



 **KALPITIYA**  
CITY DEVELOPMENT PLAN  
2019 - 2030



**Urban Development Authority**  
Puttalam District Office









# KALPITIYA

CITY DEVELOPMENT PLAN  
2 0 1 9 - 2 0 3 0

## Document Details

---

**Title of the Report** Kalpitiya City Development Plan 2019-2030

**Boundaries** Kalpitiya pradeshiya sabha area surroundings

**Gazette No** -

**Clients/Parties** Kalpitiya pradeshiya sabha, respective institutions

**Date of presentation** -

**Status of the document** -

**Author** Puttalam district office of Urban Development Authority

### Presentation Details

Version	Status	Date of Presentation	Approval / Issues
1	Draft		
2	Final		

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without permission in writing from the publisher.

Publication




**Urban Development Authority  
Sri Lanka**

 Floor 6 & 7, Sethsiripaya, Battaramulla

 [www.uda.gov.lk](http://www.uda.gov.lk)

 [info@uda.gov.lk](mailto:info@uda.gov.lk)

 +94 (11) 287 3637



# Preface

The area under Kalpitiya Pradeshiya Sabha is a peninsula consisting of diverse ecosystems ranging from lagoon, broad sea shore, sand dunes, arable lands and a number of small islands which provide ample opportunities particularly for tourist attraction apart from its secondary importance in terms of agricultural activities. All these aspects have received due consideration in the process of formulation of the Kalpitiya Development Plan.

Formulation of this development plan is done in accordance with the provisions of the Section 08 A (1) and (2) of the Urban Development Authority (Amendment) Act No. 04 of 1982 brought as an amendment to the Urban Development Authority Act No. 41 of 1978 and duly approved by the Parliament of the Democratic Socialist Republic of Sri Lanka.

In pursuance to Section 08 E of the same Act, the Development Plan prepared for the area under the jurisdiction of Kalpitiya Pradeshiya Sabha has been approved by the Hon. Minister of Megapolis and Western Development. Accordingly, the said Plan having published under the Extraordinary Gazette Notification No. 1564/9 dated 27.08.2008 by the Hon. Minister will be in effect in the area of Kalpitiya Pradeshiya Sabha

The Development Plan shall be in force up to the end of the year 2030, subject to the powers of the Minister to make amendments to any of the elements of the Development Plan Where such amendments are made it shall be lawful for the authority.

This Development Plan consists of two volumes. The Part – 1 of Volume I consist of a Situational Report of the Kalpitiya Pradeshiya Sabha area and the analytical content, vision, goal and objectives of the Development Plan. It also deals with the existing functional situation and the interventions to be made by way of projects and programs in relevant sectors for sustainable development of the area and wellbeing of its people. Volume II contains the main elements of the Development Plan, Zoning Scheme and the Zoning Regulations. It also contains procedures involved in securing planning and building approvals with a set of complimentary Planning and Building Regulations.



# Acknowledgement

This “Development Plan” effective for the period starting from 2018 to 2030, for the area comes under the jurisdiction of Kalpitiya Pradeshiya Sabha was prepared by the Puttalam District Office, North Western Province of the Urban Development Authority with the active participation and consultation with the general public, stakeholders and development partners operating in the region.

First of all, we wish to place our sincere gratitude and appreciation to Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development, Secretary to the Ministry and the Ministry staff for their guidance and encouragement rendered to us in this endeavor. We also wish to place our special thanks to Hon. Chairman, Councilors and the staff of the Kalpitiya Pradeshiya Sabha for the valuable support they have given us during this exercise.

We also wish to place on record our sincere gratitude for the numerous support that we have received by way of comments, concerns and suggestions from the participants representing key-stakeholders, development partners and the general public in the stakeholder meetings, workshops and conferences organized for this purpose.

Our special thanks also go to Dr. Jagath Munasinghe, Chairman, Urban Development Authority for his untiring leadership and guidance during this entire process of plan preparation, encouraging us to adopt new technology and applications which enabled us to produce a comprehensive document with a new outlook.

Last but not least we wish to place our sincere gratitude and appreciation for the invaluable support and guidance we have received from our fellow staff members in the Planning Division, GIS Division, Environmental Division, Research and Development Division and the Enforcement Division of the Urban Development Authority.



# Message of the Hon. Minister of Megapolis and Western Development



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for all urban development areas in the North Western Province.

This development plan has been prepared for the implementation of the envisaged integrated development of the Kalpitiya Pradeshiya Sabha area. Kalpitiya Pradeshiya Sabha which is the most tourism attractive area in the Puttlam District. Further, the Kalpitiya Pradeshiya Sabha area and it's surrounding area possess a very high potential for tourism, agriculture, fishing, energy generations and salt production industries development.

Our effort is to support the entire Kalpitiya Pradeshiya Sabha area to be developed as a tourism area with facilitating the appropriate physical environment.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Kalpitiya Development Plan a success.

**Hon. Patali Champika Ranawaka**

Minister of Megapolis & Western Development

# Message of the Hon. Chairman, Urban Development Authority



Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Kalpitiya Pradeshiya Sabha has been prepared and enforced under such provisions. As a result of the declaration of the Kalpitiya Pradeshiya Sabha area as an urban development area, the Urban Development Authority initiated the preparation of Kalpitiya development plan considering physical, economic, social and environmental aspects of the Kalpitiya Pradeshiya Sabha and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Kalpitiya Pradeshiya Sabha area: the “Blue Peninsula Emerging from the Nature Resort”. I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

**Dr. Jagath Munasinghe**

Chairman – Urban Development Authority



# Message of the Hon. Chairman, Kalpitiya Pradeshiya Sabha



Kalpitiya is a historical city founded upon a variety of economic activities among which tourism, fishing and agriculture stands in the forefront

However, Kalpitiya is currently confronted with many obstacles in its march towards sustainable development mainly due to unplanned and haphazard activities that are taking place within its area of authority. So, a properly formulated Development Plan to guide development in a coherent and sustainable manner has become a need of the day.

Under the above circumstances, the statutory enforcement of the “Development Plan 2018 - 2030” for Kalpitiya Pradeshiya Sabha, which centered on the concept of sustainable development as well as requisite projects and program to make it an important destination for Eco-tourism in the country, can be considered as an important first step taken toward its ultimate goal of having a self-sustainable and well-developed standalone Peