by any development activity.
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	This project aims to Provide proper arrangement to this industry and promote the tourism attraction generating a source of income for the area.
Project Objective	To promote the tourism attraction and increase the income of fishery industry of the area.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding					
Description of the Project	<p>This 1.03Acre extent of land area is proposed to promote the tourism village Providing not only a proper arrangement to fishery community but also facilitating their industry provide a better income source to the area. Through that both fishery industry and tourism industry proposed to develop.Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Developing home based dry fish locations at Munnakkare • Home stay tourist accommodations at Munnakkare • Sea food processing Centers and cafeteria Spaces 					
Layout map	<p style="text-align: center;">Munnakkare fishery village layout</p> <p>1. Home based dry fishing industry 2. Food court 3. Fish Processing centers 4. Homestay tourism areas 5. Shops 6. Boat yard areas</p>					
Project Operation and Maintenance	This Project will be maintained after constructions and supervision by UDA and Negombo MC.					

6.7.1.20.UDA Rest House Redevelopment Project Under the Bazaar Development Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	UDA Rest House Redevelopment Project
Project Proposal	UDA Rest House Redevelopment Project Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan.

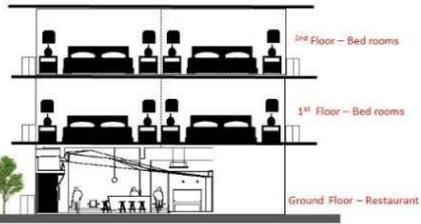
Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
	✓			
Access	Custom House Road			
Location Map				

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								✓

Rational of Project	The observation and field survey prove that UDA guest house is less functioning. Due to few reasons that was identified as lack of facilities and less maintenance. If it is possible
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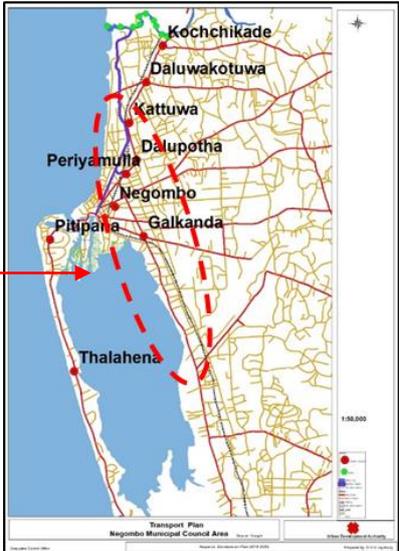
	to address this and create the guest house as an active space and it can cater more guests who come to this area.							
Project Objective	Increase the attraction of the guest house and make it more functioning							
Project Details								
Project Period	Short term (1> year)		Mid Term (1-3 year)		Long Term (3< year)	√	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Description of the Project	<p>This 3A 19P extent of land belongs to Negombo Divisional Secretariat. It is proposed to repair this building with modern facilities. Open café Ares, parking facilities and children’s play area proposed to develop. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Provide a better arrangement for guest house • Developed as a residential holiday Resorts • Landscaping with seating facilities • Redevelop the interior facilities of the building 							
Layout map	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Location</p> </div> <div style="text-align: center;">  <p>UDA Guest House Regeneration Project</p> <p>Layout of Regenerated UDA guest house</p> <p>1. Entrance 2. UDA guest house 3. Jogging track and leisure area</p> </div> </div> <div style="margin-top: 10px;">  <p>Cross section</p> </div>							
Project Operation and Maintenance	This project will be maintained after constructions and supervision of UDA.							

6.7.1.21. Railway Station Improvement Project Under Public Transport Development Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Railway Station Improvement Project
Project Proposal	Railway Station Improvement Project Under Public Transport Development Strategy Negombo Tourism and Fishery Development Plan.

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
Access	DS Senanayake Mawatha			
Location Map	<div style="display: flex; align-items: center;"> <div style="background-color: yellow; padding: 5px; margin-right: 20px;"> Railway station improvement </div>  </div>			

Project Justification

Project Type	New		Improvement	√	Extension		Land Development only	
	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	√

Rational of Project	This is the main railway station of Negambo. But existing facilities are not enough to facilitate passengers. Station building also dilapidating and there are not proper seating facilities to the passengers and there is essential need to redevelop this railway station.
Project Objective	To Increase the facilities to the railway station and provide an efficient service to passengers

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)	√	Long Term (3< year)		Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Funding							
Description of the Project	<p>This project will be catering for passengers who come to the railway station Negombo. The project will provide proper seating facilities, cafeteria, proper toilet facilities and waiting rooms for passengers. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Increase the physical appearance of the railway station • Provide a better and convenient facilities for passengers 							
Layout Plan	<p style="text-align: center;">Negombo railway station Redeveloping project</p> <p>01.Rearranged railway station 02.Connecting bridges 03.Office & ticketing booth 04. Open space 05. Car parking area</p>							
Project Operation and Maintenance	This project will be maintained after constructions by RDA under supervision of UDA and Negombo MC.							

6.7.1.22 Ethukala Mini Beach Park Development Project Under Arcade and Roman Ambiences Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	Ethukaka Mini Beach Park Development Project
Project Proposal	Ethukala Mini Beach Park Development Project, Under Arcade and Roman Ambiences Strategy ,Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha
	DS Division	Negombo	Local Authority	Negombo
Boundary	North	East	South	West
		✓		
Access	Poruthota Road			
Location Map				

Project Justification

Project Type	New		Improvement	✓	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
								✓

Rational of Project	Negombo is expected to achieve the vision of “The Little Rome : Sprinkling the Blue Green loch ” in 2021-2030 with six major conceptualized components. The Tourism and 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 amazing beach promenades is under the Arcade and Roman Ambiance strategy and Developing the Mini Beach park of Ethukala is the one of action projects of Arcade
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	and Roman Ambiance strategy which influences to provide a Roman ambiance and recreational space for the denizens and the Journeymen of Negombo.
Project Objective	To re improve of existing beach park attracting more visitors for Negombo to provide space for recreational activities.

Project Details

Project Period	Short term (1> year)	Mid Term (1-3 year)	Long Term (3< year)	Total Estimated Cost) (Rs. Mn)	Rs.100 Mn
Financing Method	UDA Treasury Fund				
Components	<ul style="list-style-type: none"> ✓ Develop beach park with recreational spaces ✓ Landscaping beach area with jogging tracks and seating areas, Grasslands ✓ Develop cabanas ✓ Redevelop sporting areas, swimming pool, Auditorium. ✓ Develop a car park. 				
Description of the Project	<p>This land/ sandy beach has 4 Acres for a development and it's proposed to develop a Mini beach park at Ethukala and related facilities, landscaping, sport activities and access road. This project will be catering about 10000 of 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 redevelops beach park and related facilities included with the jogging tracks, cabana, swimming pool, sporting areas, auditorium, shopping stalls, car park, food court, landscaping with seating areas at grassland. Following benefits are taken from the project</p> <p>Improving of beach park with cabana, jogging tracks, Shopping stalls. Provide space for sport activities such as volley ball, swimming, jogging & etc. Landscaping with jogging tracks, benches, trees & other. Provide Cabanas for visitors Provide a shopping experience and food court for visitors.</p>				
Layout Plan	<p>The layout plan for the Ethukala Beach park project includes the following components:</p> <ol style="list-style-type: none"> 1. Entrance of the beach park 2. Car park 3. Shopping stalls 4. Cabanas and beach 5. Food court 6. Volleyball court 7. jogging track with leisure area 8. Swimming pool 9. Auditorium 10. Grassland 				
Project Operation and Maintenance	Ethukala Beach Park will be maintained after constructions by Negombo Municipal Council Under supervision of Costal Conservation and Management Department and UDA.				

6.7.1.23 King’s Island Regeneration Project Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project

Project Title	King’s Island Regeneration Project.
Project Proposal	King’ Island Regeneration Project, Under Lagoon Strategy Negombo Tourism and Fishery Development Plan

Project Location

Location	Province	Western Province	District	Gampaha			
	DS Division	Negombo	Local Authority	Negombo			
Boundary	North	East	South	West			
	✓						
Access	Poruthota Road						
Location Map							
Project Type	New	Improvement	Extension	Land Development only			
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other
							✓

Rational of Project	<p>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 acts as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region. Negombo is expected to achieve the vision of “The Little Rome : Sprinkling the Blue Green loch ” in 2021-2030 with six major conceptualized components. The Tourism and 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. The Lagoon Strategy is promoted through the diverse projects. King’ Island Regeneration Project is the one of project under the Lagoon strategy. In the present, Kings Island area is less optimized due to improper use of the area. Such as fishery vessel dumping and fishery waste dumping site. This phenomenon affects to spread bad odor and less attraction for the area. Regenerating the attractive Kings Island is under the Lagoon strategy and Regenerating the Kings Island is the one of action projects of Lagoon strategy which influences to provide a recreational and tourism space for the denizens and the Journeyers of Negombo while enhancing the visual quality of the area.</p>						
Project Objective	<p>To regenerate the area attracting more visitors for Negombo to provide space for recreational activities</p>						
Project Details							
Project Period	Short term (1> year)		Mid Term (1-3 year)	√	Long Term (3< year)	Total Estimated Cost) (Rs. Mn)	Rs.200 Mn
Financing Method	UDA Treasury Fund						
Components	<ul style="list-style-type: none"> ✓ Develop Kings Island with recreational spaces ✓ Landscaping Kings Island area with jogging Track ✓ Develop Boat Yard ✓ Develop Ticketing Centers ✓ Develop Food Court ✓ Develop Scene Deck ✓ Develop Pond areas 						

<p>Description of the Project</p>	<p>This land has 100 Perches for the development and it's proposed to develop and tourism related facilities, landscaping, recreational activities. This project will be catering about 10000 of daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the lagoon environment. The projects have major components of recreational spaces, jogging Track, Boat Yard, Ticketing Centers, Food Court, Scene Deck and Pond areas. Following benefits are taken from the project</p> <ul style="list-style-type: none"> • Improving Kings Island with jogging tracks, recreational spaces, jogging Track, Boat Yard, Ticketing Centers, Food Court, Scene Deck and Pond areas. • Provide space for recreational activities. • Landscaping with jogging tracks, benches, trees and other..
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<p>Layout Plan</p>	<p>KINGS' Island Regeneration Project</p> <p>Layout of kings' island boat yard</p> <ol style="list-style-type: none"> 1. Boat Yard 2. Food court 3. Pond 4. Jogging track 5. Ticketing booth 6. Scene deck <p>Location</p> <p>Section</p> <p>Layout</p> <p>NEGOMBO DEVELOPMENT PLAN Urban Development Authority Ministry of Megapolis & Western Development 2018</p>
<p>Project Operation and Maintenance</p>	<p>This project will be constructed and supervised by UDA and Costal Conservation and Management department. The maintenance will be carried out by Negombo Municipal Council.</p>

6.7.2 Institutional Setting

Development Plan Name: Negombo Development Plan

Table 6.15 Institutional Setting

Plan	Sub Plans & Action Projects	Relevant Institution	Responsibilities of the Institute for	Tentative Cost
Industrial Plan (Under Economic Development Strategy)	Tourism & Fishery Development Plan			
	Sight Scene Deck Strategy			
	Action Project 01: Doowa Mini Beach Park	UDA, SLTDA, CCD	Feasibility Study	75 M
	Action Project 02: Thalahena Mini Beach	UDA, SLTDA, CCD	Feasibility Study	100 M
	Action Project 03: Morawala Mini Beach	UDA, SLTDA, CCD	Feasibility Study	100 M
	Action Project 04: Sarakkukanda Kepungoda	UDA, SLTDA, CCD	Feasibility Study	200 M
	The Lagoon Strategy			
	Action Project 01: Kings Island	UDA, SLTDA, LDA, CCD,	Feasibility Study	50 M
	Action Project 02: Wooden Bridge	UDA, SLTDA, CCD, LDA,	Feasibility Study	3000 M
	Action Project 03: Jogging Path & Cycling	UDA, SLTDA, CCD FARD,	Feasibility Study	3000 M
	The Lellama Strategy			
	Action Project 01: Fishery Village	UDA, SLTDA, FARD	Feasibility Study	100M
	Action Project 02: Existing Fishery Harbour	UDA, SLTDA, FARD,	Feasibility Study	2000M
	Action Project 03: Fish Landing Site	UDA, SLTDA, FARD, CCD,	Feasibility Study	400 M
	Action Project 04: Boat Anchoring Site	UDA SLTDA, FARD, CCD	Feasibility Study	500 M

	The Arcade & Roman Ambience Area Strategy			
	Action Project 01: Urban Nodes	UDA, NMC, RDA	Feasibility Study	2000 M
	Action Project 02: Land Mark Establishment	UDA, NMC, RDA	Feasibility Study	1000 M
	Action Project 03: Sign Boards and City	UDA, NMC, RDA	Feasibility Study	1000M
	Action Project 04: Building Colonnade	UDA, RDA, NMC	Feasibility Study	
	Action Project 05: Palagathure Mini Beach	UDA, SLTDA, FARD, CCD	Feasibility Study	200 M
	Action Project 06: Ethukala Mini Beach Park	UDA, SLTDA, FARD, CCD	Feasibility Study	100 M
Economic Development Plan (Under Economic Development Strategy)	City Core Area Development Plan			
	The Bazaar Development Strategy			
	Action Project 01: Main Street as a	UDA, NMC	Feasibility Study	
	Action Project 02: Shopping Mall	UDA, NMC	Feasibility Study	3000 M
	Action Project 03: Multistory Car Park	UDA, NMC	Feasibility Study	2000 M
	Action Project 04: Urban Regeneration	UDA, NMC, SLTDA,	Feasibility Study	5000M
	Action Project 05: Fish Market	UDA, NMC	Feasibility Study	1500M
	Action Project 06: Relocation of Existing	UDA, NDS, NMC, PD	Feasibility Study	2000 M
	Action Project 07: UDA Rest House	UDA	Feasibility Study	1000M
	Action Project 08: Active Open Space	UDA, NMC, SLTDA,	Feasibility Study	5000 M
	Action Project 09: Opera House	UDA, NMC, SLTDA,	Feasibility Study	5000 M
	Transport Development Plan			
	Public Transport Development Strategy			

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Transportation Plan (under the Physical Development Strategy)	Action Project 01: Colombo - Puttalam	RDA, UDA	Feasibility Study	5000 M	
	Action Project 02: Poruthota Road	RDA, UDA	Feasibility Study	3000M	
	Action Project 03: Negombo - Meerigma	CGR, UDA	Feasibility Study		
	Action Project 04: Negombo - Puttalam	CGR, UDA	Feasibility Study	2000 M	
	Action Project 05: Railway Station	CGR, UDA	Feasibility Study	1500 M	
	Action Project 06: Lellama Onsite Car	FARD, UDA, NMC	Feasibility Study	500 M	
	Pedestrian Service Development Strategy				
	Action Project 01: Pedestrian Overhead	UDA, RDA	Feasibility Study	2000M	
	Action Project 02: Pedestrian Walkway	UDA, RDA	Feasibility Study	150 M	
Conservation and	Environment Conservation & Management	DF, UDA, SLRDC, CCD,	Feasibility Study		
The Environment Conservation Strategy					
	Action Project 01: Water Transportation	SLIDA, UDA, SLRDC, DI,	Feasibility Study		
	Action Project 02: Hamilton Canal	SLIDA, UDA, SLRDC, DI	Feasibility Study	750 M	
	Action Project 03: Kadolkele Mangrove Park	DF, DWC, LDA, SLIDA,	Feasibility Study	100 M	
Waste Management Strategy					
	Action Project 01: Sanitation and Hygiene	NWSDB, NMC, UDA	Feasibility Study	20 B	
Social Development	Social Development Strategy				
	Kochchikade - Negombo Shopping Complex	NWSDB, NMC, UDA	Feasibility Study	2000 M	
	Thaladuwa Housing Development Project	NWSDB, NMC, UDA	Feasibility Study	2000 M	
	Kochchokade - Daluwakotuwa Housing	NWSDB, NMC, UDA	Feasibility Study	2000 M	

Source: UDA 2021



PART 02

Land and Building Strategic Plan

Chapter 07



Development Zones & Zoning Guidelines

Chapter 07

Development Zones & Zoning Guidelines

7.1 Introduction

The Negombo Development Plan (2021-2030) is a plan to achieve the vision of “The Little Rome: Sprinkling the Blue Green loch”. The Development plan, which is designed to achieve the vision for the next 10 years, has identified the objectives of the tourism and fisheries industry as well as the economic development of the country through the optimum use of natural ecological potential. Accordingly, through the development of infrastructure for the area, through infrastructure development strategies, sustainable environmental development strategies for environmental conservation, economic development related strategies and culture and heritage management. Strategic plans have been introduced to implement. In addition to the proposed projects under these various plans, the proposed zoning and zoning guidelines as well as design and building regulations have been introduced in accordance with the future vision for the Negombo area as outlined in the Proposed Land Use Plan.

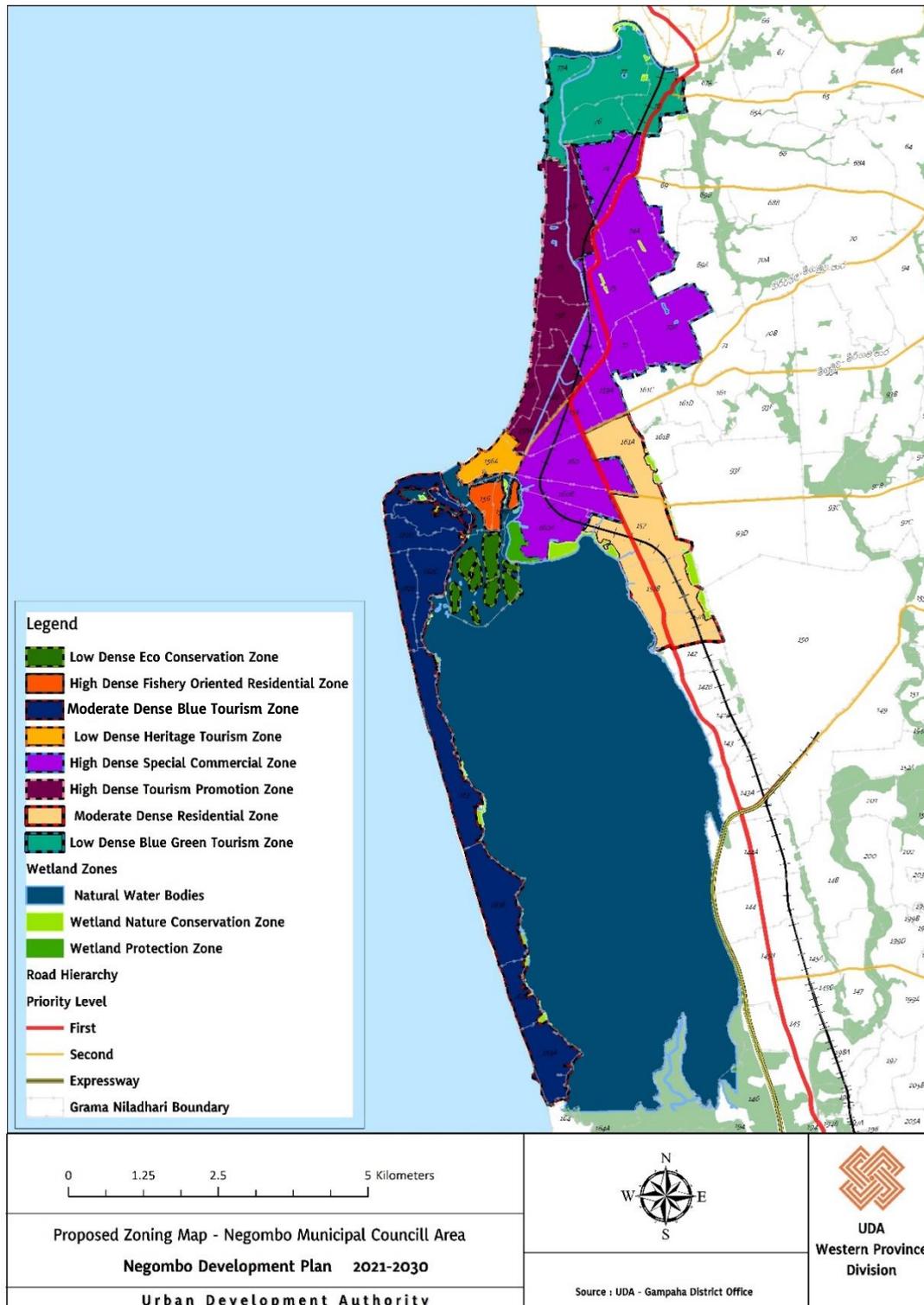
7.2 Development Zones

As described in the Vision for the Year 2030 in the Negombo Municipal Council area, this area is divided into 08 Major Development Zones and Wetlands based on the proposed densities and long-term scientific analysis based on the characteristics of each of these areas in order to achieve the desired physical development. Divided into 02 zones. The proposed development zone plan is shown in Map 7.1 below.

1. Low Dense Blue Green Tourism Zone
2. High Dense Promotional Tourism Zone
3. High Dense Special Commercial Zone
4. Low Dense Heritage Tourism Zone
5. Moderate Dense Blue Tourism Zone
6. High Dense Fishery Oriented Residential Zone
7. Low Dense Eco Conservation Zone
8. Moderate Dense Residential Zone
9. Wetland Protection Zone
10. Wetland Nature Conservation Zone

7.2.1. Proposed Zoning Plan 2021 – 2030

Map No.7.1 The Proposed Zoning Plan



Source – UDA, 2021

7.3 Zone Factor

The zonal factor is calculated to determine the density of the proposed development zones in accordance with the density-based zoning plan. This will take into account the total commuting population of each zone within permitted built-up land use, existing residential population, expectable commuting and residential population in 2030. Identification of the way how managing the available developable space of the area will be determine based on total forecasted population of the area.

Existing commercial, residential, institutional, vacant & other plantation lands considered as “Developable space” and environmental reservations area, water bodies, religious & archeological sites, road & reservations that considered as “Un -developable lands” that was neglected from developable space.

The zone factors for proposed density zones were carried out in five complex steps, as shown in Annexure 22. The following 7.1 Table displays the zone factors of each density zones in Negombo Development Plan.

Table 7.1: Zone factor for development zones

No.	Zone	Zone Factor
1.	Low Dense Blue Green Tourism Zone	1.5
2.	High Dense Promotional Tourism Zone	2.5
3.	High Dense Special Commercial Zone	2.3
4.	Low Dense Heritage Tourism Zone	0.5
5.	High Dense Fishery Oriented Residential Zone	1.7
6.	Moderate Dense Blue Tourism Zone	2.0
7.	Low Dense Eco Conservation Zone	-
8.	Moderate Dense Residential Zone	1.8
9.	Wetland Protection Zone (Low Dense Eco Conservation Zone)	-
10	Wetland Nature Conservation Zone	-

Source: UDA,2021.

Determination of Permissible Floor area for developments According to the Form 'A' 'B' in Schedule 6 to Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021, the coefficients applicable to the Negombo Development Plan indicated by the table no. 7.2, 7.3.

In determining the open space of the building pertaining to the said permissible floor area, the form 'E' of the above Gazette is indicated and it is specified in the Negombo Development Plan, table no. 7.4

Schedule 01

Table 7.2 Form A - Permissible Floor Area Ratio

Form A - Permissible Floor Area Ratio																								
Land extent (Sq.m)	Zone factor = 0.50 - 0.74				Zone factor = 1.50-1.74				Zone factor = 1.75-1.99				Zone factor = 2.00-2.24				Zone factor = 2.25-2.49				Zone factor = 2.50-2.74			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	0.8	0.9	0.9	0.9	2.4	2.6	2.7	2.8	2.8	3	3.2	3.3	3	3.4	3.6	3.8	3	3.4	3.6	4	3	3.4	3.6	4
250 less than 375	0.9	1	1.2	1.3	2.6	3.2	3.6	4.0	3	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5	3.5	4	5	5.5
375 less than 500	0.9	1	1.2	1.4	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5	3.6	4.6	5.2	6
500 less than 750	1	1.1	1.3	1.5	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4	5	6	3.7	5	5	6	3.7	5.1	5.5	6.5
750 less than 1000	1	1.2	1.4	1.7	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6	3.6	4.5	5.7	6.5	3.8	5.1	6	6.5	3.8	5.2	6.5	7
1000 less than 1500	1.1	1.3	1.5	1.8	3.2	3.8	4.6	5.5	3.6	4	5.4	6.5	3.7	5	6.1	8	3.9	5.3	6.5	8.5	3.9	5.4	7	9
1500 less than 2000	1.1	1.4	1.7	2	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7	3.8	5.1	6.7	9	4	5.4	7	*10	4	5.5	7.5	*10.5
2000 less than 2500	1.2	1.5	1.8	2.1	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4	5.5	7.5	*10.5	4	5.6	7.5	*11
2500 less than 3000	1.2	1.6	2	2.4	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8	4	5.3	7.4	*10.5	4	5.6	7.5	*11	4	5.7	8	*11.5
3000 less than 3500	1.3	1.7	2.1	2.5	3.7	4.6	6.0	7.5	4	4.8	6.9	8.5	4	5.4	7.6	*11	4	5.7	8	*11.5	4	5.8	8	*12
3500 less than 4000	1.4	1.8	2.2	2.6	3.8	4.8	6.3	7.7	4	5	7.3	9	4	5.5	7.8	*11.5	4	5.8	8	*12	4	5.9	8	*12
More than 4000	1.5	1.9	2.3	2.8	4.0	5.0	6.5	8.0	4	5.2	7.5	9.5	4	5.6	8	*12	4	5.9	8	*UL	4	6	8	*UL

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations.

Above Permissible FAR may be restricted under the development plan based on the slope of the land

Clearance shall be taken from National Building Research Organization for the lands having slope more than 110

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road centre) Building Line, if not maximum FAR shall be limited to 9.0

**Minimum road width of 7m shall be considered for the roads identified as 7m wide road in the particular development Plan

Table 7.3 Form B - Number of Floors for 3.0m & 4.5m wide Roads

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)

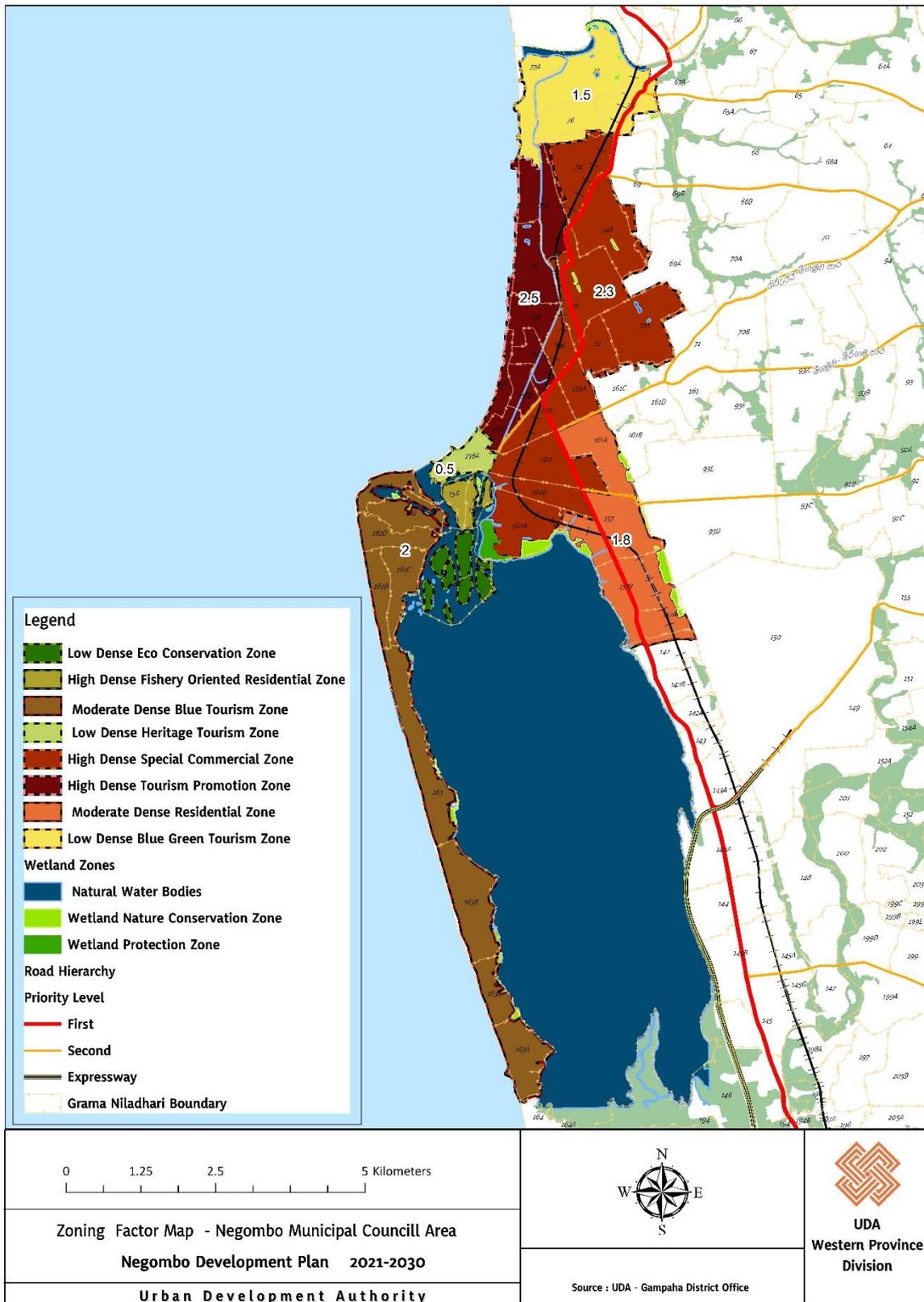
Number of floors are indicated including parking areas
 Number of units allowed for each road shall not be changed
 * Where no plot coverage specified under the zoning regulations

Table 7.4 Form E- Setbacks & Open Spaces

Form E - Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	Plot Coverage *		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non-Residential	Residential	When no NLV is taking this end	When NLV is taking this end	When no NLV is taking this end	When NLV is taking this end	Minimum width	Minimum Area
Low Rise	less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
	7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
Middle Rise	30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
High Rise	50 less than 75	30	50%***	50%***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
	75 and above	Above 40m	50%***	50%***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****

NLV - Natural Light & Ventilation
 Building Height - Height between access road level to roof top or roof level (Including parking floors)
 * Where no Plot Coverage specified under the zoning regulations
 ** The entire development is for non-residential activities
 *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors which ever is less
 **** Minimum area shall be increased by 1 Sq.m for every additional 3m height

Map 7.2 Proposed Zoning Factor map



Source: UDA, 2021

7.4 Common Zoning Guidelines

This chapter describes the Common Zoning Guidelines applicable to all those zones, in addition to the usage and requirements introduced for each zone in the proposed zoning plan. Chapter 8 sets out the permitted uses and zoning guidelines introduced in each zone of the proposed zoning plan.

7.4.1. These guidelines apply to the entire area within the administrative limits of the Negombo Municipal Council area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 1000/3 and 03.11.1989 under Section 3 of the Urban Development Authority Act No. 41 of 1978.

7.4.2. In addition to the provisions of this zoning plan, the Planning and Development Regulations applicable to any development work is regulated by the Gazette Notification No 2235/54 dated 08th of July 2021. The said legalized Planning and Development Regulations also apply to the Negombo Municipal Council planning area.

7.4.3. Buildings coming under waterfront developments should be designed and constructed as it suits with the surrounding environment. The building colors, and materials (non-reflective materials) should be carefully selected as it suits with the surrounding environment (Preliminary Planning Clearance Should be obtained under waterfront developments).

7.4.4. All none residential developments Exceeding 4,000 square feet (371.612 square meters) adjoining waterfronts should be accompanied with waste water management plan and waste water management should be in compliance with Regulations of Central Environmental Authority and also, Landscape Plans should be submitted when submitting building plans which are in association with waterfronts for approval.

7.4.5. All low-lying lands and paddy lands, water retention and detention areas included in propose Wetland Management Plan should be in accordance with the planning and building regulations of Western Province Wetland Management Plan Accordingly when referring the regulations in every sub zone, this Wetland Management Plan and given Public Outdoor Recreational Space Plan (PORS) need to refer in parallel.

7.4.6. A plot of land within the boundaries of two zones within the boundaries of Negombo can be applied for the use of the adjoining zone and its zone factor at the owner's discretion. It should be limited to 50 meters. (This does not apply to Development Controlled Zones).

7.4.7. The Authority has the authority to determine the number of people to be represented in the construction of a new religious building and obtain the approval of the relevant Ministry of Religious Affairs and the Divisional Secretary. Similarly, religious exhibitions should be held with the approval of the Divisional Secretary. Construction of various religious statues, crosses and other landmarks is not permitted in the building boundaries and reserves along the intersection of the planning area. When constructing a religious building, the Divisional Secretariat should obtain the consent of the people of the area and submit to the Divisional

Secretary that sixty six percent (66%) of the people within a radius of 0.5 km from the ground floor of such a building do not oppose the development.

- 7.4.8. If the energy required for a building is utilized using solar panels, wind and waves or other eco-friendly energy systems, 5% additional floor area will be considered for such development. If these conditions are not met at the time of issuing the Certificate of Conformity, an additional service charge will be charged at twice the service charge for unauthorized construction for the additional square meter provided.
- 7.4.9. Regulations introduced for special development projects and special development areas in these areas will be imposed.
- 7.4.10. Regulations, gazette notifications and circulars issued by other government agencies will continue to be in force in the development of these development zones.
- 7.4.11. Local Authorities, Road Development Authority and Provincial Road Development Authority in these zones are not permitted to construct boundary walls within the building limits of the roads. Approval will be considered for plans that offer a transparent mesh fence or some other method of replacing boundary walls with minimum space required for access
- 7.4.12. Permission to continue the use of existing practices in the proposed zoning plan is considered. However, if any modification or extension of such practices is made, approval should be obtained from the UDA for a preliminary planning clearance. Also, any use that is inconsistent with the zoning practices and additional uses for the uses listed herein must be obtained by obtaining the UDA's Basic Planning Clearance Certificate.
- 7.4.13. Authority shall have an ability to declare the development area deems as a Special Project Area, Redevelopment Area, Special Housing Project Area, Central Commerce Area, Visionary Area, Conservation Area, Cultural Area or any other area.
- 7.4.14. The Authority may use, restrict or prohibit the use of land areas for the purpose of constructing any particular building in the areas referred to in Article XVII above, mitigating the restrictions imposed by these Acts or imposing any other rules for the purposes of the Act.
- 7.4.15. The Coordinates of Zoning boundary mentioned in the Zoning Plan are shown by Google Earth.
- 7.4.16. At least 500 meters from religious places and schools to be permitted for taverns, clubs, guest houses.
- 7.4.17. It is necessary to Obtain a clearing certificate from the UDA in granting permission for low lands, marshes, paddy fields or other such lands not identified in the Public Open spaces and Recreation Plan (PORS) or Wetland Zone Plan.
- 7.4.18. The designated areas for public outdoor parks, sports and recreation (PORS) should be used for that purpose only.
- 7.4.19. Environmental Recommendations prior to beginning any development or construction should be obtained. Such as

- 7.4.19.1. Obtaining approval for Urban Development Authority's Environmental Advisory Committee for buildings of more than 10,000 square meters.
- 7.4.19.2. Floor area When public wastewater treatment systems are proposed for wastewater management in buildings with less than 10,000.
- 7.4.19.3. For activities permitted by such gazette notifications in areas gazette as Environmental Protection Zones.
- 7.4.19.4. To obtain the recommendation of the Central Environmental Authority for classification "A" and "B" in the setting up of prescribed industries for which the EPL is to be obtained under the National Environmental Act No. 1533/16 and the Gazette Extraordinary dated 25.01.2008. Also, recommendation should be obtained from the relevant Local Authority Environmental Committee or Central Environmental Authority for category "C".
- 7.4.19.5. A cemetery shall act in accordance with the cemetery ordinance when constructing a building or developing such a building.
- 7.4.19.6. Recommendations of the Department of Archeology should be obtained for the development activities identified by the Department of Archeology.
- 7.4.19.7. All other canals and waterways in the area should be reserved in accordance with the Gazette Notification No. 1662/17 of 14/07/20

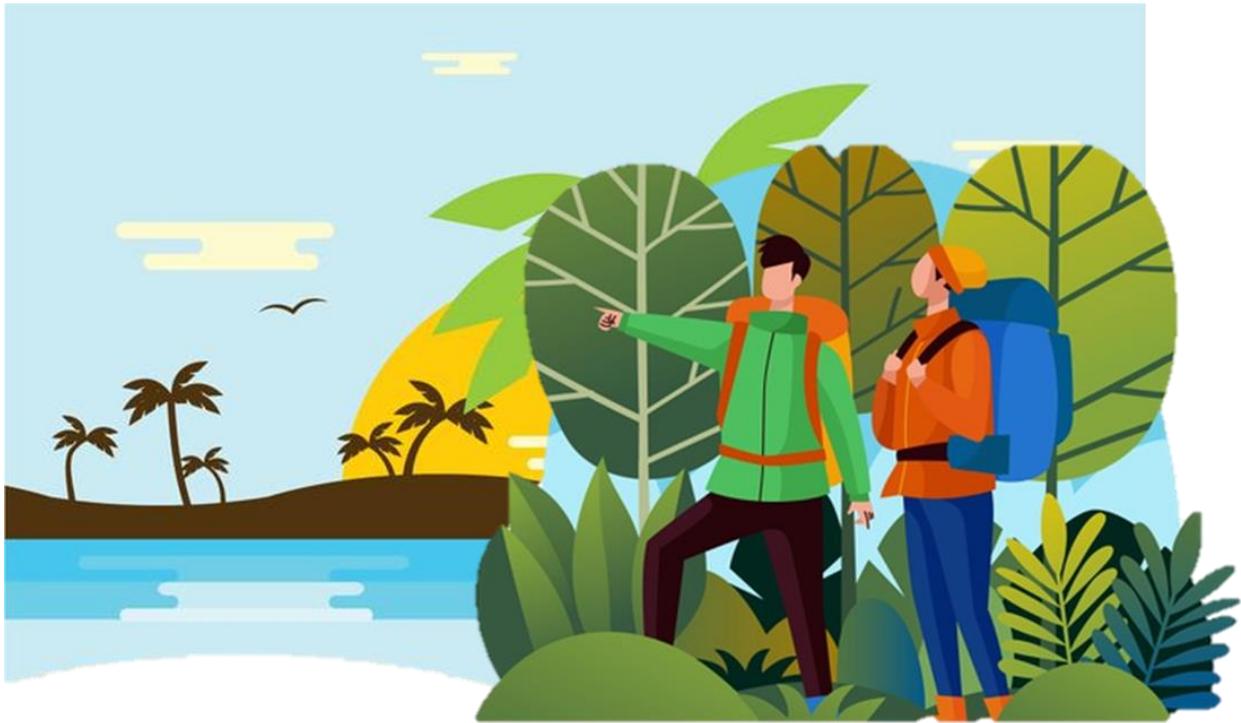
7.4.20. General Conditions & Guidelines for Wetland Zones of Negombo MC area

- 7.4.20.1. Flood storage capacity shall be maintained as specified by the Sri Lanka Land Reclamation & Development Corporation (SLLR & DC) in co-ordination with the other relevant agencies of the schedule no 01. 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.
- 7.4.20.2. Clearance shall be obtained from the agencies of No. 01, 03, 04, 06 and 10 mentioned in schedule no 01 prior to development of low-lying lands/ abandoned paddy lands and paddy lands. Where necessary clearance or approval of the other relevant agencies mentioned in schedule no 01 shall also be obtained when the ownership of wetland is delegated to them by an act.
- 7.4.20.3. The environmental clearance or Environmental Protection License (EPL) shall be obtained for any development which effects wetland environment from no.03, 06 agencies of the schedule no 01 and shall be renewed annually.
- 7.4.20.4. Recommendation / Approval (final clearance certificate) of No. 01 agency of schedule no 01 shall be annually renewed as per the decision of planning committee.

- 7.4.20.5. Recommendation / Approval / Permit should be obtained from No. 05, 12 agencies of schedule no 01 before development of any low-lying lands within the “Costal Zone”.
- 7.4.20.6. Canal reservation of no.1662/17 published by the gazette notification dated 14.01.2010 of the agency No.01 and reservation of reservoirs of agency No.02 at the schedule no 01 shall be maintained.
- 7.4.20.7. In general, there shall not be any construction within water bodies and waterways which disturbs the water retention and water flow. 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. Recommendation and Approval shall be obtained from relevant agencies of No. 01 & 02-22 of the schedule no 01.
- 7.4.20.8. Areas of special ecological interest shall be preserved and in such areas no vegetation or animals except invasive species of plants and animals shall be removed.
- 7.4.20.9. All permitted buildings shall be designed according to the Green Building Concept.
- 7.4.20.10. Alternative places shall be established for decrease flood storage capacity and the other impacts of environmental services when practicing Permitted uses in wetland where flood storage capacity is important. Approval shall be obtained from the relevant agencies of the schedule no 01.
- 7.4.20.11. Except Traditional Fishing activities Motor boats, fishing vessels, fuel or other gears shall not be used in fishery or other aquatic animal catching process. Approval shall be obtained from the no. 03, 05, 06, 12, 21, 22 agencies of the schedule no 01 for the use of fishing vessels and fuel in above said places where motor boats are permitted.
- 7.4.20.12. In any wetland areas permitted for filling under the no. 01 agency of schedule no 01, sustainable storm water drainage systems should be used. Approval shall be obtained from the CEA for materials to be used for wetland filling.
- 7.4.20.13. Areas of outstanding landscape/cultural/historical value shall be conserved.

- 7.4.20.14. Legal public footpaths and public bathing wells shall be preserved or replaced in suitable nearby locations.
- 7.4.20.15. The services of relevant qualified professionals shall be obtained by developers for planning, design and supervision, as necessary.
- 7.4.20.16. All areas shall be preserved where fish and other aquatic animals breed.
- 7.4.20.17. In general, waste dumping shall not be permitted (Residential, Institutional, Commercial, Industrial, E-waste and Clinical waste) in to wetlands.
- 7.4.20.18. Release of waste water to wetlands is not allowed. Treated water with the approval of CEA shall only be permitted to release to the wetland areas.
- In issuing and development permit for any development within the prescribe wetlands zones in wetland zoning plan by the organizations listed in schedule no 02 of the plan should include these guidelines prescribe in the above section of the plan as condition. Any contravention of these guidelines should force to cancel the permit or conviction after summary trial before a magistrate.

Chapter 08



Zoning Guidelines

Chapter 08

Zoning guidelines

8.1 Low Dense Blue Green Tourism Zone

It is envisaged to develop this area as a Blue Green Tourism Zone with a view to encouraging low density tourism.

8.1.1 Zoning guidelines & Permitted uses of Low Dense Blue Green Tourism Zone

Tables 8.1 and 8.2 describe the guidelines and Permitted uses of the area.

Table No 8.1 Zoning guidelines of Low Dense Blue Green Tourism Zone

(a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
(b)	Zoning Factor	1.5
(c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
(d)	Approved plots coverage	Residential 50%, Non-Residential 65%
(e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ The ground floor of the buildings in Poruthota main road, the mosque and the beach should be constructed in a sea view ▪ Minimum lot size of land should be 10 perches and the 50% of plot coverage should be maintained in the new sub divisions. (For residential purposes) ▪ Building colonnade should be encouraged in Poruthota Road ▪ Setbacks for coastal areas should conform to the Gazette Notification No. 2072/58 of the Department of Coast Conservation and Coastal Resources Management and its Coastal Resource Management Plan dated 25.05.2008. ▪ The beach should be kept open for the public to use. ▪ A green path should be maintained on either side of Poruthota Road, St. Mary's Road, Silvasandi Road, Marcellus Road, Maha Vidyalyaya Mawatha, Soysawatta Road, Church Road, Madampella Road, Welihena Road and St. Anne's Road. ▪ If the existing buildings are used for tourism purposes, the usage will be exempted from the change fees. ▪ The railway reservation shall be placed at a distance of 9 m from the nearest pallet on either side of the railway. ▪ 18-meter reservation from vegetation line on the banks of the river should be reserved for Maha Oya. ▪ 4.5-meter reservation from the canal banks should be reserved for Hamilton Canal.

Table No 8.2. Permissible uses of Low Dense Blue Green Tourism Zone

Permissible uses	Minimum Extent of the land (Perches)	Other Facts
Residential		
Housing Units	10	
Hostels	10	The minimum width of the access road should be 06 m.
Housing Apartments (more then 4 floors)	30	
Quarters / Employee houses	10	
Child Care Centers	20	
Children homes	20	
Elders' Home	40	
Disable Home	40	
Health		
Medical Centers	10	The minimum width of the access road should be 06 m.
Medical Consulting & Channeling Service	20	
Pediatric and Maternity Clinic	20	
Animal Hospitals	10	The minimum width of the access road should be 06 m.
Ayurvedic Medical Centers	10	
Educational		
Pre – School centers	20	The minimum width of the access road should be 06 m.
Primary Education Centers	40	
Technical Colleges/Vocational Training	40	
Secondary Education Centers	40	
Private Tuition Classes	20	The minimum width of the access road should be 06 m.
Art Centre / Dance Academy	10	
Research and Development Centers	10	
Institutional		
Professional Offices	10	
Offices	10	
Banks, Insurance and Financial Institutions	10	
Office complex	40	The minimum width of the access road should be 06 m.
Social services & public amenities		
Community Development Centers	10	
Social and Cultural Centers	10	The minimum width of the access road should be 06 m
Auditoriums and Conference Halls	40	
Libraries	10	
Rehabilitation Centers	40	The minimum width of the access road should be 06 m
Commercial		
Shops	10	
Stores	40	The minimum width of the access road should be 06 m
Super Markets	40	
Shopping Malls	20	

Restaurants /Cafeterias	10	
Open Markets	20	
Pharmacies	10	
Laboratory Services and Collection Centers	10	
Customer Service Centers	10	
Showrooms	10	
Meat & Fish Stalls	10	
Liquor /Wine Stores	10	
Building Material Stores	10	
Filling stations (Not allowed within 500 meters from the intersection of the main road.)	40	The minimum width of the access road should be 06 m & Front space should be 100 feet.
Filling stations with vehicle service centers. (Not allowed use within 500 meters from the intersection of the main road.)	30	
Funeral centers	30	The minimum width of the access road
Electronic Equipment Repair Centers	10	
Communication towers	10	
Multi-storied Vehicle Parks	40	The minimum width of the access road should be 06 m
Open Vehicle Parks	20	
Car Showrooms	20	
Laundry / Dry cleaning centers / Grinding	10	
Fuel stations and shopping malls (not permitted within 500 meters of main road lanes)	40	The minimum width of the access road should be 06 m & Front space should be 100 feet.
Gas stations & Electric Charging Stations	20	The minimum width of the access road should be 06 m
Tourist		
Resorts	10	The minimum width of the access road should be 06 m
Guest houses	10	
Lodges	10	
Tourist hotels	20	
Urban hotels	20	
Tourist Information Centers	10	
Ayurvedic Panchakarma Centers	15	The minimum width of the access road should be 06 m
Cabana	10	
Wedding reception hall	40	
Manufacturing industries		
Domestic industries	10	
Small and medium scale non-polluting industries	40	The minimum width of the access road should be 06 m
Manufacture of textiles, clothing and leather goods	40	
Solid Waste Recycling Industries	40	

Fish processing	40	The minimum width of the access road should be 06 m
Service Industries		
Domestic industries	20	The minimum width of the access road should be 06 m
Vehicle Service Centers	20	
Auto Repair Centers	20	
Taxi Service Centers	10	
Electronic Equipment Repair Centers	10	
Lathe workshops / Welding workshops	20	
Public Open Spaces & Recreational Facilities		
Pocket Park		Decisions are made subject to the relevant project.
Mini Park		
Local Park	80	
Community Park		
Town Park		
Linear Park		Decisions are made subject to the relevant project.
Central Urban Park		
City Park		
Indoor Sports Complexes	40	The minimum width of the access road should be 06 m
Beach Park		
Cinema Halls/Theaters	40	The minimum width of the access road should be 06 m
Clubs	20	
Art Galleries / Museums	20	
Open Air Theaters	40	
Boat Jetties		Decisions are made subject to the relevant project.
Anchorage Ports		
Madal Waraya		
Fishery ports		

8.2 High Dense Promotional Tourism Zone

This zone can be identified as the tourist resort of Negombo. Accordingly, there is expected to be a high-density tourism related vertical development in this area.

8.2.1. Zoning guidelines & Permitted uses of High Dense Promotional Tourism Zone

Table No 8.3 Zoning guidelines of the High Dense Promotional Tourism Zone

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	2.5
c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
d)	Approved plots coverage's	Residential 65% , Non-Residential 50%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ The ground floor of the buildings in Poruthota main road, the mosque and the beach should be constructed in a sea view. ▪ minimum plot size of land should be 15 perches and the minimum plot coverage is 65% .(Residential Use) ▪ Building colonnade should be encouraged in Poruthota Road ▪ Setbacks for coastal areas should conform to the Gazette Notification No. 2072/58 of the Department of Coast Conservation and Coastal Resources Management and its Coastal Resource Management Plan dated 25.05.2008. ▪ The beach should be kept open for the public to use. ▪ A green path should be maintained on either side of Poruthota Road. ▪ If the existing residential buildings are changed for use in tourism, usage will be exempted from the change fees. ▪ 50% of the development proposals presented as special projects should be related to tourism and the rest can be used for mixed developments ▪ The railway reservation shall be placed at a distance of 9 m from the nearest pallet on either side of the railway. ▪ 18-meter reservation from vegetation line on the banks of the river should be reserved for Maha Oya. ▪ 4.5-meter reservation from the canal banks should be reserved for Hamilton Canal.

Table No 8.4 Permissible Uses of the High Dense Promotional Tourism Zone

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	15	
Housing Complexes	40	The minimum width of the access road should be 09 m

Hostels	15	The minimum width of the access road should be 06 m
Quarters/ Employee houses	15	
Health		
Medical Centers	15	The minimum width of the access road should be 06 m
Medical Consulting & Channeling Service Centers	20	
Ayurvedic Medical Centers	15	
Educational		
Tertiary Education Centers	40	The minimum width of the access road should be 09 m
Technical Colleges/Vocational Training Centers	40	
Research & Development Centers	40	The minimum width of the access road should be 06 m
Institutional		
Banks, Insurance and Financial Institutions	15	
ATM		
Offices	10	
Social services & public amenities		
Community Development Centers	15	The minimum width of the access road should be 06 m
Auditoriums and Conference Halls	40	The minimum width of the access road should be 06 m
Libraries	10	
Commercial		
Shops	15	The minimum width of the access road should be 09 m
Super Markets	40	
Shopping Malls	20	
Restaurants /Cafeterias	15	The minimum width of the access road should be 06 m
Open Markets	15	
Customer service centers	15	
Pharmacies	15	
Liquor /Wine Stores	15	
Fish & meat shops	15	
Filling stations with vehicle service centers (Not allowed within 500 meters from the intersection of the main road.)	40	
Filling stations with commercial complex (Not allowed within 500 meters from the intersection of the main road.)	40	
Gas stations & Electric Charging Stations	20	
Communication towers on buildings	15	
Communication towers	15	
Multi-storied Vehicle Parks	40	The minimum width of the access road should be 06 m
Open Vehicle Parks	20	
Vehicle Showrooms	20	
Tourism		

Holiday Resorts	15	The minimum width of the access road should be 06 m
Guest Houses	15	
Lodges	15	
Tourist Hotels	20	
Urban Hotels	15	
Massage Centers	20	
Tourist Information Centers	15	
Ayurvedic Panchakarma Center	15	The minimum width of the access road should be 06 m The minimum width of the access road should be 06 m
Cabana Hotels	30	
Manufacturing Industries		
Homestead Industries	15	
Service Industries		
Vehicle Service Centers	20	The minimum width of the access road should be 06 m
Taxi Service Centers	15	
Laundry / Dry clean centers	15	The minimum width of the access road should be 06 m
Electronic Equipment Repair Centers	15	
Public Open Spaces & Recreational Facilities		
Pocket Park		Decisions are made subject to the relevant project.
Mini Park		
Local Park	80	
Community Park		
Town Park		
Central Urban Park		
City Park		
Linear Park		
Beach Park		
Indoor Sports Complexes	40	The minimum width of the access road should be 06 m
Cinema Halls/Theaters	40	
Clubs	20	
Art Galleries / Museums	20	
Open Air Theaters	40	The minimum width of the access road should be 09 m
Boat Jetties		Decisions are made subject to the relevant project.
Anchorage Ports		
Madal Waraya		
Fish Landing site		

8.3 High Dense Special Commercial Zone

It is planned to encourage greater commercial activity in the Zone. The new employment opportunities will be greatly benefited from the existing land. The Zone is expected to build a high-density urban environment with green coverage. Development of high-density commercial and allied activities should be done to protect the existing vegetation and green cover in the Zone by providing a plot coverage of 80% in this zone.

8.3.1. Zoning guidelines & Permitted uses of the High Dense Special Commercial Zone

Table No. 8.5 & 8.6 describes about the Zoning guidelines & Permitted uses of the area.

Table No. 8.5 Zoning guidelines of the High Dense Special Commercial Zone

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	2.3
c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
d)	Approved plots coverage's	Residential 80% , Non-Residential 65%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ An additional 10% floor rate will be provided to encourage the construction of green buildings. ▪ Minimum plot size of land should be 10 perches. ▪ Development activities using natural energy sources such as solar energy, wind and waves are encouraged. ▪ The railway reservation shall be placed at a distance of 9 m from the nearest pallet on either side of the railway. ▪ 4.5-meter reservation from the canal banks should be reserved for Hamilton Canal. ▪ 10 meter reserve should be reserved from the Negombo Lagoon.

Table No. 8.6. Permissible Uses of the High Dense Special Commercial Zone

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	10	The minimum width of the access road should be 06 m
Housing Complexes	20	
Hostels	10	
Quarters/ Employee houses	10	
Elders Home / Disable Home	20	

Child Care Centers	20	
Children Home	20	
Health		
Hospital	160	The minimum width of the access road should be 09 m
Medical Centers	10	The minimum width of the access road should be 06 m
Medical Consulting & Channeling Service Centers	20	
Child and Maternity Clinics	20	
Animal Hospitals	20	
Veterinary Clinics and Treatment Centers	20	
Ayurvedic Medical Centers	10	
Educational		
Early Childhood Development Centers	20	The minimum width of the access road should be 06 m
Primary Education Centers	40	The minimum width of the access road should be 09 m
Secondary Education Centers	40	
Tertiary Education Centers	40	
Technical Colleges/Vocational Training Centers	40	The minimum width of the access road should be 06 m
Private Tuition Classes	20	
Art Centre / Dance Academy	10	
Research & Development centers	20	
Institutional		
Office	20	The minimum width of the access road should be 06 m
Banks, Insurance and Financial Institutions	10	
Professional Institute	10	
ATM	10	
Office complex	40	The minimum width of the access road should be 09 m
Social services & public amenities		
Social & Cultural centers	10	The minimum width of the access road should be 06 m
Community Development Centers	10	
Auditoriums and Conference Halls	40	The minimum width of the access road should be 09 m
Religious places	40	The minimum width of the access road should be 06 m
Libraries	10	
Commercial		
Shops	10	
Meat & Fish shops	10	
Super Markets	40	The minimum width of the access road should be 09 m
Filling stations (Not permitted within 500 meters of main road lanes.)	40	The minimum width of the access road should be 06 m

Filling stations & Super markets (Not permitted within 500 meters of main road lanes.)	40	
Filling stations & vehicle repairing centers (Not permitted within 500 meters of main road lanes.)	40	
Shopping Malls	20	
Restaurants /Cafeterias	20	
Open Markets	10	
Building materials shops	10	
Pharmacies	10	
Customer Service Centers	10	
Whole sale stores	20	The minimum width of the access road should be 06 m
Liquor /Wine Stores	10	
Gas stations & Electric Charging Stations	20	
Communication towers on buildings	10	
Communication towers	10	
Funeral centers	10	
Multi-storied Vehicle Parks	40	The minimum width of the access road should be 06 m
Open Vehicle Parks	20	
Vehicle showrooms	10	
Tourism		
Holiday Resorts	20	The minimum width of the access road should be 06 m
Guest Houses	20	
Lodge	40	
City Hotels	10	
Tourist Hotels	40	The minimum width of the access road should be 09 m
Tourist Information Centers	10	
Ayurvedic Panchakarma Center	40	The minimum width of the access road should be 20 m
Cabana Hotels	40	
Wedding Reception Halls	40	The minimum width of the access road should be 06 m
Manufacturing Industries		
Homestead Industries	20	The minimum width of the access road should be 06 m
Natural fiber related manufacturing industries	40	
Solid Waste Recycling Industries	40	
Fish processing	40	
Service Industries		
Vehicle Service Centers	10	The minimum width of the access road
Vehicle Repair Centers / Spray Painting Centers	20	
Taxi Service Centers	10	
Electronic Equipment Repair Centers	10	

Lathes workshops , Welding workshops	10	The minimum width of the access road should be 06 m
Oil refining and petroleum related chemicals and distilleries	40	The minimum width of the access road should be 06 m
Chemicals, polythene, plastics, rubber and glass related industries	40	
Cement, concrete and ceramic related products	20	The minimum width of the access road should be 06 m
Clay related manufacturing industries	20	
Manufacture of textiles, clothing and leather goods	40	The minimum width of the access road should be 09 m
Recycling activities related industries	40	
Heavy machinery and assembly industries	80	
Electrical and electronics related industries	20	The minimum width of the access road should be 06 m
Paper manufacturing and printing related industries	40	
Timber / timber and furniture manufacturing industries	20	
Food and non-alcoholic beverage industry	20	
Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry	20	
Industrial Infrastructure Centers	20	
Domestic industries	10	
Grinding mills	10	
Laundry / laundry	10	The minimum width of the access road
Public Open Spaces & Recreational Facilities		
Pocket Park		Decisions are made subject to the relevant project.
Mini Park		
Local Park	80	
Community Park		
Town Park		
Linear Park		
Indoor Sports Complexes	40	The minimum width of the access road should be 06 m
Cinema Halls/Theaters	40	
Livestock/ Agricultural farms with construction	40	
Fishery industry		
Boat Jetty/ Ferry ports		Decisions are made subject to the relevant project.
Madal Waraya		
Fishery Landing site		
Cool rooms	20	The minimum width of the access road

8.4 Low Dense Heritage Tourism Zone

This zone is expected to promote a low dense heritage tourism character based on Old Dutch Fort and Church.

8.4.1. Zoning guidelines & Permitted uses of the Low Dense Heritage Tourism Zone

Table No. 8.7 & 8.8 describe the Zoning guidelines & Permitted uses of the area.

Table no. 8.7 Zoning guidelines of the Low Dense Heritage Tourism Zone

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	2.3
c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
d)	Approved plots coverage's	50%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ Minimum plot size of land should be 1 perch and the 50% of plot coverage should be maintained in the new sub divisions. (For residential purposes). ▪ Develop archaeologically important buildings to get the economic benefit ▪ Expansion of public leisure and recreational facilities in the city ▪ Old residential buildings with archaeological value will be exempted from usage modification fees if they are changed for use in tourism. ▪ Setbacks for coastal areas should conform to the Gazette Notification No. 2072/58 of the Department of Coast Conservation and Coastal Resources Management and its Coastal Resource Management Plan dated 25.05.2008. ▪ 10 meter reserve should be reserved for the Negombo Lagoon.

Table No 8.8 Permissible Uses of the Low Dense Heritage Tourism Zone

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	15	
Social & Public services		
Art institutes / theaters	15	The minimum width of the access road should be 06
ATM	15	

Social services & cultural	15	The minimum width of the access road should be 06
Auditoriums and Conference Halls	15	
Libraries	20	
Commercial		
Super Markets	40	The minimum width of the access road should be 09
Shopping Malls	40	The minimum width of the access road should be 06
Cafeteria & Restaurants	15	m
Open Markets	15	
Customer Service Centers	15	
Electric Charging Stations	15	
Communication Towers on	15	
Communication Towers	15	
Multi-storied Vehicle Parks	40	The minimum width of the access road should be 06
Open Vehicle Parks	20	m
Tourism		
Lodges	15	The minimum width of the access road should be 06
City Hotels	15	m
Tourist Information Centers	15	
Ayurvedic Panchakarma Center	15	The minimum width of the access road should be 06
Opera Houses	40	m
Manufacturing Industries		
Homestead Industries	15	
Service Industries		
Electronic Equipment Repair	15	
Public Open Spaces & Recreational Facilities		
Pocket Park	.	
Mini Park		
Community Park		
Town Park		
Regional Park	160	
Linear Park		
Cinema Halls/Theaters	40	
Clubs	15	
Art Galleries / Museums	15	
Open Air Theaters	40	
Fishery industry		
Boat Jetty / Ferry ports		Decisions are made subject to the relevant project.
Madal waraya		
Fishery ports		

8.5 High Dense Fishery Oriented Residential Zone

This zone is expected to promote a high dense zone with a fishery-oriented character.

8.5.1. Zoning guidelines & permitted uses of the High Dense Fishery Oriented Residential Zone

Table No.8.9 & 8.10 describe the zoning guidelines & permitted uses of the area.

Table No. 8.9 Zoning guidelines of the High Dense Fishery Oriented Residential Zone

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	1.7
c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
d)	Approved plots coverage's	80%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ Minimum plot size of land is not considered for construction in this zone. ▪ All access roads should have a minimum width of 3 meters which can be accessed without limitation. ▪ The construction of sanitary facilities shall be subject to the recommendations of the Central Environmental Authority and the Coast Conservation and Coastal Resources Management Department ▪ Water-proof toilets should be constructed on public health recommendation when constructing tanks in coastal and adjacent lagoons. ▪ 10 m reservation should be kept for Negombo Lagoon.

Table No 8.10 Permissible Uses of the High Dense Fishery Oriented Residential Zone

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	15	
Social & Public services		
Art institutes / theaters	15	The minimum width of the access road should be
ATM	15	
Social services & cultural	15	The minimum width of the access road should be
Auditoriums and Conference	15	
Libraries	20	
Commercial		

Super Markets	40	The minimum width of the access road should be 06 m
Shopping Malls	40	
Cafeteria & Restaurants	15	
Open Markets	15	
Customer Service Centers	15	
Electric Charging Stations	15	
Communication Towers on	15	
Communication Towers	15	
Multi-storied Vehicle Parks	40	The minimum width of the access road should be 06 m
Open Vehicle Parks	20	
Tourism		
Lodges	15	The minimum width of the access road should be 06 m
City Hotels	15	
Tourist Information Centers	15	
Ayurvedic Panchakarma Center	15	The minimum width of the access road should be 06 m
Opera Houses	40	
Manufacturing Industries		
Homestead Industries	15	
Service Industries		
Electronic Equipment Repair	15	
Public Open Spaces & Recreational Facilities		
Pocket Park	.	
Mini Park		
Local Park	160	
Community Park		
Town Park		
Linear Park		
Cinema Halls/Theaters	40	The minimum width of the access road should be 06 m
Clubs	15	
Art Galleries / Museums	15	
Open Air Theaters	40	The minimum width of the access road should be
Fishery industry		
Boat Jetty / Ferry ports		Decisions are made subject to the relevant project.
Madal waraya		
Fishery ports		

8.6 Moderate Dense Blue Tourism Zone.

This zone is expected to promote a Moderate Dense Zone To be an integrated tourism area for leisure and recreation in a water based environment.

8.6.1 Zoning guidelines

Table No 8.11 & 8.12 describes the Zoning guidelines & Permitted uses of the area.

Table No 8.11 Zoning guidelines of the Moderate Dense Blue Tourism Zone.

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	2.0
c)	Approved height limits	The zone coefficient and the width of the path will be factors. (Schedule 01: Table 7.3 Form "B" - Must be compliant)
d)	Approved plots coverage's	Residential 65% None Residential 50%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ Minimum plot size of land Should be 10 Perch ▪ 10 m reservation should be kept for Negombo Lagoon. ▪ Setbacks for coastal areas should conform to the Gazette Notification No. 2072/58 of the Department of Coast Conservation and Coastal Resources Management and its Coastal Resource Management Plan dated 25.05.2008. ▪ If the existing residential buildings are changed for use in tourism, usage will be exempted from the change fees. ▪ The beach should be kept open for the public to use. ▪ The construction of sanitary facilities shall be subject to the recommendations of the Central Environmental Authority and the Coast Conservation and Coastal Resources Management Department ▪ Water-proof toilets should be constructed on public health recommendation when constructing tanks in coastal and adjacent lagoons.

Table No 8.12 Permitted uses of the Moderate Dense Blue Tourism Zone.

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	10	
Housing Complexes	40	The minimum width of the access road should be 09 m

Hostels	10	The minimum width of the access road should be 06 m
Quarters/ Employee houses	10	
Elders Home / Disable Home	40	
Children Home	20	
Child Care Centers	20	
Health		
Hospital	160	The minimum width of the access road should be 09 m
Ayurvedic hospitals	80	
Medical Centers	10	The minimum width of the access road should be 06 m
Medical Consulting & Channeling Service Centers	20	
Child and Maternity Clinics	20	
Animal Hospitals	20	
Veterinary Clinics and Treatment Centers	10	
Ayurvedic Medical Centers	20	
Educational		
Early Childhood Development Centers	20	The minimum width of the access road should be 06 m
Primary Education Centers	80	The minimum width of the access road should be 09 m
Secondary Education Centers	80	
Tertiary Education Centers	80	
Technical Colleges/Vocational Training Centers	80	The minimum width of the access road should be 06 m
Research & Development centers	10	
Private Tuition Classes	20	The minimum width of the access road should be 06 m
Art Centre / Dance Academy	20	
Institutional		
Office	10	The minimum width of the access road should be 06 m
Office complex	30	
Professional Institute	10	
Banks, Insurance and Financial Institutions	10	
ATM		
Social services & public amenities		
Social & Cultural centers	10	The minimum width of the access road should be 06 m
Religious places	40	
Rehabilitation centers	40	
Auditoriums and Conference Halls	40	The minimum width of the access road should be 09 m
Libraries	10	
Commercial		
Shops	10	The minimum width of the access road should be 09 m
Super Markets	40	
Shopping Mall	30	
Cafeteria & Restaurants	10	The minimum width of the access road should be 06 m

Open markets	10	
Meat & Fish shops	10	
Pharmacies	10	
Customer Service Centers	10	
Meat & Fish shops	10	
Liquor /Wine Stores	10	
Building materials shops	10	The minimum width of the access road should be 06 m
Filling stations (Not permitted within 500 meters of main road lanes.)	40	
Filling stations & Super markets (Not permitted within 500 meters of main road lanes.)	40	
Electric Charging Stations	10	
Filling stations & vehicle repairing centers (Not permitted within 500 meters of main road lanes.)	40	The minimum width of the access road should be 09 m
Communication towers on buildings	10	
Communication towers	10	
Multi-storied Vehicle Parks	15	The minimum width of the access road should be 06 m
Open Vehicle Parks	15	
Vehicle showrooms	15	
Tourism		
Holiday Resorts	10	
Lodge	10	The minimum width of the access road should be 09 m
Tourist Hotels	30	
City Hotels	10	The minimum width of the access road should be 06 m
Ayurvedic Panchakarma Center	20	
Cabana Hotels	20	
Guest houses	10	
Tourist Information Centers	10	
Manufacturing Industries		
Oil refining and petroleum related chemicals and distilleries	40	The minimum width of the access road should be 09 m
Heavy machinery and assembly industries	40	
Chemicals, polythene, plastics, rubber and glass related industries	40	
Cement, concrete and ceramic related products	40	The minimum width of the access road should be 09 m
Manufacture of textiles, clothing and leather goods	20	The minimum width of the access road should be 06 m
Electrical and electronics related industries	20	
Paper manufacturing and printing related industries	20	
Timber / timber and furniture manufacturing industries	40	
Food and non-alcoholic beverage industry	40	

Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry		
Homestead Industries	20	
Service Industry		
Vehicle Service Centers	10	
Vehicle Repair Centers / Spray Painting Centers	20	The minimum width of the access road should be 06 m
Taxi Service Centers	10	
Grinding mills	10	
Lathes workshops , Welding workshops	10	
Laundry / laundry	10	
Electronic Equipment Repair Centers	10	
Solid Waste Recycling Industries	40	
Open space & recreational facilities		
Pocket park		
Mini Park		
Local Park	160	
Community Park		
Town Park		
Linear park		
Indoor stadiums	40	The minimum width of the access road should be 06 m
Clubs	15	
Art Galleries / Museums	20	
Open Air Theaters	40	The minimum width of the access road should be 09 m
Cinema Halls/Theaters	40	
Fishery industry		
Boat Jetty/ Ferry ports		Decisions are made subject to the relevant project.
Anchoring Ports		
Fishery Landing site		
Lellama		

8.7 Moderate Dense Residential Zone

This zone is expected to develop as a service zone with Moderate dense residential activities and It is proposed to develop with a large garden character in this zone.

8.7.1. Zoning guidelines & Permitted uses of the Moderate Dense Residential Zone

Table No.8.13 & 8.14 describes the Zoning guidelines & Permitted uses of the area.

Table No.8.13 Zoning guidelines of the Moderate Dense Residential Zone

a)	Zone boundaries	Refer Annexure 22 - Zone Boundaries, Geo- Coordinates and Maps
b)	Zoning Factor	1.8
c)	Approved height limits	-
d)	Approved plots coverage's	Residential 50% None Residential 50%
e)	General Terms Related to the Zone	<ul style="list-style-type: none"> ▪ Minimum plot size of land Should be 10 Perch and the 50%. of plot coverage should be maintained in the new sub divisions. (For residential purposes). ▪ 10 m reservation should be kept for Negombo Lagoon. ▪ Approval should be obtained from the Department of Coast Conservation and Coastal Resources Management in developing the lands which are bounded adjacent to the lagoon. ▪ Water-proof toilets should be constructed on public health recommendation when constructing tanks in coastal and adjacent lagoons ▪ The construction of sanitary facilities shall be subject to the recommendations of the Central Environmental Authority and the Coast Conservation and Coastal Resources Management Department

8.14 Permitted uses of the Moderate Dense Residential Zone

Permissible uses	Minimum Extent of the land (Perches)	Other facts
Residential		
Housing Units	10	
Housing Complexes	40	The minimum width of the access road should be 09 m
Hostels	10	The minimum width of the access road should be 06 m
Quarters/ Employee houses	10	
Elders Home / Disable Home	40	
Children Home	20	
Child Care Centers	20	
Health		

Medical Centers	10	The minimum width of the access road should be 06 m
Medical Consulting & Channeling Service Centers	20	
Child and Maternity Clinics	20	
Animal Hospitals	20	
Veterinary Clinics and Treatment Centers	10	
Ayurvedic Medical Centers	20	
Educational		
Early Childhood Development Centers	20	The minimum width of the access road should be 06 m
Primary Education Centers	80	The minimum width of the access road should be 09 m
Secondary Education Centers	80	
Tertiary Education Centers	80	
Technical Colleges/Vocational Training Centers	80	The minimum width of the access road should be 06 m
Research & Development centers	10	
Private Tuition Classes	20	The minimum width of the access road should be 06 m
Institutional		
Office	10	The minimum width of the access road should be 06 m
Professional Institute	10	
Banks, Insurance and Financial Institutions	10	
ATM		
Office complex	40	The minimum width of the access road should be 09 m
Social services & public amenities		
Social & Cultural centers	10	
Religious places	40	The minimum width of the access road should be 06 m
Libraries	10	
Cemeteries	40	
Commercial		
Shops	10	
Super Markets	40	The minimum width of the access road should be 09 m
Shopping Mall	30	
Cafeteria & Restaurants	10	The minimum width of the access road should be 06 m
Pharmacies	10	
Customer Service Centers	10	
Meat & Fish shops	10	
Liquor /Wine Stores	10	
Funeral Halls	10	
Building materials shops	10	The minimum width of the access road should be 06 m
Electric Charging Stations	10	
Communication towers on buildings	10	

Filling stations (Not permitted within 500 meters of main road lanes.)	40	
Filling stations & Super markets (Not permitted within 500 meters of main road lanes.)	40	
Filling stations & vehicle repairing centers (Not permitted within 500 meters of main road lanes.)	40	
Communication towers	10	
Multi-storied Vehicle Parks	30	The minimum width of the access road should be 06 m
Vehicle showrooms	15	
Stores	20	
Meeting Halls	20	The minimum width of the access road should be 09 m
Ware house	40	
Tourism		
Holiday Resorts	10	
Guest houses	10	The minimum width of the access road should be 06 m
Lodge	10	The minimum width of the access road should be 09 m
Tourist Hotels	40	
City Hotels	10	The minimum width of the access road should be 06 m
Manufacturing Industries		
Electrical and electronics related industries	40	The minimum width of the access road should be 06 m
Paper manufacturing and printing related industries	40	
Timber / timber and furniture manufacturing industries	40	The minimum width of the access road should be 09 m
Food and non-alcoholic beverage industry	40	
Homestead Industries	10	
Service Industry		
Vehicle Service Centers	30	The minimum width of the access road should be 06 m
Vehicle Repair Centers / Spray Painting Centers	30	
Taxi Service Centers	10	
Grinding mills	10	The minimum width of the access road should be 06 m
Lathes workshops , Welding workshops	20	
Laundry / Clothes cleaning centers	10	
Electronic Equipment Repair Centers	10	
Open space & recreational facilities		

Pocket park		
Mini Park		
Local Park	160	
Community Park		
Town Park		
Linear park		
Indoor stadiums	40	The minimum width of the access road should be 06 m
Cinema Halls/Theaters	40	
Fishery industry		
Boat Jetty/ Ferry ports		Decisions are made subject to the relevant project.
Anchoring Ports		
Fishery Landing site		

8.8 Low Dense Eco Conservation Zone/ Wetland protection Zone

This zone mostly consists with the deep marshy areas with high biodiversity and consider as a wetland protection zone as well Low Dense Eco- Conservation Zone which is expected to use the environment for educational, research and leisure activities while preserving the ecosystem.

8.8.1. Zoning guidelines& Permitted uses of the Low Dense Eco Conservation Zone; Wetland protection Zone

Table No.8.15 describes the Zoning guidelines& Permitted uses of the area.

Table No 8.15. Zoning guidelines& Permitted uses of the Low Dense Eco Conservation Zone; Wetland protection Zone

a)	Zone boundaries (Coordinates)	Refer Annexure 22 - Zone Boundaries, Geo-Coordinates and Maps
b)	Permitted Uses	<p>Open space & recreational facilities & educational</p> <ul style="list-style-type: none"> • Boat jetties • Anchor ports • Fishing breeding sites • Wooden decks • Open camp • Research and Development centers
General Terms Related to the Zone		
<ul style="list-style-type: none"> • Permitted activities should be implemented within this zone according to the Gazette Notification published by Forest Department – Gazette no 1258/03 dated 2002.10.14 such as wildlife sanctuaries, environmental sensitive areas etc. • No permanent construction is permitted in this zone. • Wooden raw materials should be used for construction of sanitary facilities and should be approved by the Central Environmental Authority and the Coast Conservation and Coastal Resources Management Department. • Water-proof toilets should be constructed on public health recommendation when constructing tanks in coastal and adjacent lagoons 		

8.9. Wetland Nature Conservation Zone

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".

8.9.1 Zoning guidelines & Permitted uses of the Wetland Nature Conservation Zone

Table No.8.16 describes the Zoning guidelines& permitted uses of the area.

Table No 8.16 Zoning guidelines& Permitted uses of the Wetland Nature Conservation Zone

a)	Zone boundaries (Coordinates)	Study the GPS coordinates of the Negombo Municipal Council area mentioned in the Western Province Wetlands Master Plan
b)	Permitted Uses	<ul style="list-style-type: none"> i. Wetlands Nature Parks ii. Eco-friendly Restaurants- 1200 sq.ft.(on still) iii. Mini Conference Centers – (on still) -1500 sq.ft. Seating Capacity – 75, Stage – 30'« 50' iv. Outdoor fitness/exercise facilities v. Wetland museums – sq.ft. 1000 (on still) vi. Cabanas – (on still) vii. Dry weather Playgrounds viii. Traditional Fishing ix. Flower collection x. Water-transport xi. National infrastructure projects xii. New Irrigation constructions /flood protection structures. xiii. Educational & Research activities. ❖ All other activities are prohibited ❖ All constructions in the Wetland Nature Reserve should be based on stills.
General Terms & Conditions Related to the Zone		
Flood storage capacity		Shall be maintained in accordance with a Master Plan approved by the SLLR & DC and where relevant, the ID as well
Minimum plot size for the purpose of any building construction.		4 ha (10 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.
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).

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.
Maximum area permitted for project infrastructure,(Electricity/Water Supply/ Telecommunication/Roads.)	4% of the total project area.
Maximum permitted ground floor area of an individual building.	100 sq. m.
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)
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.
Sub-division	Not permitted
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.
Relaxation of above conditions in exceptional cases.	In the rare event of having to accommodate a vital public infrastructure project, the above conditions may be relaxed.

Conditions subject to the implementation of approved uses for the Wetland Nature Conservation Zone & Low Dense Eco Conservation Zone; Wetland protection Zone

- a) . In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed. (Maximum Permitted Infrastructure Projects - Electricity, Water Supply, Telephone, Highways, Railways etc.)
- b) . Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of a wetland or in the presence of highland areas in a wetland.
- c) . According to wetland aggregation, wetland areas within a distance of about 20m from the boundary of a wetland zone belongs to the approximate wetland zone and must be implemented in accordance with the relevant laws, regulations and approved practices in that zone (to avoid existing erroneous conditions in determining location according to the geographical location system).

N.B.

- a) . Additional work site special status of institutions such as the Central Environmental Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agrarian Services Development Department, Department of Coast Conservation and Coastal Resource Management and Department of Irrigation, for "specific projects" under the Environment Act when required.

Violation of the above conditions in the development of any wetland will result in legal action being taken under the powers of the Central Environmental Authority, the Agrarian Services Department, the Land Development Corporation of Sri Lanka, The Coast Conservation and Coastal Resource Management Department and the Urban Development Authority.

Chapter 09



Proposed Road Width, Building Restrictions & Reservations

Chapter 09

Proposed Road Width, Building Restrictions & Reservations

- I. The proposed road is the maximum width which could be done of the road. The physical minimum width of a proposed road considered as an access road should be 7 m.
- II. The building limit is the limit imposed behind the boundary of the proposed road and the maximum limit for the construction of the proposed building. It also provides an opportunity to prevent road shocks, urban beautification and pollution, noise pollution, landscaping and road safety, as well as road observation. It also contributes to the health of the occupants of the building.

In view of the road widening restrictions and proposals made by the Road Development Authority and other agencies, this Authority has imposed building limits on the width of the proposed road and shall comply with its limits. These limitations are shown in Tables 9.1, 9.2, 9.3 and 9.4 and are further illustrated by the following diagrams.

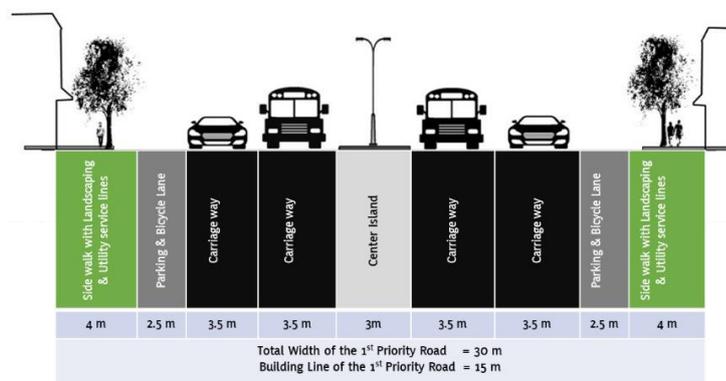
9.1 Proposed Road width & Building line of the Negombo Planning area

Table 9.1 Proposed Road Width and Building Limits for the First Priority Roads in the Negombo Municipal Council Area

Road Name	Proposed Road width (m)	Proposed Building line (m)
1 st Priority roads (RDA)		
A 03 Peliyagoda – Puttalama Road	30	15

Source : UDA ,2021

Figure 9.1 Proposed Road Width and Building Limits for the First Priority Roads in the Negombo Municipal Council Area



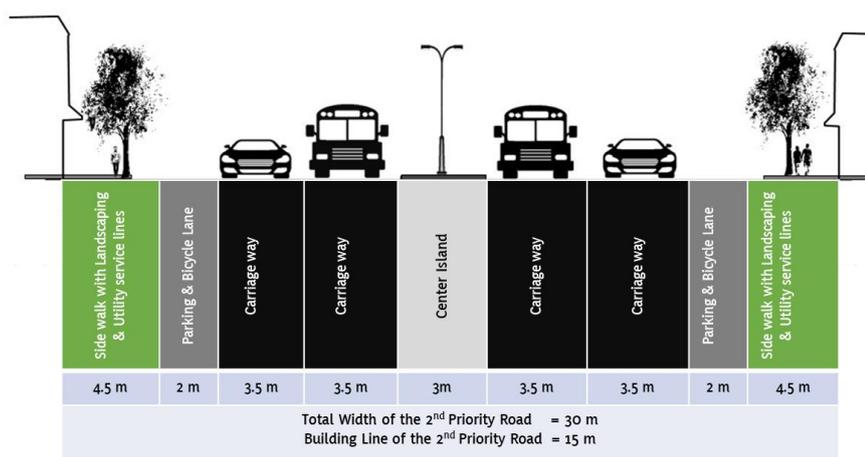
Source : UDA ,2021

Table 9.2 Proposed Road Width and Building Limits for the Second Priority Roads in the Negombo Municipal Council Area

Road Name	Proposed Road width (m)	Proposed Building line (m)
2 nd Priority roads (RDA)		
B 27 Railway Station Access Road	30	15
B 228 Kochchikade Halpe Road		
B 321 Negombo - Aluthepola Road		
B 322 Negombo - Giriulla Road		
B 425 Tudella - Pamunugama - Thaladena - Negombo road		
B 468 Welihena - Katana Road		

Source: UDA ,2021

Figure 9.2 Proposed Road Width and Building Limits for the Second Priority Roads in the Negombo Municipal Council Area



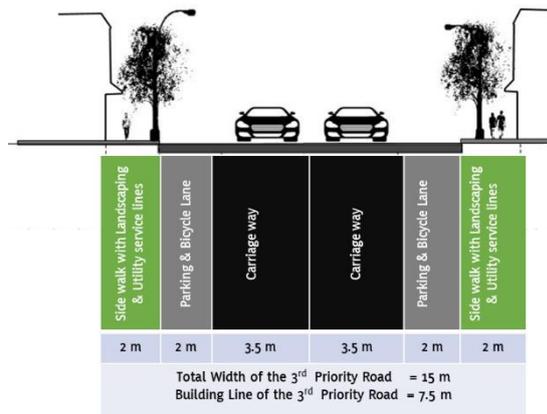
Source : UDA ,2021

Table 9.3 Proposed Road Width and Building Limits for the Third Priority Roads in the Negombo Municipal Council Area

Road Name	Proposed Road width (m)	Proposed Building line (m)
3 rd Priority roads (PRDA)		
C 19 Kochchikade Pallasena Road	15	7.5
C 22 Locust Road		
D 03 Away Maria Road		
D 11 Duwa Church Road		
D 19 Dalupotha Kochchikade Welihena		
D 24 Lewis Road - Negombo		
D 27 Maithripala Sirisena Mawatha		
D 35 Pitipana Fisheries Road		
D 38 Seaway		

Source : UDA ,2021

Figure 9.3 Proposed Road Width and Building Limits for the Third Priority Roads in the Negombo Municipal Council Area



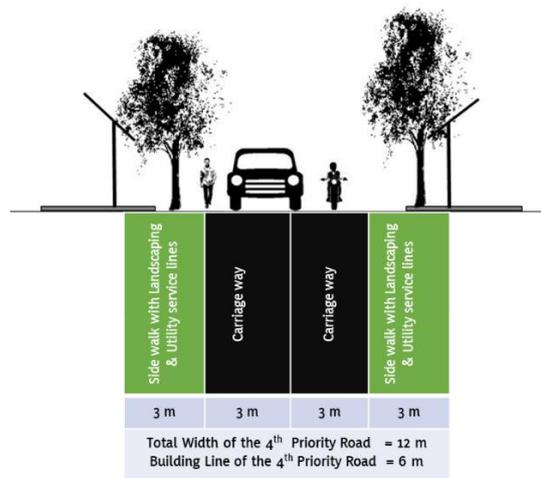
Source UDA, 2021

Table 9.4 Proposed Road Width and Building Limits for the Fourth Priority Roads in the Negombo Municipal Council Area

Road Name	Existing road width (m)	Proposed Road width (m)	Proposed Building line (m)
4th Priority roads (Local Authority – Negombo MC)			
All roads' existing width should be widened according to the figure 9.4; road as 12 m included with the Carriage ways , Landscaping, Utility lines , Pedestrian lines & building line as 6 m.	4.5	12	6
	6		
	9		
	7.5		

Source - UDA , 2021

Figure 9.4 Proposed Road Width and Building Limits for the Fourth Priority Roads in the Negombo Municipal Council Area



Source UDA, 2021

- ❖ Note: In this case, the approval of the planning committee of the Negombo Municipal Council area should be obtained to determine the building boundary for the roads which are not connected to the main road and are given less than six plots of land.

9.2 Railway Reservations

The railway line from Ragama to Puttalam which falls under the jurisdiction of the Negombo Municipal Council is to be upgraded to an electric railway line. All existing railway lines and proposed railway development projects should be subject to the approval of the Department of Railways.

9.3 Reserve of streams, rivers and reservoirs

No. 1462/17 of the Land Reclamation and Development Corporation of Sri Lanka as per Gazette Notification dated 14th July 2010 By the Act No. 15 of 1968 (Amendment Act No. 27 of 1976) / The Land Reclamation and Development Corporation of Sri Lanka (Amendment) Act No. 52 of 1982 (Amendment) Act No. 35 of 2006 a proposed conservation zone is allocated for open and closed canals according to its width These regulations will continue to apply to all rivers, canals, dams, dykes and other drains in the area, whether natural or man-made.

It is proposed to carry out sustainable environmental management by allocating 18 meters of conservation area for Maha Oya and 18 meters for lagoons. It is further illustrated by Table 6.13

Table 9.5 Instructions for canal reservations

The width of the surface canal	Amount to be set aside for conservation from the canal bank	
	For Open canals (meters)	For surface covered canals (meter)
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
9.0 <	6.5	2.0

Source: SLLDC (Amendment) Act No. 35 of 2006

Recommended conservation zones should be allocated according to the width of all existing canals in the area and they are approved only for vegetation expansion as a green reserve.

The Environmental Management Plan provides the specification in the Coastal Management Plan 2018 for disruptions and setbacks in the coastal area.

Table 9.6 Open spaces for Negombo Coastal Area (Setbacks)

Area	Distance of open spaces for tidal range		
	Reserved Area (m)	Prohibited Area	Total Coastal Area (m)
Nainamadama, Vellamankara, Gin Oya, Lewis Place, Bolanji Road	15	30	45
Lewis Place, Bolanji Road, Dowa Pitipana Street, Morawala	15	25	40
Duwa Pitipana Street, Morawala, Northern Boundary of Dikowita Harbor	15	30	45

Source - Coastal Management Plan, 2021



Part 03

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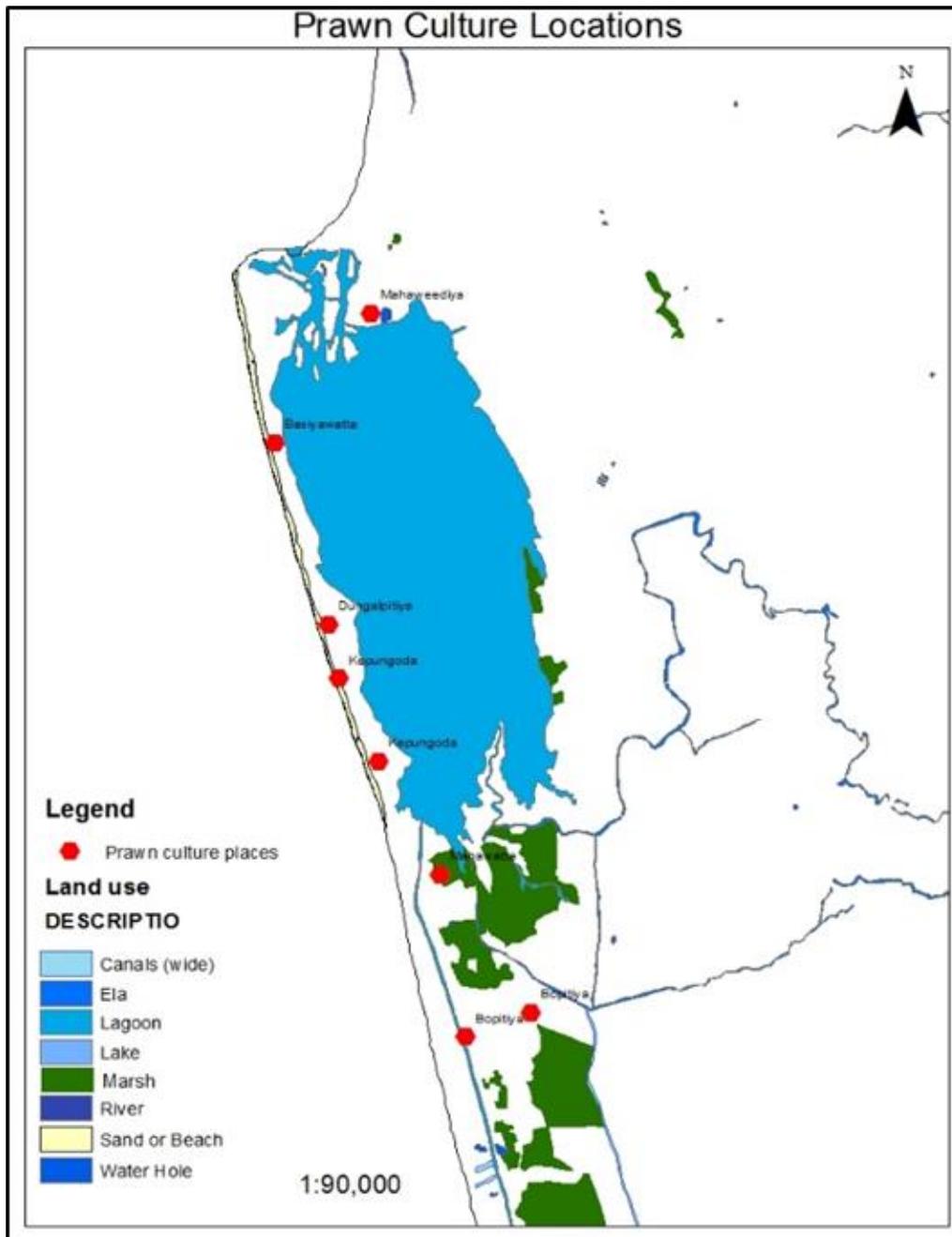
ANNEXURES

Annexure 01 - Road Network in the Negombo Municipal Council area



Source – UDA „2021

Annexure 02 - Shrimp Breeding Places in Negombo Municipal Council Area



Source – UDA, 2021

Annexure 03 - Urban Festivals in Negombo Municipal Council Area

Festivals of Negombo

Fisherman Holy festival (March)



Kite festival (August)



Vail cart festival



Annual Feast Ceremony of all churches (January – September)



Duwa Passion Play



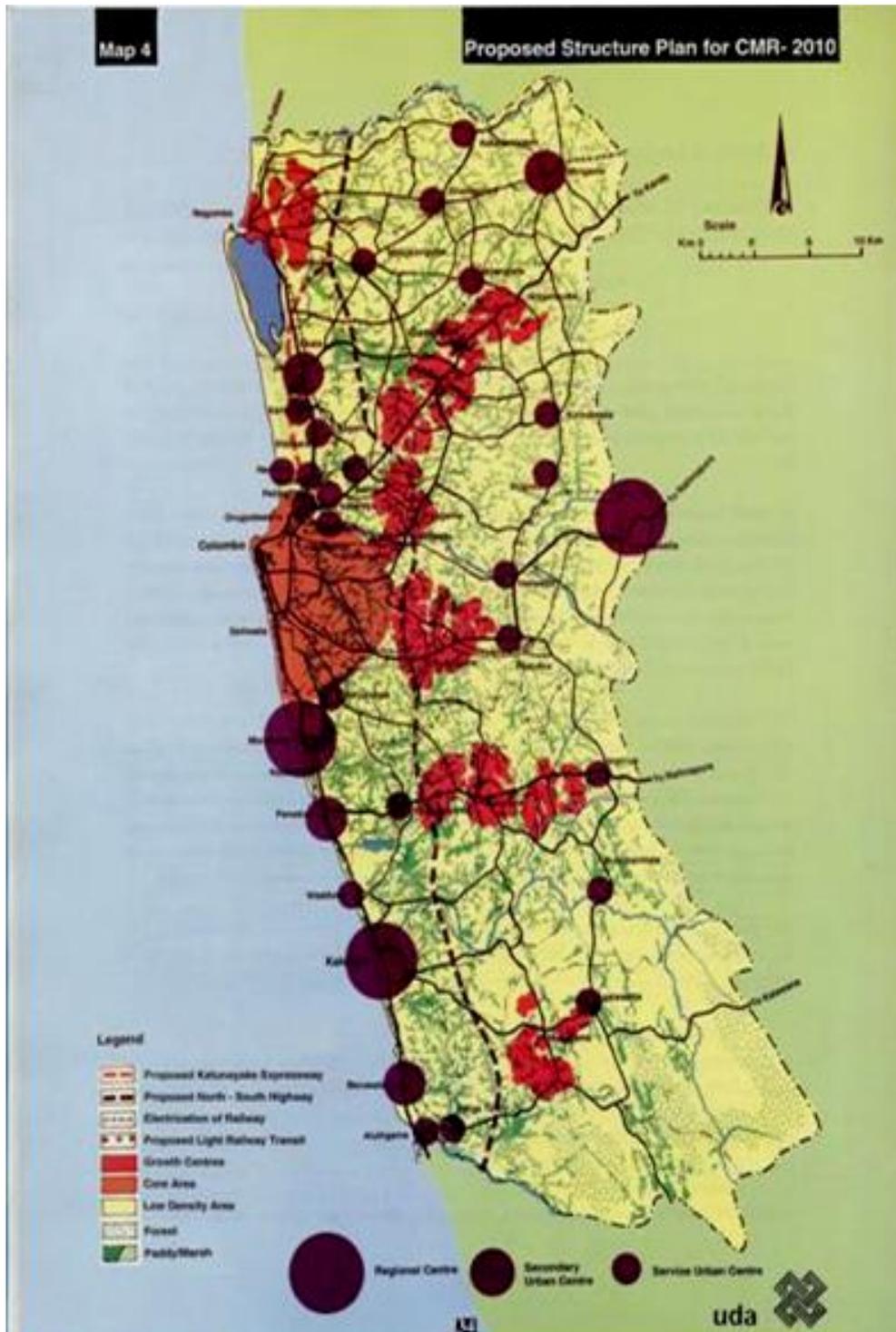
Source: UDA,2021

Annexure 04 - Western Regional Plan. (CESMA Plan)



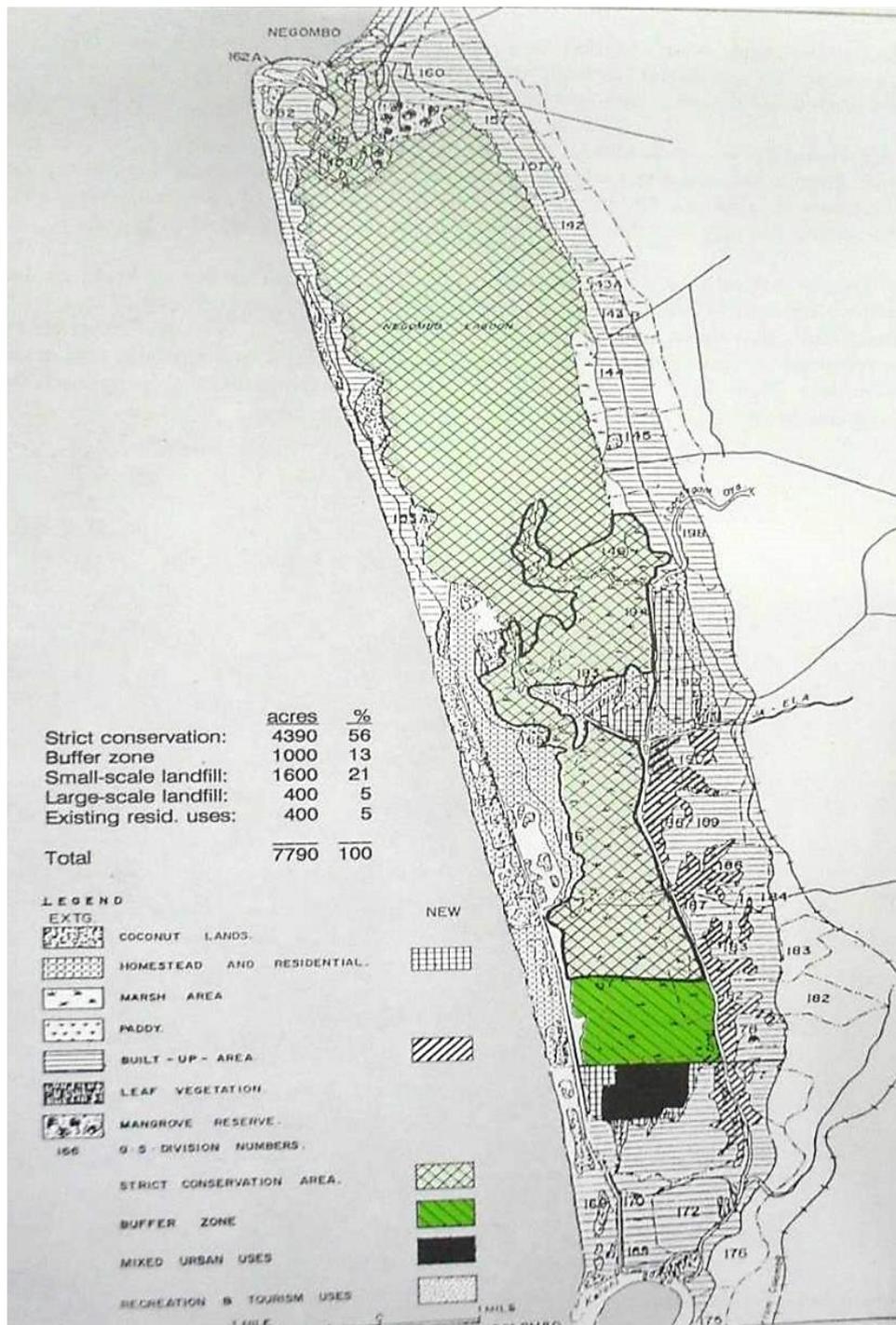
Source: Western Regional Plan

Annexure 05 – Western Regional Structure Plan (CMRSP) 1998



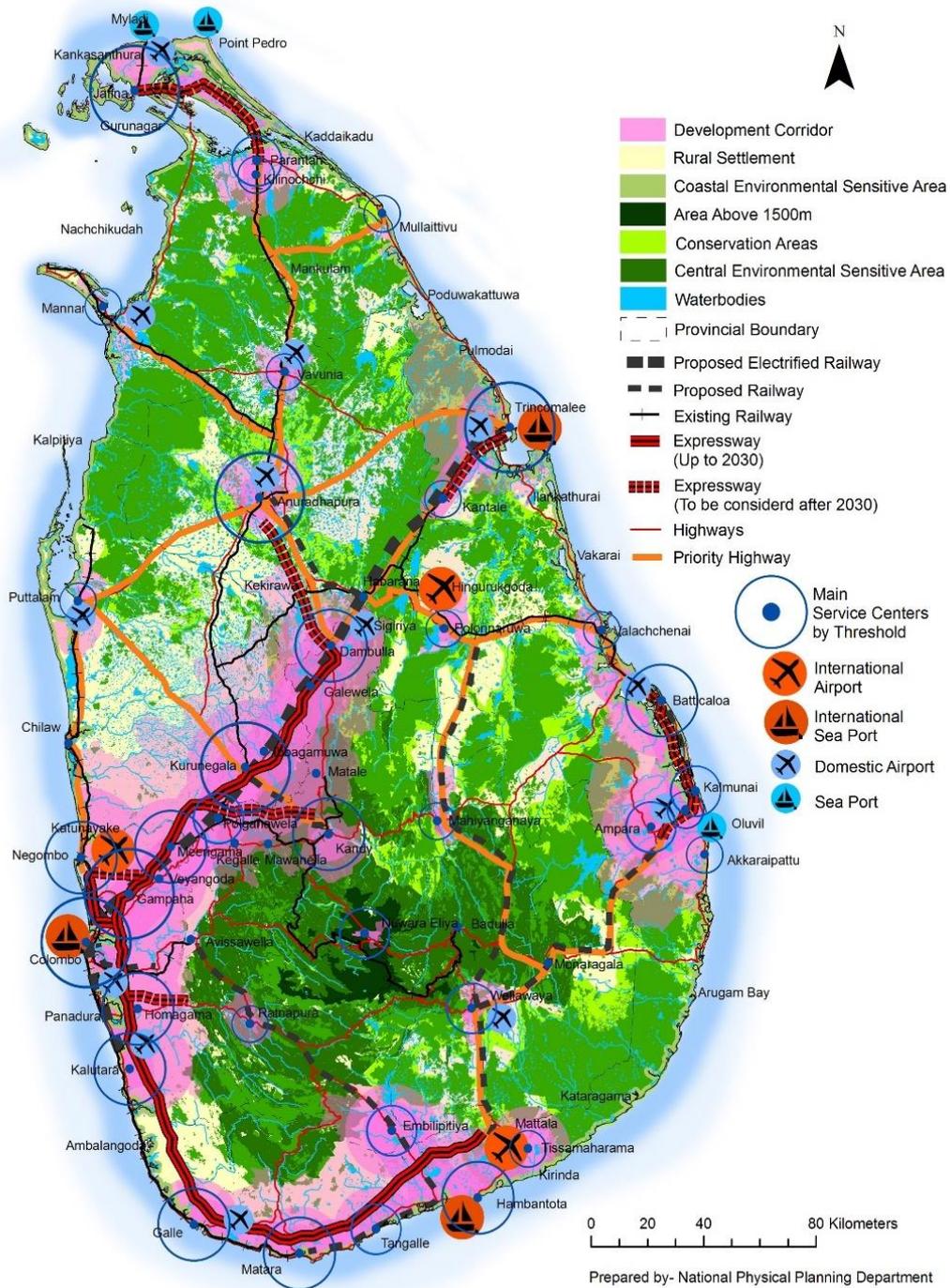
Source: Source - Greater Colombo Structural Plan (CMRSP) 1998.

Annexure 06 - Muthurajawela Master Plan



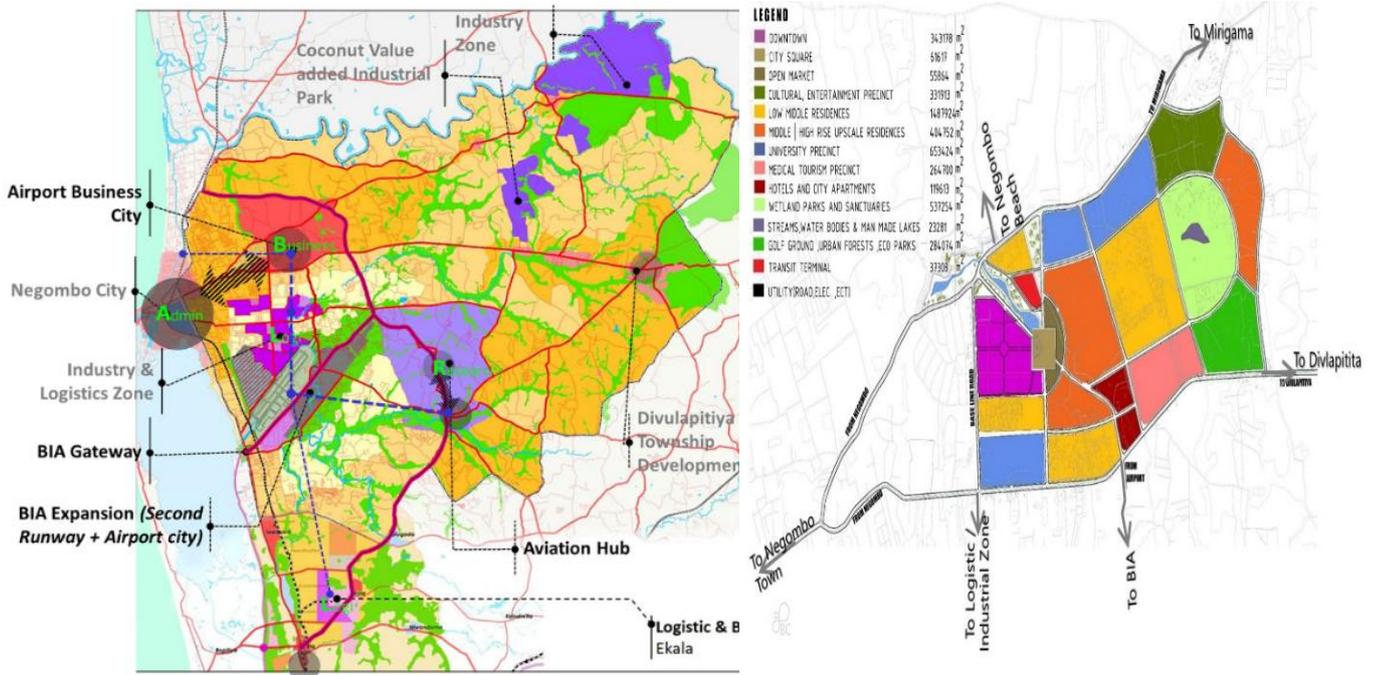
Source - Muthurajawela Master Plan

Annexure 07 - National Physical Plan



Source: NPPD, 2019

Annexure 08 – Aero city Plan and Bandaranaike International Airport Gateway Project 2017-2030



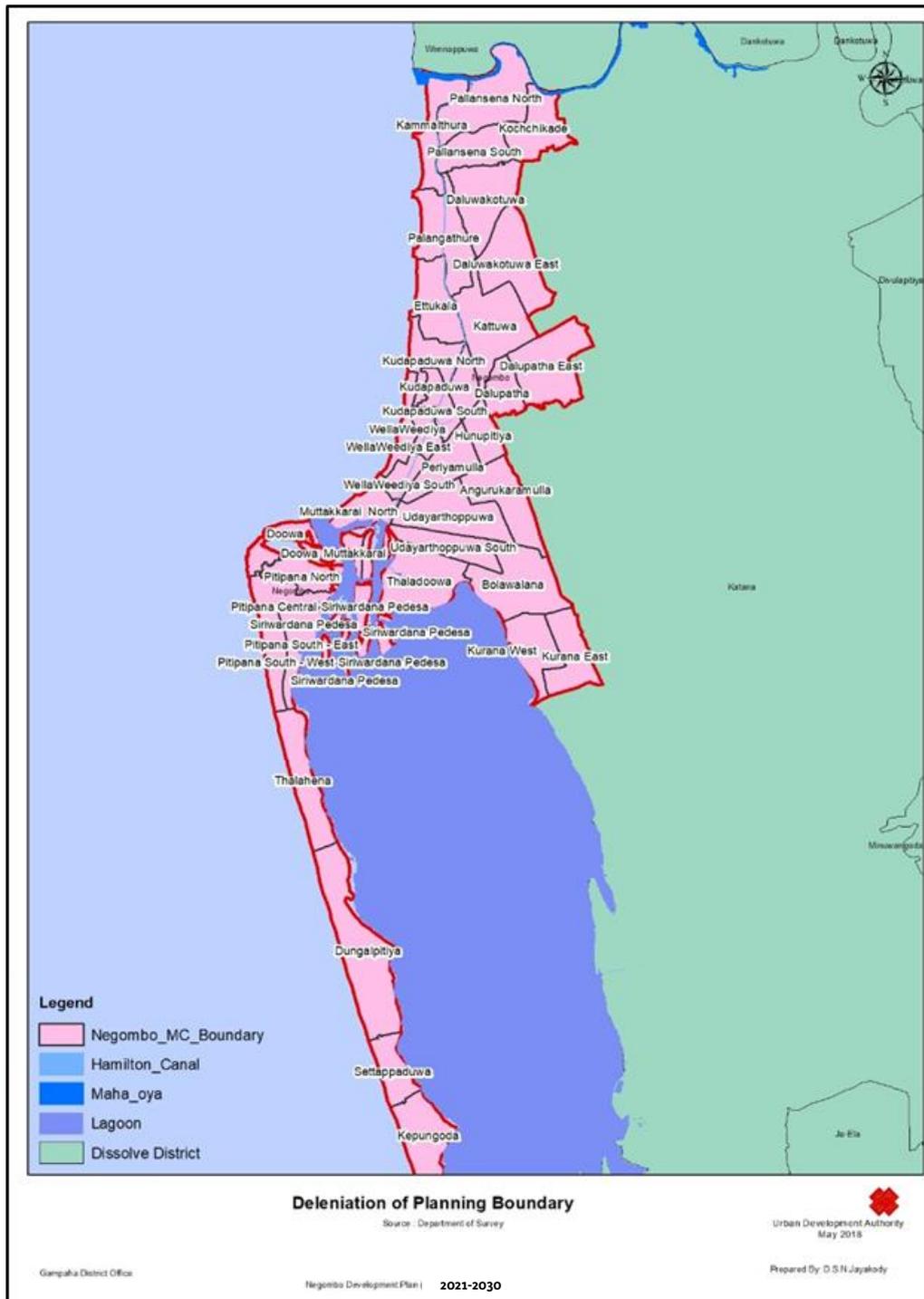
Source – Aero City Planning Team, 2017

Appendix 09 - Criteria for Development Pressure Indicators Analysis

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 – UDA, ,2021

Annexure 10 - Determining the Planning Boundary



Source -UDA, 2021

Annexure 11 - List of Grama Niladhari Divisions in the Negombo Municipal Council

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 -UDA, 2021

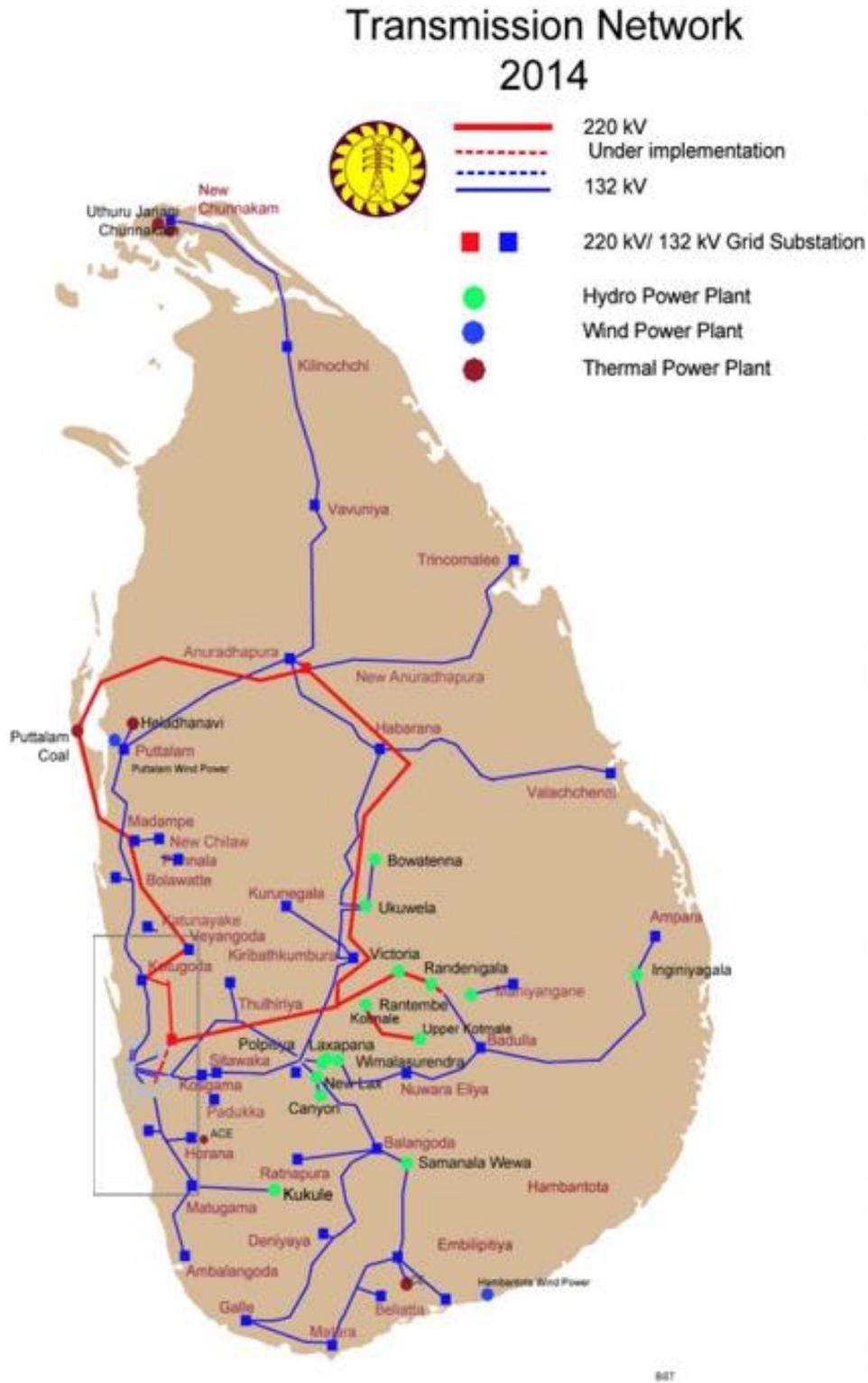
Annexure 12 - Benchmarks for the SMART Cities, 2017

Benchmarks of SMART Cities		
Sl	Parameter	Benchmarks
A	Transport	Maximum Travel time of 30 minutes in Small and Medium size cities and 45
		Continued unobstructed footpaths of minimum 2m wide on either side of all
		Dedicated or physically segregated bicycle tracks with a width of 2m or one in
		High Quality and High Frequency mass transport within 800m (10 -15-minute
		Access to Para Transit within 300m walking distance
B.	Spatial Planning	175 Persons per Ha along transit Corridors
		95% of Residences should have daily needs retail, parks, primary schools and
		95% of Residences should have access to employment and public and
		At least 20 % of all residential units to be occupied by economically weaker
		At least 20 % of all residential and 30% commercial/institutional in every TOD
C	Water Supply	24*7 Supply of Water
		100% household with direct water supply connections
		135 Liters of Per Capita Supply of Water
		100 % metering of Water Connections
		100 % efficiency in collection of Water Related Charges
J	Healthcare Facilities	Availability of Telemedicine Facility to 100% residents
		30 minutes emerging response time
		1 dispensary for every 15000 residents
		Nursing home,child,welfare and maternity center – 25 to 30 beds per lakh
		Intermediate Hospital (Category B) 80 beds per lakh population
		Intermediate Hospital (Category A) 200 beds per lakh population
		Multi specially Hospital 200 beds per lakh population
		specially 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		
R	Education	
1	Pre-Primary to Secondary Education	Area equivalent to 15% of residential area for building hospitals
		1 Pre-Primary/ Nursery School for every 2500 residents
		1 Primary School (Class I to V) for every 5000 residents
		1 Senior Secondary School (Class VI to XII) for every 7500 residents.
		1 Integrated School (Class I to XII) per lakh of Population
		1 School for physically challenged for every 45000 residents
		1 school for mentally challenged for 10 lakh population
2	Higher Education	1 college per 1.25 lakh population
		1 University
		1 technical education center per 10 lakh population
		1 veterinary institute
		1 paramedical institute per 10 lakh population
		1 other professional college per 10 lakh population
		1 medical college per 10 lakh population
1 Engineering college per 10 lakh population		
L	Fire Fighting	1 Fire station per 2 lakh population/ 5-7 km radius
		1 sub – fire station with 3 – 4 km radius

M	Others	Use of renewable energy in all sectors
		Cities to formulate building and parking standards
		3D maps on GIS of property and all services – power, water supply, sewerage
		Double entry accounting on real time basis
		Common ducting for all services
		Adherence to green building norms
		Rooftop solar panels on all public, institutional and commercial buildings as well as

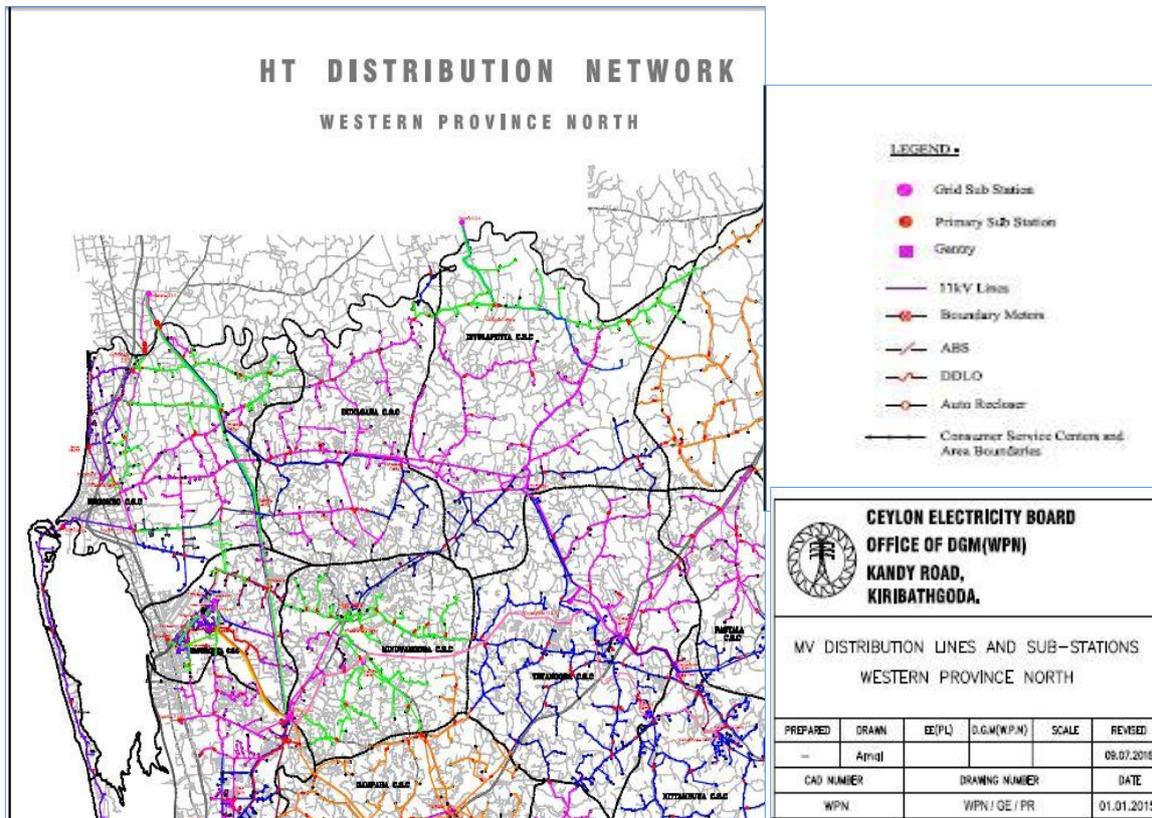
Source - Bench marks for the SMART Cities.

Annexure 13- Electricity Transmission Network



Source – Ceylon Electricity Board - 2017

Annexure 14 - Electricity Distribution of Negombo MC



Source – Ceylon Electricity Board

Annexure 15 - Places of Cultural Value in the Negombo Municipal Council Area - Angurakaramulla Temple



Source -UDA, 2021

Annexure 16- Places of Cultural Value in the Negombo Municipal Council Area - Dutch Fort



Source -UDA, 2021

Annexure 17- Places of Cultural Value in the Negombo Municipal Council Area - St. Stephen's Church



Source -UDA, 2021

Annexure 18- Culturally Important Places in the Negombo Municipal Council Area - Negombo Maria Church



Source -UDA, 2021

Annexure 19 - Culturally important places in the Negombo Municipal Council area - St. Sebastian's Church, Negombo



Source -UDA, 2021

Annexure 20 - Culturally Important Places in the Negombo Municipal Council Area - Sri Siti Vinayagar Kovil



Source -UDA, 2021

Negombo Development Plan 2021 – 2030– Urban Development Authority

Annexure 21 - Project Priority Study

	Project with the Name	Value	Socia	Enviro	Cost	Tota	Pri
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 Junction, Kattuwa, Dalupathana,Dolphin Junction,	9	8	8	8	33	1
	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
	Ethukala Beach Park Redevelopment Project	8	8	8	6	30	1
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 Storied 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
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

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	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 - Meerigama 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
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	Social Development Strategy						
	Housing Development Project	8	8	8	8	3	1
	Thaladuwa Housing Development Project						
	Kochchokade - Daluwakotuwa Housing Development Project						

*Annexure 22 - Zone Boundaries, Geo Coordinates and Maps***Zone 01 – Zoning Boundary: Low Density Blue Green Tourism Zone**

North: Starting point (7) from coordinates $79^{\circ} 50'32''$ E, $7^{\circ} 16'16''$ N along the center line of Ma Oya (23) to coordinates $79^{\circ} 51'38''$ E, $7^{\circ} 16'10''$ N;

East: Starting from the last-mentioned point (23) coordinates $79^{\circ} 51'38''$ E, $7^{\circ} 16'10''$ N and along the eastern boundary of the Kochchikade Grama Niladhari Division (32) coordinates $79^{\circ} 51'31''$ E, $7^{\circ} 15'15''$ N up to point 36 "N;

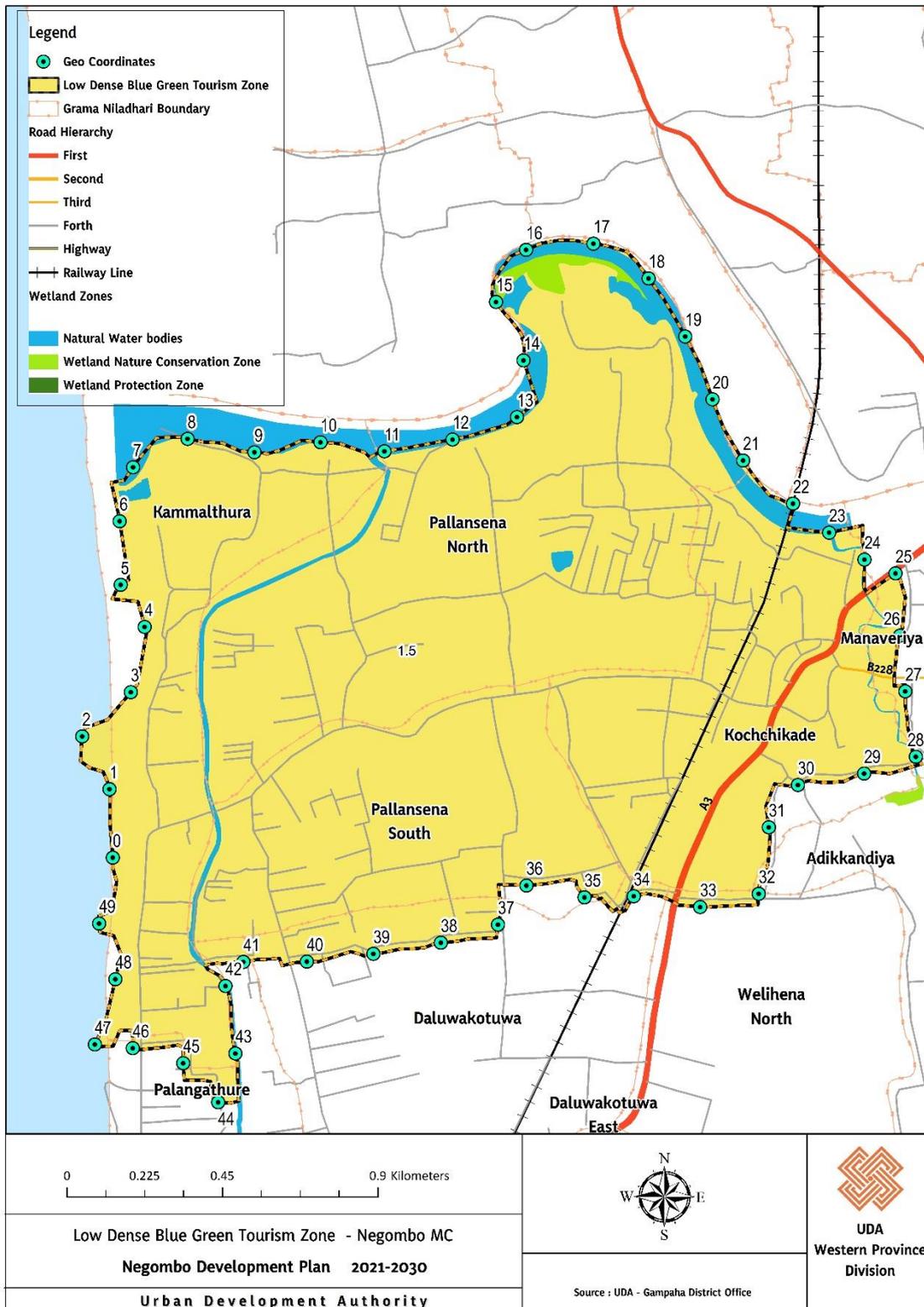
South: From the last point mentioned (32) coordinates $79^{\circ} 51'31''$ E, $7^{\circ} 15'36''$ N along the southern boundary of the Kochchikade Grama Niladhari Division (34) coordinates $79^{\circ} 51'19''$ E, $7^{\circ} 15'36''$ N From there along the southern boundary of Pallansena South Grama Niladhari Division (42) to coordinates $79^{\circ} 50'41''$ E, $7^{\circ} 15'27''$ N, and from there along the eastern boundary of Kammalthura Grama Niladhari Division (44) to coordinates $79^{\circ} 50'40''$ E, $7^{\circ} 15'16''$ N, and then along the southern boundary of the Kammalthura Grama Niladhari Division (47) to coordinates $79^{\circ} 50'29''$ E, $7^{\circ} 15'22''$ N;

West: The coordinates of the last point (47) are $79^{\circ} 50'29''$ E, $7^{\circ} 15'22''$ N and the starting point (7) is the coordinates $79^{\circ} 50'32''$ E, $7^{\circ} 16'16''$ N, along the western boundary of the Kammalthura Grama Niladhari Division. Up to $16'16''$ N.

Zone 01 – Geo Coordinates: Low Density Blue Green Tourism Zone

Geo Coordinates No.	X Coordinates	Y Coordinates	Geo Coordinates No.	X Coordinates	Y Coordinates
0	79°50'30"	7°15'39"	41	79°50'43"	7°15'30"
1	79°50'30"	7°15'46"	42	79°50'41"	7°15'27"
2	79°50'27"	7°15'51"	43	79°50'42"	7°15'21"
3	79°50'32"	7°15'55"	44	79°50'40"	7°15'16"
4	79°50'33"	7°16'01"	45	79°50'37"	7°15'20"
5	79°50'31"	7°16'05"	46	79°50'32"	7°15'21"
6	79°50'31"	7°16'11"	47	79°50'29"	7°15'22"
7	79°50'32"	7°16'16"	48	79°50'30"	7°15'28"
8	79°50'37"	7°16'19"	49	79°50'29"	7°15'33"
9	79°50'43"	7°16'18"			
10	79°50'50"	7°16'19"			
11	79°50'56"	7°16'18"			
12	79°51'02"	7°16'19"			
13	79°51'08"	7°16'21"			
14	79°51'09"	7°16'27"			
15	79°51'06"	7°16'32"			
16	79°51'09"	7°16'37"			
17	79°51'15"	7°16'38"			
18	79°51'21"	7°16'35"			
19	79°51'24"	7°16'29"			
20	79°51'27"	7°16'23"			
21	79°51'30"	7°16'17"			
22	79°51'34"	7°16'13"			
23	79°51'38"	7°16'10"			
24	79°51'41"	7°16'08"			
25	79°51'44"	7°16'07"			
26	79°51'45"	7°16'01"			
27	79°51'45"	7°15'55"			
28	79°51'46"	7°15'49"			
29	79°51'41"	7°15'48"			
30	79°51'35"	7°15'46"			
31	79°51'32"	7°15'42"			
32	79°51'31"	7°15'36"			
33	79°51'26"	7°15'35"			
34	79°51'19"	7°15'36"			
35	79°51'15"	7°15'36"			
36	79°51'09"	7°15'37"			
37	79°51'06"	7°15'33"			
38	79°51'01"	7°15'31"			
39	79°50'55"	7°15'30"			
40	79°50'48"	7°15'30"			

Zone 01 – Map : Low Density Blue Green Tourism Zone



Zone 02 – Zoning Boundary : High Density Tourism Promotion Zone

North: Starting Point (35) Coordinates $79^{\circ} 50'26''$ E, $7^{\circ} 15'20''$ N Point (42) Coordinates $79^{\circ} 50'46''$ E, $7^{\circ} 15'29''$ N along the northern boundary of Palagathura Grama Niladhari Division ,

East : The last mentioned point (42) is the coordinates $79^{\circ} 50'46''$ E, $7^{\circ} 15'29''$ N, and the point (54) is the coordinates $79^{\circ} 50'45''$ E, $7^{\circ} 14'14''$ N along the eastern boundary of the Palagathura Grama Niladhari Division. 25 "N and from there to the eastern boundary of the Eththukala Grama Niladhari Division (58) Coordinates $79^{\circ} 50'53''$ E, $7^{\circ} 14'02''$ N, and from there along the eastern boundary of the Kudapaduwa North Grama Niladhari Division to the point (62) $79^{\circ} 50'43''$ E, up to $7^{\circ} 13'38''$ N, From there Kudapaduwa along the eastern boundary of the southern Grama Niladhari Division to point (1) coordinates $79^{\circ} 50'43''$ E, $7^{\circ} 13'10''$ N, and then along the eastern boundary of the Wellaveediya Grama Niladhari division to the point (3) coordinates $79^{\circ} 50'34''$ E, $7^{\circ} 13'01''$ N, and then along the eastern boundary of Wellaveediya South Grama Niladhari Division to point (7) coordinates $79^{\circ} 50'18''$ E, $7^{\circ} 12'40''$ N ;

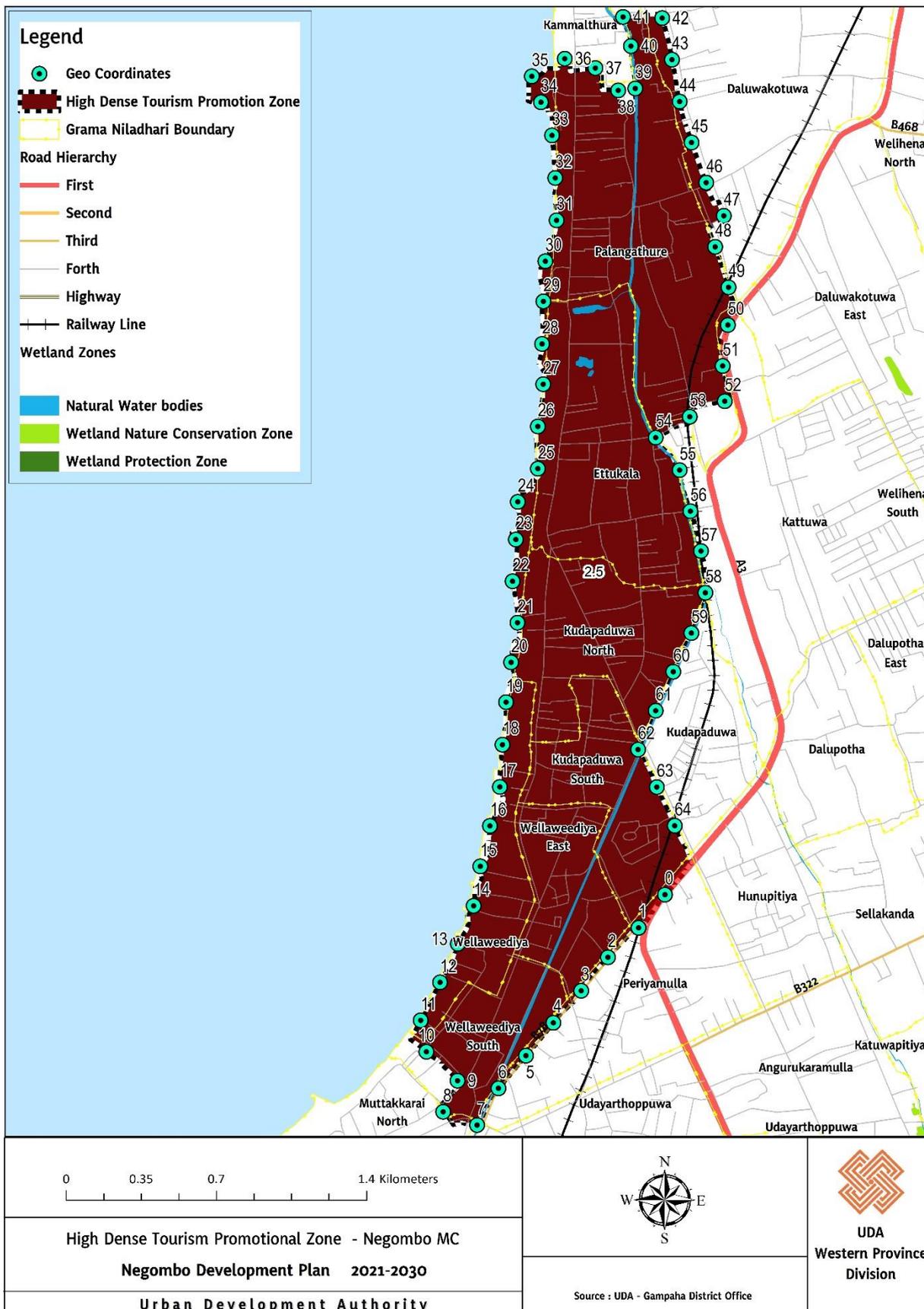
South : The last mentioned point (7) is the coordinates $79^{\circ} 50'18''$ E, $7^{\circ} 12'40''$ N along the southern boundary of the Wellaveediya South Grama Niladhari Division. To $79^{\circ} 50'18''$ E, $7^{\circ} 13'14''$ N and from there along the southern boundary of the Wellaveediya Grama Niladhari Division to point (14) coordinates $79^{\circ} 50'18''$ E, $7^{\circ} 13'14''$ N,

West : The point of the last mentioned point (14) is the coordinates $79^{\circ} 50'18''$ E, $7^{\circ} 13'14''$ N and the starting point along the coast (35) is the coordinates $79^{\circ} 50'26''$ E, $7^{\circ} 15'20''$ N Is also up to.

Zone 02 – Geo Coordinates : High Density Tourism Promotion Zone

Geo Coordinates No.	X Coordinates	Y Coordinates	Geo Coordinates No.	X Coordinates	Y Coordinates
0	79°50'47"	7°13'15"	41	79°50'40"	7°15'29"
1	79°50'43"	7°13'10"	42	79°50'46"	7°15'29"
2	79°50'38"	7°13'06"	43	79°50'48"	7°15'23"
3	79°50'34"	7°13'01"	44	79°50'49"	7°15'17"
4	79°50'30"	7°12'56"	45	79°50'51"	7°15'10"
5	79°50'26"	7°12'51"	46	79°50'53"	7°15'04"
6	79°50'22"	7°12'46"	47	79°50'56"	7°14'59"
7	79°50'18"	7°12'40"	48	79°50'54"	7°14'54"
8	79°50'13"	7°12'42"	49	79°50'56"	7°14'48"
9	79°50'15"	7°12'47"	50	79°50'56"	7°14'42"
10	79°50'11"	7°12'51"	51	79°50'55"	7°14'36"
11	79°50'10"	7°12'56"	52	79°50'56"	7°14'31"
12	79°50'13"	7°13'02"	53	79°50'50"	7°14'28"
13	79°50'15"	7°13'08"	54	79°50'45"	7°14'25"
14	79°50'18"	7°13'14"	55	79°50'49"	7°14'20"
15	79°50'19"	7°13'20"	56	79°50'51"	7°14'14"
16	79°50'20"	7°13'26"	57	79°50'52"	7°14'08"
17	79°50'22"	7°13'32"	58	79°50'53"	7°14'02"
18	79°50'22"	7°13'38"	59	79°50'51"	7°13'55"
19	79°50'23"	7°13'45"	60	79°50'48"	7°13'49"
20	79°50'23"	7°13'51"	61	79°50'45"	7°13'44"
21	79°50'24"	7°13'57"	62	79°50'43"	7°13'38"
22	79°50'24"	7°14'03"	63	79°50'46"	7°13'32"
23	79°50'24"	7°14'10"	64	79°50'48"	7°13'26"
24	79°50'24"	7°14'15"			
25	79°50'27"	7°14'20"			
26	79°50'27"	7°14'27"			
27	79°50'28"	7°14'33"			
28	79°50'28"	7°14'39"			
29	79°50'28"	7°14'46"			
30	79°50'29"	7°14'52"			
31	79°50'30"	7°14'58"			
32	79°50'30"	7°15'05"			
33	79°50'29"	7°15'11"			
34	79°50'28"	7°15'16"			
35	79°50'26"	7°15'20"			
36	79°50'31"	7°15'23"			
37	79°50'36"	7°15'22"			
38	79°50'39"	7°15'18"			
39	79°50'42"	7°15'19"			
40	79°50'41"	7°15'25"			

Zone 02 - Map : High Density Tourism Promotion Zone



Zone 03 – Zoning Boundary : High Density Special Commercial Zone

North: Starting point (116) starting from 79 79 50'47 "E, 7 ° 15'27" N along the northern boundary of Daluwakotuwa Grama Niladhari Division (123) coordinates 79 ° 51'21 "E, 7 ° 15'36" N To,

East : The coordinates of the last mentioned point (123) are 79 ° 51'21 "E, 7 ° 15'36" N along the eastern boundary of the Daluwakotuwa Grama Niladhari Division (3) coordinates 79 ° 51'19 "E, 7 ° 15'12 To point N, and then along the eastern boundary of Daluwa Fort Eastern Grama Niladhari point (15) to coordinates 79 ° 51'32 "E, 7 ° 14'19" N, and then along the eastern boundary of the Kattuwa Grama Niladhari Division (18). Coordinates 79 ° 51'32 "E, 7 ° 14'07" N, From there along the northern, eastern, southern boundary of the Dalupatha East Grama Niladhari Division to point (36) 79 ° 51'31 "E, 7 ° 13'29" N, and from there along the southern boundary of the Dalupatha Grama Niladhari point (79) coordinates 79. ° 51'10 "E, 7 ° 13'25" N, and then along the eastern and southern boundary of the Hunupitiya Grama Niladhari Division to the point (48) coordinates 79 ° 51'00 "E, 7 ° 12'56" N From point 50 (50) along the southern boundary of Periyamulla Grama Niladhari Division to coordinates 79 ° 50'50 "E, 7 ° 12'50" N, From there, point 66 (50) along the eastern and southern boundaries of the Udayarthoppuwa South Grama Niladhari Division to coordinates 79 ° 50'55 "E, 7 ° 12'07" N, and then 50 points along the eastern boundary of the Thaladuwa Grama Niladhari Division 79 (70). Up to '38 "E, 7 ° 11'52" N,

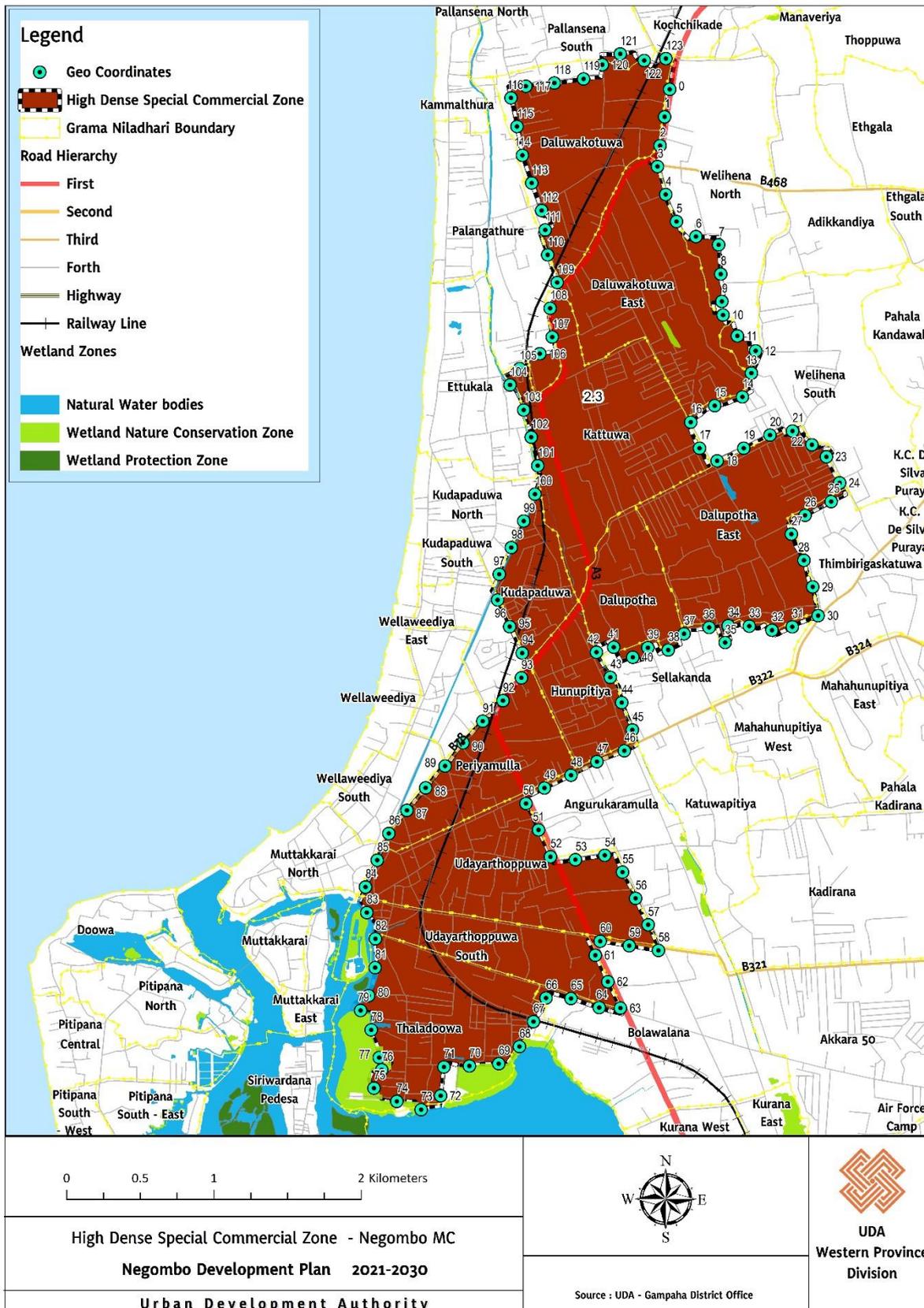
South: The last mentioned point (70) is the coordinates 79 ° 50'38 "E, 7 ° 11'52" N along the southern boundary of the Thaladuwa Grama Niladhari Division (75) coordinates 79 ° 50'17 "E, 7 ° 11'47 "To N,

West ; The last mentioned point (75) is the coordinates 79 ° 50'17 "E, 7 ° 11'47" N from the western boundary of the Thaladuwa Grama Niladhari Division to the point (82) coordinates 79 ° 50'17 "E, 7 ° 12'20 Point (85) Coordinates 79 ° 50'18 "E, 7 ° 12'38" N along the western boundary of the Udayar Thoppuwa Grama Niladhari Division and then Point (93) Coordinates along the western boundary of the Periyamulla Grama Niladhari Division. 79 ° 50'49 "E, up to 7 ° 13'18" N and from there along the western boundary of Kudapaduwa Grama Niladhari Division Point (99) coordinates 79 ° 50'50 "E, 7 ° 13'53" N, From there along the western boundary of the Kattuwa Grama Niladhari Division point (109) coordinates 79 ° 50'57 "E, 7 ° 14'46" N, and from there along the western boundary of the Daluwa Fort Grama Niladhari division the starting point (116) coordinates 79 ° 50 ' 47 "E, up to 7 ° 15'27" N.

Zone 03 - Geo Coordinates: High Density Special Commercial Zone

Geo Coordinate No:	X Coordin ates	Y Coordin ates	Geo Coordinates No.	X Coordin ates	Y Coordin ates	Geo Coordinates No.	X Coordin ates	Y Coordin ates
0	79°51'22	7°15'29"	41	79°51'1	7°13'25"	81	79°50'17"	7°12'14"
1	79°51'21	7°15'23"	42	79°51'0	7°13'24"	82	79°50'17"	7°12'20"
2	79°51'2	7°15'17"	43	79°51'0	7°13'18"	83	79°50'15"	7°12'26"
3	79°51'19	7°15'12"	44	79°51'12	7°13'13"	84	79°50'15"	7°12'32"
4	79°51'21	7°15'06"	45	79°51'14	7°13'07"	85	79°50'18"	7°12'38"
5	79°51'23	7°15'00"	46	79°51'12	7°13'02"	86	79°50'20"	7°12'43"
6	79°51'28	7°14'56"	47	79°51'0	7°13'00"	87	79°50'24"	7°12'49"
7	79°51'33	7°14'55"	48	79°51'0	7°12'56"	88	79°50'28"	7°12'54"
8	79°51'33	7°14'48"	49	79°50'5	7°12'54"	89	79°50'32"	7°12'59"
9	79°51'33	7°14'42"	50	79°50'5	7°12'50"	90	79°50'36"	7°13'04"
10	79°51'34	7°14'39"	51	79°50'5	7°12'44"	91	79°50'41"	7°13'08"
11	79°51'37	7°14'34"	52	79°50'5	7°12'38"	92	79°50'45"	7°13'13"
12	79°51'41	7°14'31"	53	79°51'0	7°12'38"	93	79°50'49"	7°13'18"
13	79°51'4	7°14'26"	54	79°51'0	7°12'39"	94	79°50'50"	7°13'24"
14	79°51'38	7°14'21"	55	79°51'12	7°12'35"	95	79°50'47"	7°13'30"
15	79°51'32	7°14'19"	56	79°51'15	7°12'29"	96	79°50'44"	7°13'35"
16	79°51'27	7°14'15"	57	79°51'17	7°12'23"	97	79°50'44"	7°13'41"
17	79°51'28	7°14'09"	58	79°51'2	7°12'18"	98	79°50'47"	7°13'47"
18	79°51'32	7°14'07"	59	79°51'13	7°12'19"	99	79°50'50"	7°13'53"
19	79°51'38	7°14'09"	60	79°51'0	7°12'20"	100	79°50'52"	7°13'59"
20	79°51'4	7°14'12"	61	79°51'0	7°12'16"	101	79°50'53"	7°14'05"
21	79°51'4	7°14'13"	62	79°51'0	7°12'11"	102	79°50'51"	7°14'12"
22	79°51'53	7°14'10"	63	79°51'11	7°12'05"	103	79°50'50"	7°14'18"
23	79°51'57	7°14'08"	64	79°51'0	7°12'05"	104	79°50'47"	7°14'23"
24	79°51'5	7°14'02"	65	79°51'0	7°12'07"	105	79°50'49"	7°14'27"
25	79°51'58	7°13'58"	66	79°50'5	7°12'07"	106	79°50'53"	7°14'30"
26	79°51'52	7°13'54"	67	79°50'5	7°12'02"	107	79°50'56"	7°14'34"
27	79°51'4	7°13'50"	68	79°50'4	7°11'56"	108	79°50'55"	7°14'40"
28	79°51'51	7°13'44"	69	79°50'4	7°11'52"	109	79°50'57"	7°14'46"
29	79°51'54	7°13'39"	70	79°50'3	7°11'52"	110	79°50'55"	7°14'52"
30	79°51'55	7°13'32"	71	79°50'3	7°11'52"	111	79°50'54"	7°14'58"
31	79°51'4	7°13'30"	72	79°50'3	7°11'45"	112	79°50'54"	7°15'02"
32	79°51'45	7°13'29"	73	79°50'2	7°11'42"	113	79°50'51"	7°15'08"
33	79°51'4	7°13'30"	74	79°50'2	7°11'44"	114	79°50'49"	7°15'14"
34	79°51'35	7°13'30"	75	79°50'1	7°11'47"	115	79°50'48"	7°15'21"
35	79°51'34	7°13'26"	76	79°50'1	7°11'51"	116	79°50'47"	7°15'27"
36	79°51'31	7°13'29"	77	79°50'1	7°11'54"	117	79°50'50"	7°15'30"
37	79°51'25	7°13'28"	78	79°50'1	7°12'00"	118	79°50'56"	7°15'31"
38	79°51'22	7°13'24"	79	79°50'1	7°12'04"	119	79°51'03"	7°15'31"
39	79°51'17	7°13'25"	80	79°50'1	7°12'07"	120	79°51'07"	7°15'35"
40	79°51'14	7°13'23"				121	79°51'11"	7°15'37"
						122	79°51'16"	7°15'36"
						123	79°51'21"	7°15'36"

Zone 03 - Map : High Density Special Commercial Zone



Zone 04 – Zoning Boundary : Low Dense Heritage Tourism zone

North : Starting point (30) starts at coordinates $79^{\circ} 49'53''$ E, $7^{\circ} 12'43''$ N and from there along the northern boundary of Muttakarai North Grama Niladhari Division point (36) coordinates $79^{\circ} 50'07''$ E, $7^{\circ} 12'53''$ N

East : From the last mentioned point (36) coordinates $79^{\circ} 50'07''$ E, $7^{\circ} 12'53''$ N along the eastern boundary of the same Grama Niladhari division point (8) coordinates $79^{\circ} 50'14''$ E, $7^{\circ} 12'30''$ N,

From there to the same Z3-227- $79^{\circ} 49'43.75''$ E, $7^{\circ} 12'24.40''$ N, and from there to the starting point along the western boundary of the same Grama Niladhari Division (, Z2- 194- $79^{\circ} 50'7.66''$ E, $7^{\circ} 12'53.52''$ N).

South : The coordinates of the last mentioned point (8) are $79^{\circ} 50'14''$ E, $7^{\circ} 12'30''$ N and the latitude (20) coordinates $79^{\circ} 49'45''$ E, $7^{\circ} 12'24''$ N along the southern boundary of the same North Grama Niladhari Division. Up to $7^{\circ} 12'24''$ N

West : The last mentioned point (20) is coordinates $79^{\circ} 49'45''$ E, $7^{\circ} 12'24''$ N and the starting point (30) is the coordinates $79^{\circ} 49'53''$ E, $7^{\circ} 12'43''$ N along the western boundary of the Northern Grama Niladhari Division. $7^{\circ} 12'43''$ is up to N.

Zone 04 – Geo Coordinates : Low Dense Heritage Tourism zone

Geo coordinates No:	X coordinates	Y coordinates
0	79°50'14"	7°12'49"
1	79°50'16"	7°12'46"
2	79°50'14"	7°12'44"
3	79°50'14"	7°12'42"
4	79°50'16"	7°12'40"
5	79°50'18"	7°12'39"
6	79°50'17"	7°12'36"
7	79°50'15"	7°12'33"
8	79°50'14"	7°12'30"
9	79°50'12"	7°12'30"
10	79°50'09"	7°12'30"
11	79°50'05"	7°12'30"
12	79°50'02"	7°12'29"
13	79°49'59"	7°12'29"
14	79°49'57"	7°12'31"
15	79°49'56"	7°12'30"
16	79°49'56"	7°12'28"
17	79°49'53"	7°12'27"
18	79°49'50"	7°12'25"
19	79°49'48"	7°12'24"
20	79°49'45"	7°12'24"
21	79°49'44"	7°12'25"
22	79°49'42"	7°12'28"
23	79°49'43"	7°12'31"
24	79°49'45"	7°12'33"
25	79°49'43"	7°12'35"
26	79°49'45"	7°12'35"
27	79°49'48"	7°12'36"
28	79°49'51"	7°12'38"
29	79°49'53"	7°12'41"
30	79°49'53"	7°12'43"
31	79°49'56"	7°12'42"
32	79°49'59"	7°12'43"
33	79°50'01"	7°12'45"
34	79°50'03"	7°12'47"
35	79°50'05"	7°12'50"
36	79°50'07"	7°12'53"
37	79°50'09"	7°12'53"
38	79°50'11"	7°12'51"

Zone 04 – Geo Coordinates : Low Dense Heritage Tourism zone



Zone 05 – Zoning Boundary: High Density Fishery Oriented Residential Zone

North : (35) Coordinates $79^{\circ} 49'51''$ "N, $7^{\circ} 12'23''$ E point along the northern boundary of Munnakkara Grama Niladhari Division (13) Coordinates $79^{\circ} 50'05''$ "N, $7^{\circ} 12'28''$ E point,

East : The coordinates of the last mentioned point (13) are $79^{\circ} 50'05''$ "N, $7^{\circ} 12'28''$ E along the eastern boundary of the Munnakkara Grama Niladhari Division (23) at coordinates $79^{\circ} 50'06''$ "N, $7^{\circ} 12'01''$ "Up to point E,

South : From there along the southern boundary of Munnakara Grama Niladhari Division (26) to coordinates $79^{\circ} 49'58''$ "N, $7^{\circ} 11'59''$ E

West : Starting point ((26) coordinates $79^{\circ} 49'58''$ "N, $7^{\circ} 11'59''$ E along the western boundary of the Munnakkara Grama Niladhari Division (35) coordinates $79^{\circ} 49'51''$ "N, $7^{\circ} 12'23''$ "is up to E.

Also located east of Munnakkara Grama Niladhari Division, completely surrounded by the Negombo Lagoon body of water, coordinates (4) $79^{\circ} 50'12''$ "N, $7^{\circ} 12'25''$ E along the northern boundary of the Upper Thoppu South Grama Niladhari Division (6)) $79^{\circ} 50'15''$ "N, up to $7^{\circ} 12'23''$ E, and coordinates along the eastern boundary of the Upper South Grama Niladhari Division (9) .. to the point $79^{\circ} 50'16''$ "N, $7^{\circ} 12'13''$ E & Point (o) $79^{\circ} 50'10''$ "N, $7^{\circ} 12'13''$ E along the southern boundary of the same Grama Niladhari division and come along the western boundary of the same Grama Niladhari division and the above mentioned coordinates (4) $79^{\circ} 50'12''$ "N, The boundary point $7^{\circ} 12'25''$ "E also belongs to this region.

Zone 05 – Zoning Boundary: High Density Fishery Oriented Residential Zone

Geo Coordinates No :	X Coordinates	Y Coordinates
0	79°50'10"	7°12'13"
1	79°50'10"	7°12'16"
2	79°50'11"	7°12'19"
3	79°50'11"	7°12'22"
4	79°50'12"	7°12'25"
5	79°50'14"	7°12'26"
6	79°50'15"	7°12'23"
7	79°50'15"	7°12'20"
8	79°50'15"	7°12'17"
9	79°50'16"	7°12'13"
10	79°50'14"	7°12'11"
11	79°50'05"	7°12'26"
12	79°50'03"	7°12'26"
13	79°50'05"	7°12'28"
14	79°50'06"	7°12'26"
15	79°50'06"	7°12'23"
16	79°50'07"	7°12'20"
17	79°50'08"	7°12'18"
18	79°50'07"	7°12'15"
19	79°50'06"	7°12'13"
20	79°50'06"	7°12'10"
21	79°50'06"	7°12'07"
22	79°50'06"	7°12'04"
23	79°50'06"	7°12'01"
24	79°50'04"	7°11'59"
25	79°50'01"	7°11'58"
26	79°49'58"	7°11'59"
27	79°49'57"	7°12'02"
28	79°49'56"	7°12'05"
29	79°49'56"	7°12'08"
30	79°49'53"	7°12'10"
31	79°49'51"	7°12'13"
32	79°49'49"	7°12'15"
33	79°49'48"	7°12'18"
34	79°49'49"	7°12'21"
35	79°49'51"	7°12'23"
36	79°49'53"	7°12'24"
37	79°49'57"	7°12'25"
38	79°50'00"	7°12'25"
39	79°50'03"	7°12'25"

Zone 05- Map : High Density Fishery Oriented Residential Zone



<p>0 0.075 0.15 0.3 Kilometers</p>		 <p>UDA Western Province Division</p>
<p>High Fishery Oriented Residential Zone - Negombo MC Negombo Development Plan 2021-2030 Urban Development Authority</p>		<p>Source : UDA - Gampaha District Office</p>

Zone 06 – Zoning Boundary: Moderate Dense Blue Tourism Zone

North : ((79) Coordinates 79 ° 49'02 "E, 7 ° 12'12" N starting at point D along the northern boundary of Duwa Grama Niladhari Division (4) Coordinates 79 ° 49'29 "E, 7 ° 12'30" N & the sea border also

East : Last mentioned point of Duwa Grama Niladhari Division (4) Coordinates 79 ° 49'29 "E, 7 ° 12'30" N from Pitipana North, along the Eastern Lagoon Boundary (Negombo) starting from the Eastern Boundary of the Grama Niladhari Division, Kapumgoda Grama Niladhari The southern boundary point (51) of the division is coordinates 79 ° 50'43 "E, 7 ° 06'53" N,

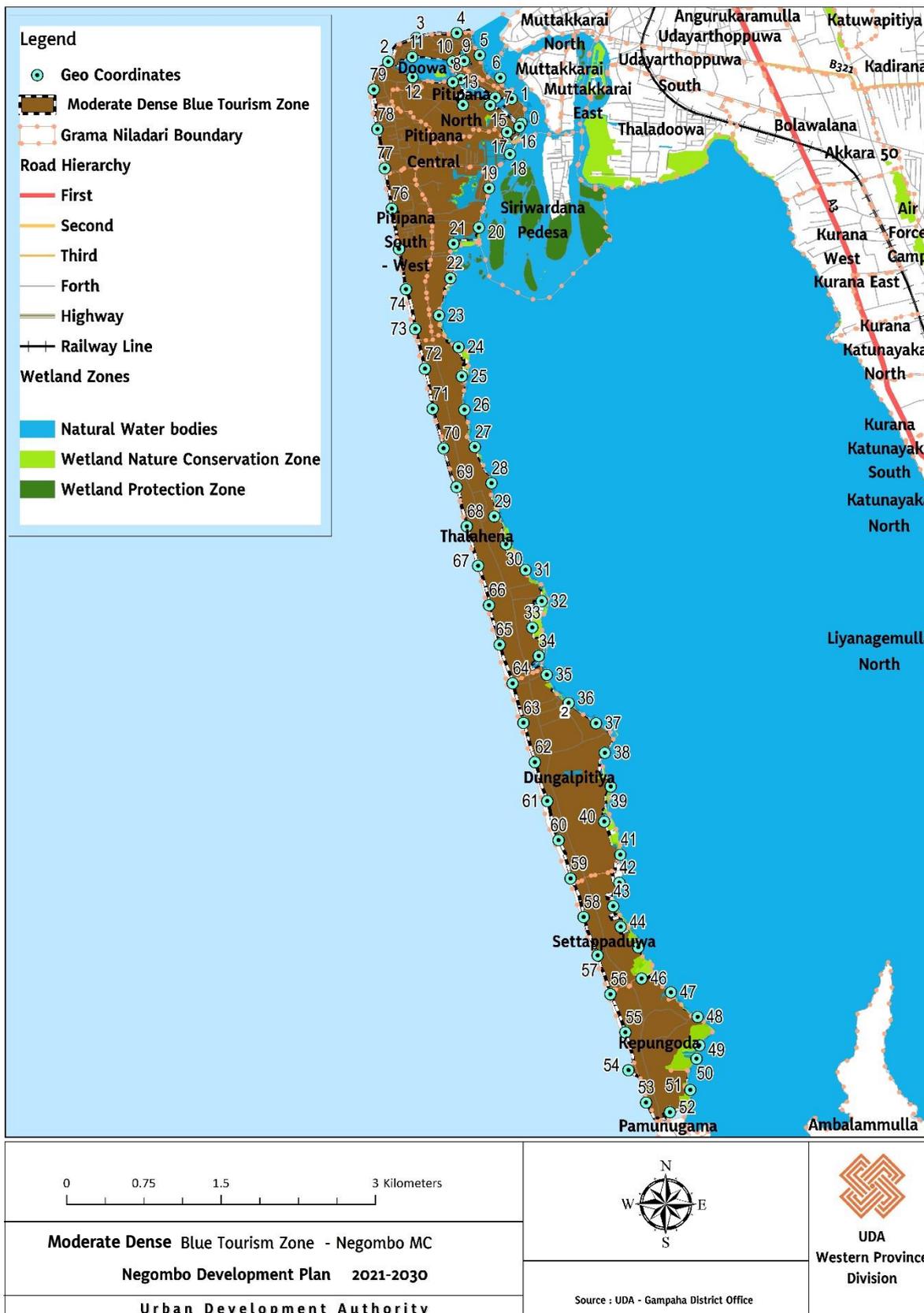
South : Last point Point (51) Coordinates 79 ° 50'43 "E, 7 ° 06'53" N Point (53) Coordinates 79 ° 50'29 "E, 7 ° 06'49" along the southern boundary of the Kapumgoda Grama Niladhari Division. Up to N,

West : The last point of the Kapumgoda Grama Niladhari Division mentioned at the southern boundary point (53) is the coordinates 79 ° 50'29 "E, 7 ° 06'49" N along the western boundary of the same Grama Niladhari Division starting from the western boundary point 79 (78). ° 49'04 "E, 7 ° 11'59" N arrives and the aforementioned point (79) ends at coordinates 79 ° 49'02 "E, 7 ° 12'12" N.

Zone 06 – Zoning Boundary: Moderate Dense Blue Tourism Zone

Geo Coordinates No	X Coordinates	Y Coordinates	Geo Coordinates No	X Coordinates	Y Coordinates
0	79°49'49"	7°12'01"	41	79°50'21"	7°08'08"
1	79°49'46"	7°12'09"	42	79°50'21"	7°07'59"
2	79°49'07"	7°12'21"	43	79°50'19"	7°07'52"
3	79°49'16"	7°12'28"	44	79°50'21"	7°07'45"
4	79°49'29"	7°12'30"	45	79°50'27"	7°07'39"
5	79°49'36"	7°12'23"	46	79°50'28"	7°07'29"
6	79°49'43"	7°12'16"	47	79°50'37"	7°07'25"
7	79°49'41"	7°12'09"	48	79°50'46"	7°07'17"
8	79°49'30"	7°12'15"	49	79°50'46"	7°07'08"
9	79°49'31"	7°12'21"	50	79°50'45"	7°07'03"
10	79°49'27"	7°12'21"	51	79°50'43"	7°06'53"
11	79°49'15"	7°12'22"	52	79°50'37"	7°06'46"
12	79°49'15"	7°12'16"	53	79°50'29"	7°06'49"
13	79°49'27"	7°12'14"	54	79°50'24"	7°07'00"
14	79°49'31"	7°12'07"	55	79°50'23"	7°07'12"
15	79°49'39"	7°12'07"	56	79°50'18"	7°07'24"
16	79°49'49"	7°12'00"	57	79°50'14"	7°07'36"
17	79°49'45"	7°11'58"	58	79°50'09"	7°07'48"
18	79°49'45"	7°11'51"	59	79°50'05"	7°08'01"
19	79°49'39"	7°11'40"	60	79°50'01"	7°08'13"
20	79°49'36"	7°11'28"	61	79°49'58"	7°08'25"
21	79°49'28"	7°11'23"	62	79°49'54"	7°08'38"
22	79°49'27"	7°11'12"	63	79°49'50"	7°08'50"
23	79°49'23"	7°11'00"	64	79°49'47"	7°09'03"
24	79°49'30"	7°10'50"	65	79°49'43"	7°09'15"
25	79°49'30"	7°10'40"	66	79°49'39"	7°09'28"
26	79°49'31"	7°10'30"	67	79°49'36"	7°09'40"
27	79°49'35"	7°10'18"	68	79°49'32"	7°09'53"
28	79°49'40"	7°10'06"	69	79°49'29"	7°10'05"
29	79°49'41"	7°09'56"	70	79°49'25"	7°10'18"
30	79°49'44"	7°09'47"	71	79°49'21"	7°10'30"
31	79°49'51"	7°09'39"	72	79°49'19"	7°10'43"
32	79°49'56"	7°09'29"	73	79°49'16"	7°10'56"
33	79°49'53"	7°09'21"	74	79°49'13"	7°11'08"
34	79°49'55"	7°09'11"	75	79°49'11"	7°11'21"
35	79°49'58"	7°09'06"	76	79°49'08"	7°11'34"
36	79°50'05"	7°08'57"	77	79°49'06"	7°11'47"
37	79°50'13"	7°08'50"	78	79°49'04"	7°11'59"
38	79°50'16"	7°08'41"	79	79°49'02"	7°12'12"
39	79°50'18"	7°08'30"			
40	79°50'16"	7°08'19"			

Zone 06 - Map: Moderate Dense Blue Tourism Zone



Zone 07 – Zoning Boundary : Low Dense Environmental Conservation Zone

Siriwardena Place Grama Niladhari Division is applicable for this zone.

Zone 07 – Zoning Boundary: Low Dense Environmental Conservation Zone

Geo Coordinates No:	X Coordinat es	Y Coordinat es	Geo Coordinates No:	X Coordinat es	Y Coordinat es	Geo Coordinates No:	X Coordinat es	Y Coordinat es
0	79°49'51"	7°11'09"	41	79°50'14"	7°11'22"	81	79°49'59"	7°11'56"
1	79°49'50"	7°11'12"	42	79°50'12"	7°11'19"	82	79°50'02"	7°11'57"
2	79°49'50"	7°11'15"	43	79°50'10"	7°11'20"	83	79°50'05"	7°11'57"
3	79°49'52"	7°11'18"	44	79°50'09"	7°11'23"	84	79°50'05"	7°11'54"
4	79°49'53"	7°11'15"	45	79°50'07"	7°11'26"	85	79°50'05"	7°11'51"
5	79°49'53"	7°11'11"	46	79°49'50"	7°11'36"	86	79°50'05"	7°11'48"
6	79°49'54"	7°11'08"	47	79°49'52"	7°11'39"	87	79°50'04"	7°11'44"
7	79°49'39"	7°11'30"	48	79°49'53"	7°11'41"	88	79°50'04"	7°11'41"
8	79°49'42"	7°11'29"	49	79°49'55"	7°11'39"	89	79°50'05"	7°11'38"
9	79°49'44"	7°11'27"	50	79°49'56"	7°11'35"	90	79°50'04"	7°11'35"
10	79°49'44"	7°11'23"	51	79°49'56"	7°11'32"	91	79°50'02"	7°11'33"
11	79°49'43"	7°11'21"	52	79°49'55"	7°11'29"	92	79°50'00"	7°11'31"
12	79°49'43"	7°11'17"	53	79°49'53"	7°11'27"	93	79°49'58"	7°11'33"
13	79°49'42"	7°11'14"	54	79°49'50"	7°11'25"	94	79°49'58"	7°11'36"
14	79°49'39"	7°11'14"	55	79°49'49"	7°11'28"	95	79°49'57"	7°11'39"
15	79°49'39"	7°11'17"	56	79°49'49"	7°11'31"	96	79°49'57"	7°11'43"
16	79°49'39"	7°11'21"	57	79°49'51"	7°11'34"	97	79°49'56"	7°11'46"
17	79°49'39"	7°11'24"	58	79°50'07"	7°11'42"	98	79°49'56"	7°11'49"
18	79°49'39"	7°11'27"	59	79°50'10"	7°11'41"			
19	79°49'57"	7°11'22"	60	79°50'14"	7°11'40"			
20	79°49'57"	7°11'26"	61	79°50'16"	7°11'39"			
21	79°49'57"	7°11'29"	62	79°50'15"	7°11'36"			
22	79°49'59"	7°11'31"	63	79°50'12"	7°11'37"			
23	79°50'02"	7°11'32"	64	79°50'09"	7°11'38"			
24	79°50'04"	7°11'33"	65	79°49'48"	7°11'32"			
25	79°50'05"	7°11'31"	66	79°49'45"	7°11'34"			
26	79°50'05"	7°11'27"	67	79°49'44"	7°11'37"			
27	79°50'04"	7°11'25"	68	79°49'42"	7°11'39"			
28	79°50'03"	7°11'22"	69	79°49'43"	7°11'42"			
29	79°50'02"	7°11'19"	70	79°49'44"	7°11'45"			
30	79°50'00"	7°11'17"	71	79°49'47"	7°11'47"			
31	79°49'57"	7°11'19"	72	79°49'49"	7°11'49"			
32	79°50'07"	7°11'30"	73	79°49'52"	7°11'47"			
33	79°50'07"	7°11'33"	74	79°49'53"	7°11'44"			
34	79°50'07"	7°11'36"	75	79°49'52"	7°11'42"			
35	79°50'10"	7°11'36"	76	79°49'51"	7°11'39"			
36	79°50'12"	7°11'33"	77	79°49'49"	7°11'36"			
37	79°50'15"	7°11'31"	78	79°49'49"	7°11'33"			
38	79°50'16"	7°11'28"	79	79°49'56"	7°11'52"			
39	79°50'17"	7°11'26"	80	79°49'57"	7°11'56"			
40	79°50'17"	7°11'24"						

Zone 07 – Zoning Boundary: Low Dense Environmental Conservation Zone



<p>Low Dense Eco Conservation Zone - Negombo MC Negombo Development Plan 2021-2030</p>		<p>UDA Western Province Division</p>
<p>Urban Development Authority</p>		<p>Source : UDA - Gampaha District Office</p>

Zone o8 -Zoning Boundary: Moderate-dense residential zone

North : (79) Coordinates $79^{\circ} 50'50''$ E, $7^{\circ} 12'52''$ N, starting point along the northern boundary of Angurukaramulla Grama Niladhari Division (85) Coordinates $79^{\circ} 51'15''$ E, $7^{\circ} 13'02''$ N ;

East : The last mentioned (85) coordinates are $79^{\circ} 51'15''$ E, $7^{\circ} 13'02''$ N point along the eastern boundary of Angurukaramulla Grama Niladhari Division (10) $79^{\circ} 51'36''$ E, $7^{\circ} 12'13''$ N To the point and from there along the eastern boundary of the Bolawalana Grama Niladhari Division (16) $79^{\circ} 51'49''$ E, $7^{\circ} 11'49''$ N, to the point and from there along the eastern boundary of the Kurana East Grama Niladhari Division (28) $79^{\circ} 52'$ Up to point '04 "E, $7^{\circ} 11'02''$ N,

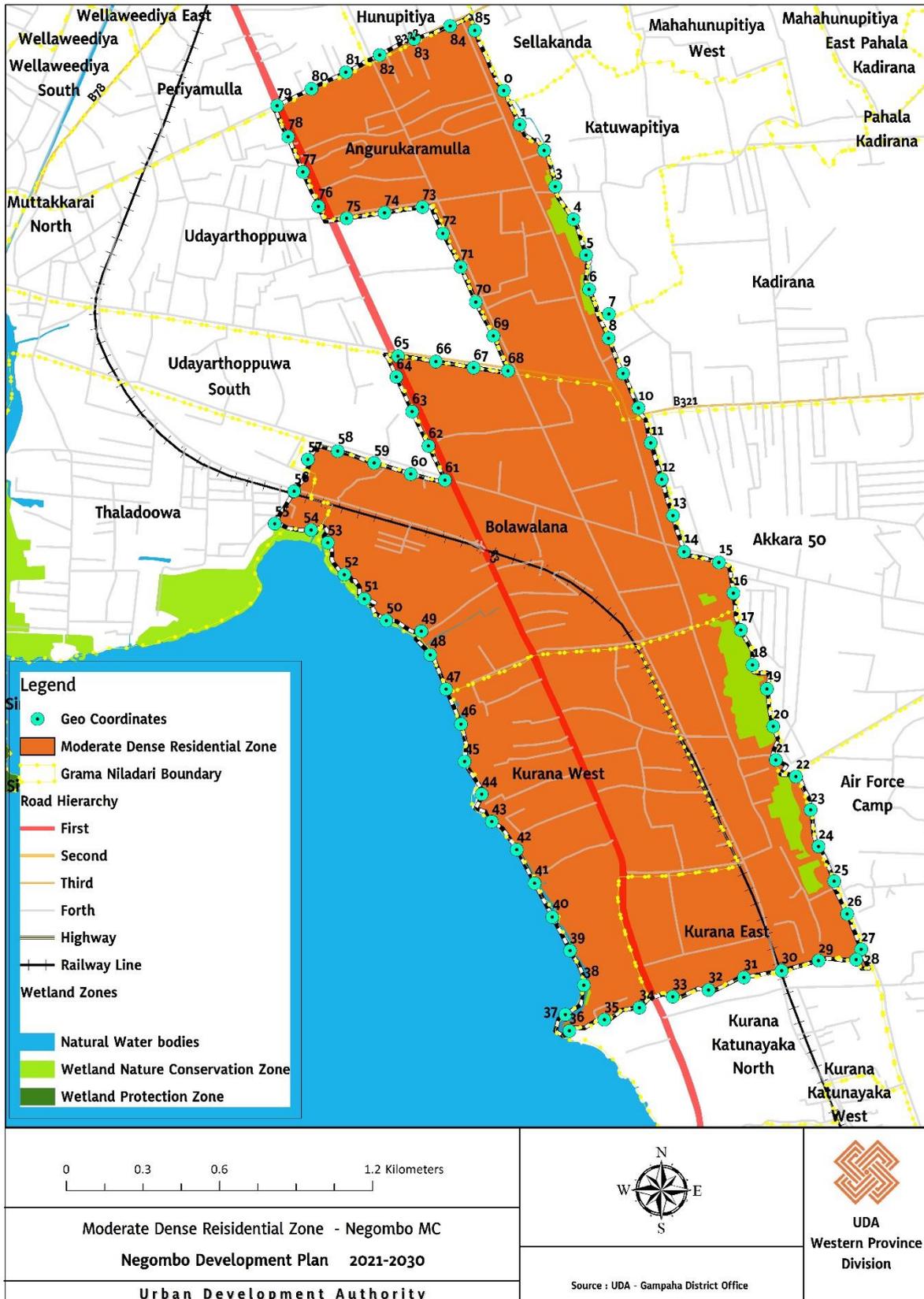
South : From the last mentioned point along the southern boundary of the Kurana East Grama Niladhari Division (28) at coordinates $79^{\circ} 52'04''$ E, $7^{\circ} 11'02''$ N and at the same Grama Niladhari Division (34) point $79^{\circ} 51'37''$ E , Up to $7^{\circ} 10'56''$ N and along the southern boundary of Kurana West Grama Niladhari Division (36) up to point $79^{\circ} 51'28''$ E, $7^{\circ} 10'53''$ N,

West : From the last point (36) $79^{\circ} 51'28''$ E, $7^{\circ} 10'53''$ N, along the western boundary of the Kurana West Grama Niladhari Division (46) is the coordinates $79^{\circ} 51'14''$ E, $7^{\circ} 11'32''$ To point N, then along the western boundary of the Bolawalana Grama Niladhari Division (coordinates 68 68 $51'20''$ E, $7^{\circ} 12'18''$ N, and from there along the western boundary of the Angurukaramulla Grama Niladhari Division (79). The coordinates are up to $79^{\circ} 50'50''$ E, $7^{\circ} 12'52''$ N.

Zone o8- Geo Coordinates: Moderate Dense Residential Zone

Geo Coordinates No:	x Coordinates	y Coordinates	Geo Coordinates No:	x Coordinates	y Coordinates
0	79°51'19"	7°12'54"	41	79°51'23"	7°11'12"
1	79°51'21"	7°12'49"	42	79°51'21"	7°11'16"
2	79°51'24"	7°12'46"	43	79°51'18"	7°11'20"
3	79°51'26"	7°12'41"	44	79°51'17"	7°11'23"
4	79°51'28"	7°12'37"	45	79°51'14"	7°11'28"
5	79°51'30"	7°12'33"	46	79°51'14"	7°11'32"
6	79°51'30"	7°12'28"	47	79°51'12"	7°11'37"
7	79°51'32"	7°12'25"	48	79°51'10"	7°11'41"
8	79°51'32"	7°12'22"	49	79°51'09"	7°11'44"
9	79°51'35"	7°12'17"	50	79°51'04"	7°11'46"
10	79°51'36"	7°12'13"	51	79°51'01"	7°11'48"
11	79°51'38"	7°12'09"	52	79°50'59"	7°11'52"
12	79°51'39"	7°12'04"	53	79°50'57"	7°11'56"
13	79°51'41"	7°11'59"	54	79°50'55"	7°11'57"
14	79°51'42"	7°11'55"	55	79°50'50"	7°11'58"
15	79°51'47"	7°11'53"	56	79°50'52"	7°12'02"
16	79°51'49"	7°11'49"	57	79°50'54"	7°12'06"
17	79°51'49"	7°11'45"	58	79°50'58"	7°12'07"
18	79°51'51"	7°11'40"	59	79°51'03"	7°12'06"
19	79°51'53"	7°11'37"	60	79°51'07"	7°12'05"
20	79°51'54"	7°11'32"	61	79°51'12"	7°12'04"
21	79°51'54"	7°11'28"	62	79°51'10"	7°12'08"
22	79°51'57"	7°11'26"	63	79°51'08"	7°12'13"
23	79°51'58"	7°11'21"	64	79°51'05"	7°12'17"
24	79°51'59"	7°11'17"	65	79°51'06"	7°12'20"
25	79°52'02"	7°11'12"	66	79°51'10"	7°12'19"
26	79°52'03"	7°11'08"	67	79°51'15"	7°12'18"
27	79°52'05"	7°11'04"	68	79°51'20"	7°12'18"
28	79°52'04"	7°11'02"	69	79°51'18"	7°12'22"
29	79°51'59"	7°11'02"	70	79°51'15"	7°12'27"
30	79°51'55"	7°11'01"	71	79°51'14"	7°12'31"
31	79°51'50"	7°11'00"	72	79°51'12"	7°12'35"
32	79°51'45"	7°10'58"	73	79°51'09"	7°12'39"
33	79°51'41"	7°10'57"	74	79°51'04"	7°12'38"
34	79°51'37"	7°10'56"	75	79°50'59"	7°12'37"
35	79°51'32"	7°10'54"	76	79°50'55"	7°12'39"
36	79°51'28"	7°10'53"	77	79°50'54"	7°12'43"
37	79°51'27"	7°10'55"	78	79°50'52"	7°12'48"
38	79°51'30"	7°10'59"	79	79°50'50"	7°12'52"
39	79°51'28"	7°11'03"	80	79°50'55"	7°12'54"
40	79°51'26"	7°11'08"	81	79°50'59"	7°12'56"
			82	79°51'03"	7°12'58"
			83	79°51'08"	7°13'00"
			84	79°51'12"	7°13'02"
			85	79°51'15"	7°13'02"

Zone o8 - Map: Moderate Dense Residential Zone



Annexure 23: Permissible uses of Zones

		Low Dense Blue Green Tourism Zone	High Dense Promotional Tourism Zone	High Dense Special Commercial Zone	Low Dense Heritage Tourism Zone	High Dense Fishery Oriented Residential Zone	Moderate Dense Blue Tourism Zone	Low Dense Eco Conservation Zone	Moderate Dense Residential Zone
Residential	Housing Units	✓	✓	✓	✓	✓	✓	x	✓
	Apartment Complex	✓	✓	✓	x	x	✓	x	✓
	Hostel	✓	✓	✓	x	✓	✓	x	✓
	Quarters	✓	✓	✓	✓	x	✓	x	✓
	Adult / Disabled	✓	x	✓	x	x	✓	x	✓
	Children's Home	✓	x	✓	x	x	✓	x	✓
	Child Care Centers	✓	x	✓	x	x	✓	x	✓
Health	Hospitals	x	x	✓	x	x	✓	x	✓
	Medical Centers	✓	✓	✓	✓	✓	✓	x	✓
	Medical Consulting	✓	✓	✓	x	x	✓	x	✓
	Child and Maternity	✓	x	✓	x	✓	✓	✓	✓
	Animal Hospitals	x	x	✓	x	x	✓	x	✓
	Veterinary Clinics	✓	x	✓	x	x	✓	x	✓
	Ayurvedic Medical	✓	✓	✓	x	x	✓	x	✓
Educational	Early Childhood	✓	x	✓	x	✓	✓	x	✓
	Primary Education	✓	x	✓	x	x	✓	x	✓
	Secondary	✓	x	✓	x	x	✓	x	✓
	Tertiary Education	✓	✓	✓	x	x	✓	x	✓
	Technical Collages/	✓	✓	✓	x	x	✓	x	✓
	Research and	✓	✓	✓	✓	✓	✓	✓	✓
	Private Tuition	✓	x	✓	x	x	✓	x	✓
Art Centre / Dance	✓	x	✓	x	x	✓	x	✓	
Institutional	Office	✓	x	✓	✓	x	✓	x	✓
	Office Complexes	✓	x	✓	x	x	✓	x	✓
	Professional Offices	✓	x	✓	x	x	✓	x	✓
	Banks, Insurance & Financial	✓	✓	✓	x	x	✓	x	✓
	Automated Money Transfer Centers	✓	✓	✓	✓	✓	✓	x	x
Social services and public amenities	Community Development	✓	x	✓	x	✓	✓	x	✓
	Social and Cultural Centers	✓	✓	✓	✓	✓	✓	x	✓
	Religious centers	x	x	✓	x	✓	✓	x	✓
	Auditoriums and Conference Halls	x	✓	✓	✓	x	✓	x	✓
	Library	✓	✓	✓	x	✓	✓	x	✓
	Rehabilitation	x	x	x	x	x	✓	x	✓
	Crematoriums	x	x	✓	x	x	✓	x	✓
Cemeteries	x	x	x	x	x	✓	x	✓	
Commercial	Shops	✓	✓	✓	✓	✓	✓	x	✓
	Supermarkets	✓	✓	✓	✓	x	✓	x	✓

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	Shopping Malls	✓	✓	✓	✓	x	✓	x	✓
	Restaurants	✓	✓	✓	✓	✓	✓	x	x
	Open Markets	✓	✓	✓	x	x	✓	x	✓
	Pharmacies	✓	✓	✓	✓	✓	✓	x	✓
	Laboratory Services	✓	x	x	x	✓	✓	x	✓
	Wholesale stores	✓	x	✓	x	x	✓	x	✓
	Warehouse	x	x	✓	x	x	✓	x	✓
	Customer Service	✓	✓	✓	x	✓	✓	x	✓
	Meat and fish stalls	✓	✓	✓	x	✓	✓	x	✓
	Liquor /Wine Stores	✓	✓	✓	✓	✓	✓	x	x
	Funeral Hall	✓	x	✓	x	x	✓	x	✓
	Funeral Hall with	✓	x	✓	x	x	✓	x	✓
	Hardware Stores	✓	x	✓	x	x	✓	x	✓
	Filling stations	✓	x	✓	x	✓	✓	x	✓
	Filling stations with vehicle service	✓	✓	✓	x	x	✓	x	✓
	Filling stations with shopping	✓	✓	✓	x	x	✓	x	✓
	Gas stations & Electric Charging Stations	✓	✓	✓	x	x	✓	x	✓
	Communication towers on buildings	✓	✓	✓	x	✓	✓	x	✓
	Communication towers	✓	✓	✓	x	✓	✓	x	✓
	Multi-storied Vehicle Park	✓	✓	✓	✓	x	✓	x	✓
Open Vehicle Park	✓	✓	✓	✓	x	✓	x	✓	
Vehicle Showrooms	✓	✓	✓	x	x	✓	x	✓	
Tourism	Wedding Reception Hall	✓	✓	✓	x	x	✓	x	✓
	Resorts	✓	✓	✓	✓	x	✓	x	✓
	Guest Houses	✓	✓	✓	✓	✓	✓	x	✓
	Lodges	✓	✓	✓	✓	x	✓	x	x
	Tourist Hotels	✓	✓	✓	✓	x	✓	x	x
	City Hotel	✓	✓	✓	✓	✓	✓	x	✓
	Tourist Information	✓	✓	✓	✓	x	✓	x	✓
	Ayurvedic	✓	✓	✓	✓	x	✓	x	x
Manufacturing industry	Cabana Hotels	✓	✓	✓	✓	x	✓	✓	x
	Resorts	x	x	x	x	✓	x	x	x
	Guest Houses	x	x	x	x	✓	x	x	x
	Lodges	x	x	x	x	✓	x	x	x
	Tourist Hotels	x	x	x	x	✓	x	x	x
	City Hotel	✓	x	x	x	✓	x	x	x
	Tourist Information	✓	x	x	x	✓	x	x	✓
	Ayurvedic	✓	x	✓	x	✓	✓	x	x
	Cabana Hotels	✓	x	x	x	✓	✓	x	✓
	Resorts	x	x	x	x	✓	✓	x	x
Guest Houses	✓	x	x	x	✓	✓	x	✓	

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	Lodges	✓	x	x	x	✓	x	x	✓
	Tourist Hotels	✓	x	x	x	✓	x	x	✓
	City Hotel	✓	x	x	x	✓	✓	x	✓
	Tourist Information Centers	x	x	x	x	✓	✓	x	✓
	Ayurvedic	x	x	✓	x	✓	✓	x	✓
	Cabana Hotels	✓	x	x	x	✓	✓	x	✓
	Resorts	✓	✓	✓	✓	✓	✓	x	✓
	Fish Processing Centers	✓	✓	✓	✓	✓	✓	✓	✓
Service Industries	Vehicle Service	✓	✓	✓	x	✓	✓	x	✓
	Vehicle Repair Centers / Spray	✓	x	✓	x	✓	✓	x	✓
	Taxi Service Centers	✓	✓	✓	✓	✓	✓	x	x
	Laundries								
	Grinding & Rice	✓	x	✓	x	✓	✓	x	✓
	Welding Shops/	✓	x	✓	x	✓	✓	x	✓
	Electronic	✓	✓	✓	✓	✓	✓	x	✓
Utility Services	Railway and Bus Terminals	✓	✓	✓	✓	✓	✓	✓	✓
Public Open Spaces & Recreation Facilities	Pocket Park	✓	✓	✓	✓	✓	✓	✓	✓
	Mini Park	✓	✓	✓	✓	✓	✓	x	✓
	Local Park	✓	✓	✓	✓	✓	✓	x	✓
	Community Park	✓	✓	✓	✓	✓	✓	x	✓
	Town Park	✓	✓	✓	✓	✓	✓	x	✓
	Central Urban	✓	x	x	x	x	x	✓	x
	Regional Park								
	Linear Park	✓	✓	✓	✓	✓	✓	x	✓
	Indoor Sports	✓	✓	✓	x	x	✓	x	✓
	Theaters	✓	✓	✓	✓	x	✓	x	✓
	Clubs	✓	✓	✓	x	x	✓	x	x
	Art Galleries / Museums	✓	✓	✓	✓	x	✓	x	✓
	Open Air Theaters	✓	✓	✓	✓	✓	✓	x	✓
	Boat Jetty/ Ferry accommodation	x	✓	x	✓	x	✓	x	x
	Anchor Ports	x	x	x	✓	x	✓	x	x
Fishery Industry	Fishery Ports	✓	x	✓	✓	✓	✓	x	x
	Fishery Boat Production & Repairing centers	x	x	✓	x	✓	✓	x	x
	Livestock/ Agricultural farms with construction	x	x	✓	x	✓	✓	x	x
	ICE Stores	x	x	✓	x	✓	✓	x	x
	Netting Port	x	x	✓	x	✓	✓	x	x
	Lellama	x	x	✓	x	✓	✓	x	x

Source – UDA, 2021

✓ Permitted
x Not Permitted

Annexure 42. Classifications & Definitions of the Permissible Uses

	Use	Definition
Residential	Housing units	Sleeping, Cooking and Sanitary Complete Unit for Independent Residence, A building or part of a building that contains a room or room cluster.
	Housing complexes	Buildings with a horizontal or vertical extension of a unit or unit of residence in a permanently occupied area
	Hostels	Vertical or horizontal extension buildings that provide residential facilities for a limited time
	Quarters	Vertical or horizontal extension buildings that provide residential accommodation to a particular workplace
	Adult / Disabled Homes	Horizontal or vertical extension buildings with basic residential facilities for the care of the aged and disabled.
	Children's Homes	Buildings with horizontal or vertical extension with basic residential facilities for children under 18 years
	Child Care Centers	Buildings with temporary residential care for children (less than 24 hours)
Health	Hospitals	Laboratories, pharmacies, nursing care, rehabilitation, surgical services, outpatient and internal patient care, training centers, administrative and staffing facilities, with all or several buildings providing treatment for outpatient and inpatient
	Medical Centers	At least one physician serving a pharmacist and an outpatient center
	Medical Consulting & Channeling Service Centers	Buildings to provide specialized consultancy services
	Child & Maternity Clinics	Centers that provide basic health care and counseling services for children and pregnant mothers
	Animal Hospital	Veterinary Service Centers that conduct outpatient and inpatient treatment / clinics
	Veterinary Clinics and Treatment Centers	OPD care and veterinary service centers
	Ayurvedic Medical Centers	Centers served by a registered doctor or a few doctors in the Government Ayurvedic Medical Council who treat traditional indigenous medicine.
Educational	Early Childhood Development Centers	Buildings to provide a formal education including early childhood development activities before admitting children to grade one
	Primary Education Centers	School buildings with facilities to provide a formal education from grade one to grade five
	Secondary Education Centers	School buildings with facilities to provide formal education from grade one to grade thirteenth and sixth to thirteenth
	Tertiary Education Centers	Higher Education Facilities, Any Universities, Open Universities and Higher Education Centers recognized by Government, Semi-Governmental, Private or International
	Technical Schools / Vocational Training Centers	Centers to provide vocational / technical training based on employment
	Research & Development Centers	Centers to conduct research and development work in various fields using modern techniques

	Private tuition classes	Buildings with teaching facilities for individual or group of children by one teacher or group of teachers
	Art Centre / Dance Academy	Buildings for study purposes with a view to providing aesthetics
Institutions	Offices	Centers with utilities and administrative services
	Office complex	two buildings with utility and administrative service facilities Or Buildings with allied facilities for more
	Professional Offices	Career Based Service Centers
	Banks, Insurance and Financial Institutions	Insurance and Financial Institutions
	Automated Money Transfer Centers (ATM)	Centers for machine trading without a person
Social services and public amenities	Community Development Centers	Centers to facilitate community gatherings, community and development activities in general
	Social and cultural centers	Centers for public and cultural activities
	Religious centers	Places used for religious purposes
	Auditoriums and conference rooms	Buildings used for events, seminars or meetings
	Libraries	Buildings used for reading and related studies
	Rehabilitation centers	Centers for reintegration of persons engaged in anti-social activities
	Crematoriums	Buildings in a cemetery with a gas or electric fountain to burn dead bodies run by a local authority
Commercial	Cemeteries	Places used for burial and cremation
	Shops	Places where retail or wholesale goods are sold
	Supermarkets	A self-contained large-scale building with one roof for selling consumer goods
	Shopping malls	Large Sales Centers with a wide variety of goods and services
	Restaurants /Cafeterias	Places to buy and consume food with minimal facilities
	Open Markets	Places where consumer goods are generally sold with or without cover
	Pharmacies	Pharmacies registered under State Pharmaceutical Corporation
	Laboratory Services & Collection Centers	Centers that run chemical service facilities affiliated to a hospital
Wholesale stores	Places where merchandise or business is in bulk storage	
	Warehousing	It is a building or part of a building that is mainly used for storing raw materials, commodities or merchandise for sale locally or overseas using containers.
	Customer Service Centers	Centers for systematic acquisition of customer service needs by competent persons
	Meat and fish stalls	-
	Liquor/Wine Stores	-
	Funeral hall	Centers for funeral arrangements
	Funeral halls with reception halls	-
	Hardware Stores	-
	Filling stations	Buildings with facilities for sale in Petrol, Fuel, Lubricant and Liquid Petroleum Gas Retail

	Filling stations with vehicle service centers	Facilities for retail sale of petrol, fuel, lubricant and liquefied petroleum gas for automobiles, Buildings such as vehicle service garages etc
	Filling stations with shopping complexes	Buildings with luxury trading facilities for retail sale of petrol, fuel, lubricant and liquefied petroleum gas for automobiles
	Gas stations and electric charging stations	Gas stations for vehicles and electricity charging stations
	Communication towers on buildings	Towers erected on buildings for communication under the approval of the Telecommunications Regulatory Commission
	Communication towers	Communication tower build under the approval of the Telecommunications Regulatory Commission
	Multi-storied vehicle parks	Two floors or buildings to accommodate more parking
	Open Vehicle Parks	-
	Vehicle Showrooms	Buildings for sale in vehicles
Tourism	Holiday Resorts	Locations, restaurants, sports and recreational activities for tourists to relax or enjoy as a vacation destination.
	Guest houses	A building or part of it that accommodates guests is covered under this.
	Lodgings	Rent amenities
	Tourist hotels	All-inclusive accommodation for travelers
	City hotels	Locations used for business services that facilitate short stay in urban areas
	Tourist Information Centers	Information centers for the convenience of tourists
	Ayurvedic Panchakarma Centers	Ayurvedic Councils Registered Local Ayurvedic Medical Centers
	Cabana hotels	For tourism and leisure activities for tourists temporarily or Small-sized unit with lodging room and sanitary ware using permanent materials
Manufacturing industries	Mining & Mining Extraction Industries	Buildings that support mining and mining-related industries, primarily for activated carbon powder or carbon powder / coal / block stone or fabrication industries (flooring, blasting, fragmentation, polishing) / stone grinding or processing industries.
	Metal Products and foundries related extraction Industries	Iron and steel, Foundry Industries, Secondary processes, Non-ferrous metal processing industries with melting and metal retrieval, Metal processing industries, electroplating and metal or plastic surface treatment industries, including galvanizing, or powder coating, Machinery, Machinery Parts, Buildings that facilitate the manufacture of metal products and tools
	Oil refineries and petroleum-based chemicals and distillation industries	Manufacturing or combining oil refineries (petroleum or petroleum), fuel, lubricant, grease and petroleum-based chemicals (basic or intermediate products), material petroleum gas products, industrial gas production or processing or refueling industries, Asphalt processing plants, pigments and pigment intermediate products Pādanaya or combination of industry, paints (emulsion and enamel) Paints, varnishes, dyes, polish building facilities for the manufacture of, or in combination with the industry
	Chemicals, polythene, plastics, rubber & glass-based industries	Manufacture, synthesis or re-packaging of chemicals, soaps, detergents, softeners or other cleaning agents, industrial rubber, natural rubber manufacture or fabrication or rubber based industries, chemical fertilizer manufacturing or amalgamation Processing, processing or re-packing industries Fabrics, insecticides, fungicides and herbicides, manufacturing

		or combining or re-packing industries, polymeric (polymer) manufacturing or polymeric (polymer) industries, all types of fiber glass raw materials, all types of tires, Tube making or tire refueling, asbestos fiber raw materials, batteries Facilitate the manufacturing or reforming industries, the manufacture or extraction of Western pharmaceuticals or cosmetics, including the intermediate effects of the drug, the batik industry, the manufacture of combustible materials, the furnace and explosive industries. Buildings and buildings using wax Neither the industry.
	Cement, concrete and ceramic based products	Cement industries (cleanser grinding or manufacturing or re-packing), cement block making industries, concrete pre-mixing plants, glass or glass based manufacturing industries, limestone, ceramic manufacturing industries, non-metallic minerals (limestone, Dolomite, apatite, rock phosphate, sandstone, peldspar, quartz, ilmenite, Uṭayil, zircon, mica, graphite talatu, ceramics, etc.), grinding or processing industries, concrete tire industry, plaster of Paris production industry, ceramic building facilities for the production of industrial goods
	Clay Products Industries	Buildings for tile, clay brick and clay related industries
	Natural fiber-based manufacturing industries	Fiber based industries using natural materials

Manufacturing industries	Textile, Clothing and Leather Products	Apparel industries, textile processing (including bleaching, coloring, printing) or garment washing or sand-based textile processing, handloom textile or weaving or embroidery industries, high power toiletries and call-in processes, Leather Finishing Industries, Leather Industries, Flax Fabrics Building facilities for the industry
	Electrical and Electronics goods related industries	Electrical or electronic goods and equipment manufacturing or assembly industries
	Heavy Machinery and Assembly Industries	Container Terminals for the Car or Bicycle Manufacturing and Assembly Industry
	Paper Products and Printing Industries	Pulp and Paper Manufacturing Industries, Corrugated Cardboard Manufacturing Industries, Lead Heat Printing or Newspaper Printing or Wastewater Generating Printing Activities or Color Processing Centers, Printing and Fabric Printing Facilities and Facilities for Industries
	Wood / Wood Products & Furniture Manufacturing Industries	Materials other than wood mills, boron treatment, chemical treatment and protection industries, multifamily carpentry industries
	Food and non-alcoholic beverage industries	Buildings for Facilities of Food manufacturing, processing and packaging industries, instant tea or coffee processing industries, including bakery and confectionery industries, non-alcoholic beverages, sugar cane industries, ice factories, tea factories, desiccated coconut processing industries or coconut processing industries.
	Alcohol / local pharmaceuticals, spirits and extracts	Engaged in the manufacture or extraction or amalgamation of alcoholic fermentation industries (breweries, breweries) or bottling industries with alcoholic beverage bottling and bottling operations, tobacco smoking, sugar production and sugar refining industries, ayurvedic, local pharmaceuticals Industry, coconut oil extraction or cinnamon oil

		extraction industry Cinnamon smoke (sulfur emission) legit industry, plants and animal oil / fats building facilities for the extraction industries
	Recycling activities related industries	Solid waste recycling / recycling / recycling industries, toxic and hazardous / hazardous / hazardous waste recycling / recycling / recycling industries, municipal and other solid waste manufacturing centers
	Industrial Infrastructure Facilities Centers	Electricity generating units, high-capacity water treatment plants, high-input-capacity burners, buildings with facilities for high-efficiency (industrial or dead) refineries, except those used only in hydro or solar or wind power plants and in general power outages. And construction
	Homestead Industries	Handicrafts and non-traditional industries

Service industries	Vehicle Service Centers	Places of service provided for vehicle maintenance
	Vehicle Repair Centers / Spray Painting Centers	Accidental / Impaired vehicles are repaired
	Taxi Service Centers	Places where the Owned or Leased Vehicles are hired for the needs of others
	Laundry / clothes cleaning places	Locations for machine washing, drying and processing
	Grinding mill / pad mill	Places where machine grinding and grinding is done
	Writing racks, welding workshops	Locations for machining iron sharpening, cutting and grafting
	Electronic Equipment Repair Centers	-

Utility Services	Railway and bus terminals	-
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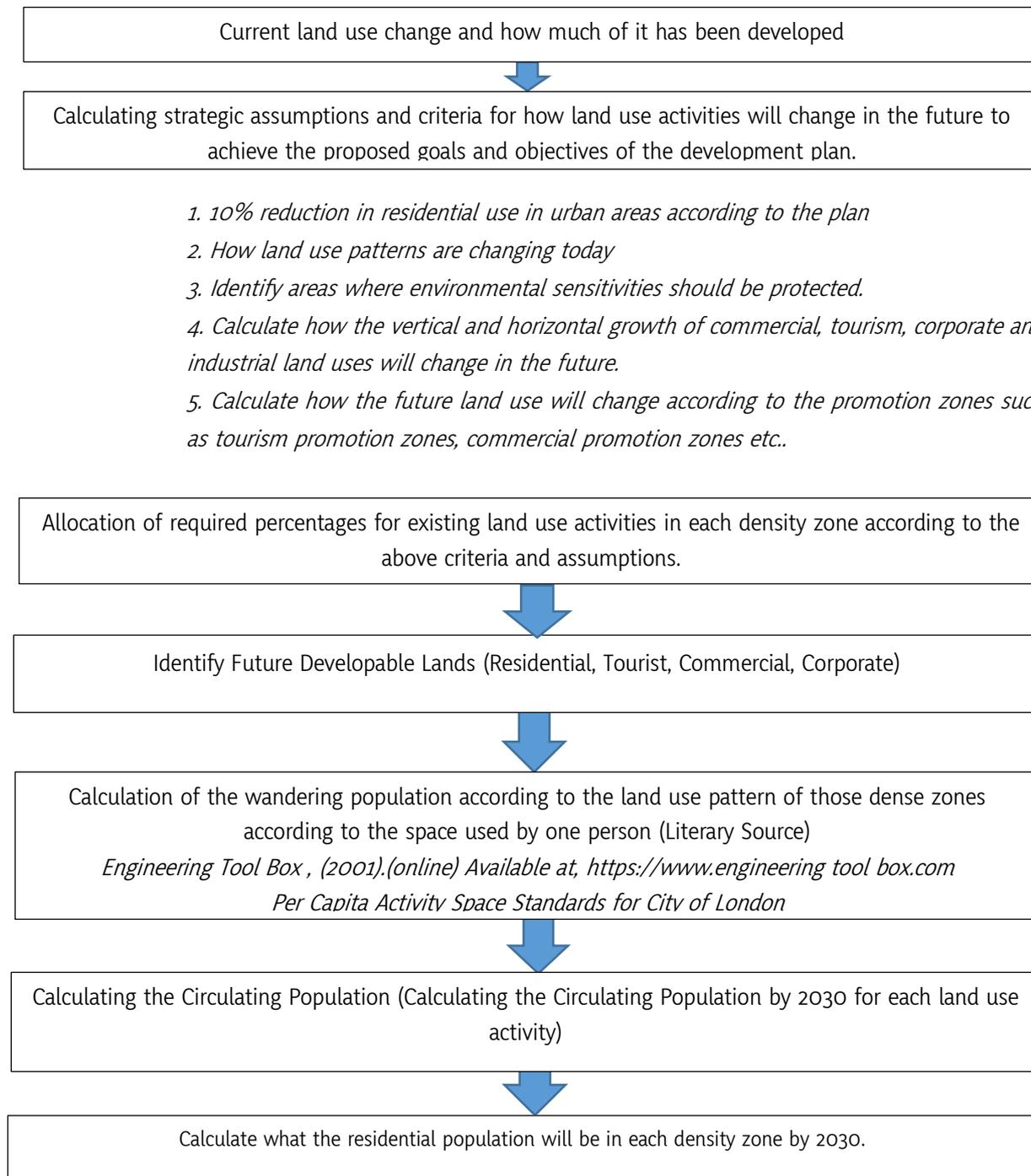
Leisure and recreation	Pocket Park	The areas of high density residential development, popular industrial and commercial development areas are covered by small areas, leisure areas and park areas where there is no proper maintenance or administration.
	Mini Park	It covers a small sports area, a rest area and a garden area with minimum accessibility of about 2 1/2 minutes walking distance to a residential community of 200 meters.
	Local Park	These include a small sports area (senior or junior soccer pitch, irregular running training grounds, leisure areas, cricket turf, and park areas) within a 400-meter area, within a five-minute walk of the residential community
	Community Park	These include a wide range of Active & Passive play areas, ie turf fields and playgrounds, with a variety of facilities, within a 10-minute walk distance to the residential community of 800m. For example, a 2 hectare soccer field with athletics and running training tracks, a small cricket field between 1.0 hectares, a handball of 0.25-0.5 hectares, a netball or a basketball court, and a special children's field of about 0.25 ha. Play areas, ornamental gardens, ha. Natural environments for leisure and study of about 0.5
	Town Park	Multiple variations accessible by public and private vehicles covering a community of over 1600 meters, with a wide range of Active & Passive play areas, is a variety of sports, combined with separate play area and playgrounds.
	Central Urban Park/City Park	These include public recreational and recreational areas spread over nearly 100 hectares which are accessible by public and private vehicles

		such as international level stadiums, tournaments, swimming pools, nature parks, small zoos.
	Regional Park	These include public recreational and recreational areas with all facilities or special activities, special natural environment.
Leisure & Recreation	Linear Park	Depending on the existing river / stream / canal reserves, linear parks will be decided. This includes mainly walking lanes, exercise lanes, bicycle lanes and parallel lanes.
	Beach Park	Coastal Amusement Parks for public recreational activities
	Indoor Sports Centers	Playing areas within a building with facilities for play
	Theaters	Buildings with auditorium facilities for watching movies for entertainment
	Clubs	Other social amenities with local and foreign liquor outlets for entertainment
	Art galleries / museums	A building where a large number of interesting and valuable objects, such as works of art or artefacts, are kept, studied and displayed to the public.
	Outdoor Theater	Seats with open platform
	Boat jetty / ferry accommodation	lease is a permanent or temporary built-in platform connected to a landfill built for landing, evacuation and other services when the boat is parked in the water
	Anchorage ports	A medium-sized boat with a fixed support (anchor) stop in the water near or near the land.
Fishery Industry	Fishing ports	This is often a naturally built place and stops both traditional and small boats for landing and launching into the water.
	Fishing Boat Production & Repairing centres	-
	Livestock / farm farms with construction	Places used for cultivating crops or raising animals for human consumption within or outside buildings erected on a particular site
	ICE stores	Buildings used to store ice for various fishing purposes
	Netting port	Seine harbor is an area designated by fishermen to be suitable for fishing by the nets adjacent to the shore and is designated within the Sri Lankan Inland Sea and refers to one or more seine losses within such designated area.
	Lellama	Lellama is a land with permanent buildings located near the water screen for auctioning, landing and collecting fish.

Source - UDA,2021

Annexure 25: Calculation of Zone Factor

The process of calculating the zone factor



. The Zone Factor was calculated with five complex major steps according to the proposed density of each region based on the mentioned factors, five major steps can be interpreted as

1. 1. Identify the current residential population by region and the projected population for the year 2030.
2. 2. Identification of the daily circulating population in the Negombo Municipal Council area at present and by the year 2030.
3. 3. Calculate the expected volume of proposed applications for each region according to the proposed conceptual plan
4. Calculate the space required for each use based on the standard values of per capita space according to the proposed residential and migrant population uses by region for the year 2030.
5. Calculate the zonal coefficient for each zone, taking into account the extent of land that can be developed, including the area of permitted space and vacant land, calculated for the year 2030 calculated under the above steps. Those steps are described as follows.

Predicted the population based on the zones for 2030. The population growth rate for the year 2017 was identified based on the natural growth rate of (0.2%) Based on the 2011 Census Statistics of the country. Year 2017 showed that the residential population is 141807. The development potential and the National Physical Plan 2050, shows that the city of Negombo is located in the East West with a population growth of 20-25% and a population growth of 177105 by 2030.

The proposed zones based on the hypothesized 177105 Population Development Pressure Index, Development Potential Index and Sensitivity Index, as well as the maximum, moderate and natural population growth rates in the Grama Niladhari Divisions of the region, based on the Conceptual Plan for 2030 was Distributed and eight assumptions were developed.

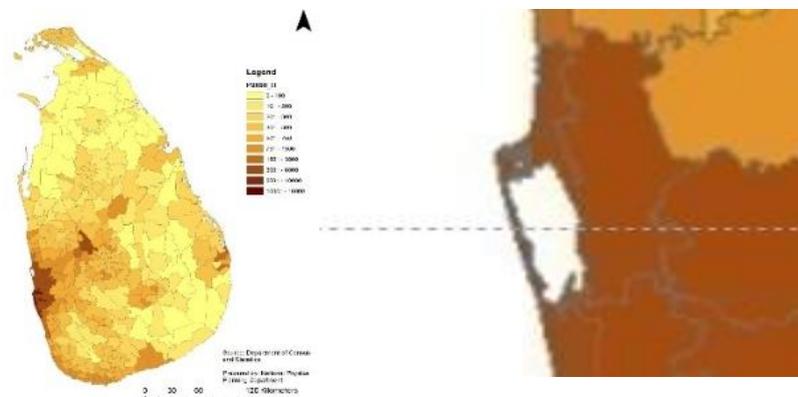


Figure - Proposed population density in the National Physical Plan

Assumptions

- I. The lower GR of 0.01% has been considered to promote the lowest dense tourism Character of Negombo Kammalthura in Low Dense Blue Tourism Zone
- II. The highest growth Rate of 0.2% has been considered to promote the high dense tourism Character of Negombo in High Dense Promotional Tourism Zone.
- III. The Dalupotha East GR has been considered to promote the high dense commercial Character of Negombo in High Dense Special Commercial Zone.
- IV. The natural GR of -7.0745 has been considered to promote the low dense heritage Character of Negombo in Low Dense Heritage Tourism Zone.
- V. The positive GR of 1.02 has been considered to promote the moderate dense tourism and Residential Character of Negombo in Moderate Dense Blue Tourism Zone.
- VI. The negative GR of -1.09 has been considered to prevail only fishery oriented Residential Character of Negombo in High Dense Fishery Oriented Residential Zone.
- VII. The negative GR of -0.3 has been considered to conserve the eco Character of Negombo in Low Dense Eco Conservation Zone.
- VIII. The positive GR of 1.02 has been considered to promote the residential Character of Negombo in Moderate Dense Residential Zone.

Based on these assumptions, the population for the year 2030 can be divided as follows ;

Negombo Development Plan 2021 – 2030– Urban Development Authority

Zone	GN	Population 2001	Population 2011	Growth Rate (NGR)	Population 2021	Total 2021	Expected Growth Rate	Population 2030	Total 2030
Low Dense Blue Tourism	Kammalthur	4219	4408	0.004	4842	16236	0.004	5320	17836
	Pallansena S.	3044	3895	0.024	4279			4701	
	Pallansena	2729	3711	0.03	4077			4479	
	Kochchikade	3067	2765	-0.01	3038			3337	
High Dense Promotional Tourism	Palagathure	5228	5072	-0.003	5572	31251	0.002	6121	34331
	Ethukala	3575	3513	-0.0017	3859			4240	
	Kudapaduwa	3126	2939	-0.0061	3229			3547	
	Kudapaduwa	4194	3970	0.0054	4361			4791	
	Wella	4944	3910	-0.0234	4295			4719	
	Kudapaduwa	3970	3342	-0.0172	3671			4033	
	Wella	3217	2996	-0.0071	3291			3616	
	Wella	3573	2705	-0.0278	2972			3265	
High Dense Special Commercial	Daluwakotu	4564	4860	0.0062	5339	52413	0.009	5865	57579
	Daluwakotu	4763	5457	0.0136	5995			6586	
	Kattuwa	3679	4874	0.02812	5354			5882	
	Dalupotha E.	6028	6596	0.0090	7246			7960	
	Dalupotha	3363	3596	0.0066	3950			4340	
	Hunupitiya	5883	6026	0.00240	6620			7272	
	Periyamulla	3453	3110	-0.0104	3417			3753	
	Udayarthopp	5022	3110	-0.04792	4402			4836	
	Udayarthopp	2785	2457	-0.01253	2699			2965	
	Thaladuwa	6871	6727	-0.002	7390			8118	
Low Dense Heritag	Munnakkare N.	4155	2048	-0.07	3121	3121	0.001	3429	3429
Moderate Dense Blue Tourism	Doowa	3198	2926	-0.008	3214	26036	0.009	3531	28602
	Pitipana N.	2749	2972	0.007	3265			3587	
	Pitipana C.	2025	2460	0.019	2702			2969	
	Pitipana SW.	2902	3215	0.01	3532			3880	
	Pitipana S.E	2486	2620	0.005	2878			3162	
	Thalahena	3635	3703	0.001	4068			4469	
	Dungalpitiya	2045	2035	-0.0004	2236			2456	
	Seththappad	1904	1874	-0.001	2059			2262	
	Kepungoda	1965	1895	-0.0036	2082			2287	
High Fishery Oriented	Munnakkara	3366	3018	-0.01	3315	5565	0.003	3642	6114
	Munnakkara	2238	2841	0.023	2250			2472	
	E.								
Low Dense Eco	Siriwardhana Place	3253	3493	0.007	3837	3837	-0.007	4216	4216
Moderate Dense Residential	Angurukara	4458	3615	-0.020	3971	17190	0.009	4363	18885
	Bolawalana	6139	5442	-0.012	5978			6568	
	Kurana E.	2623	2614	-0.0003	2872			3155	
	Kurana W.	4113	3977	-0.003	4369			4800	

Source - UDA,2021

Annexure 26: Existing PORS of Negombo MC Area

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

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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 - Environment & Landscape division – UDA 2021

Annexure 27 - Proposed PORS of Negombo MC Area 2021 -2030

No	Type of Parks & Playground	Extent (ha)	Present Use/Uses	Proposed Use	GN Division
Proposed Mini Parks (PMP)					
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	30.0	Negombo Lagoon Reservation (10m)	Linear Park	Kurana West,Bolawalana,Thalandoowa, Muttakkarai, Doowa,Pitipana,Thalalhana, Dungalpitiya
18.	PLi.P ₂	18.0	Maha Oya Reservation (60m)	Linear Park	Kammalthura,Pallansena North
19.	PLi.P ₃	14.0	Hamilton Canal Reservation(6m)	Linear Park	
	Sub Total	62.0			
	Grand Total	108.0			

Source - Environment & Landscape division – UDA 2021

Annexure 28 - Disaster Reports in the Negombo Municipal Council Area

Disaster	Date	Grama Niladhari Division	Affected Population	Affected Families
Tsunami	2004.12.26	-	13350	
Flood	2008.03.14	Angurukaramulla (GN)	400	80
		Daluwakotuwa (GN), Daluwakotuwa	1300	260
		Section (GN)	500	100
		Plane (GN)	300	60
		Siriwardena Place (GN)	190	38
		Hunupitiya (GN)	900	180
		Kammalthurai (GN)	155	31
		Kurana (GN)	300	60
		Bolawalana (GN)	100	20
		Minority (GN)	100	20
		Kochchikade (GN)	125	25
	2008.10.21	Angurukaramulla (GN)	340	85
		Hunupitiya (GN)	257	51
		Section (GN)	429	105
		Leaflet (GN)	624	160
	2008.10.25	Plane (GN)	180	40
		Pitipana North (GN)	130	40
		Daughter (GN)	52	13
		Pitipana Central (GN)	100	30
		Thalahena (GN)	70	23
		Kapungoda (GN)	12	3
		Kochchikade (GN)	190	50
		Pallansena South (GN)	40	14
Contemplation (GN)		185	42	
Daluwakotuwa (GN)		172	37	
2008.10.25	Pallansena North (GN)	110	23	
	Daluwakotuwa East (GN)	350	80	
2010.05.16	-	17580	4212	
2015.11.16	-	440	101	
2016.05.16	-	3124	682	
2018.11.28	-	290	65	
Strong Wind	2013.06.08	-	52	17
	2013.06.12	-	21	4
	2016.02.25	-	250	55
	2018.08.15	-	22	5
	2018.12.24	-	211	51

Source - <http://www.desinventar.lk:8081/DesInventar/results.jsp>

Annexure 29 - Conservation Areas of Negombo MC- Negombo Lagoon



Source – UDA,2021

Annexure 30 - Conservation Areas of Negombo MC - Hamilton Canal



Source – UDA,2021

Annexure 31 - Conservation Areas of Negombo MC - Morawala Beach



Source - <https://travelwithlovesl.wordpress.com/2018/10/10/morawala-beach-negombo-sri-lanka/>

Definitions

Threshold

Maximum size or magnitude of any reaction, phenomenon, effect, or condition that may or may not occur.

Source: Oxford English Dictionary

Beach Promenade

Usually a long, open, flat area near a river, sea, or large body of water. Often used by people for activities such as walking and cycling

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
SLRDC	- 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

Schedule 02

1. Sri Lanka Land Development Cooperation
2. Department of Irrigation
3. Central Environmental Authority
4. Urban Development Authority
5. Department of Coast Conservation and Coastal Resource Management
6. Negombo Municipal Council
7. Department of Forest Conservation
8. Department of Wildlife Conservation
9. National Building Research Organization
10. Department of Agrarian Development
11. Department of Archaeology
12. Marine Environment Protection Authority
13. National Aquatic Resources Research and Development Agency
14. Geological Survey and Mines Bureau
15. Western Provincial Council
16. National Water Supply & Drainage Board
17. National Aquaculture Development Authority
18. Ceylon Electricity Board of Sri Lanka
19. Building Department of Sri Lanka
20. Road Development Authority
21. Department of Fisheries and Aquatic Resources
22. Sri Lanka Navy
23. Gampaha District Secretary and Negombo Divisional Secretary

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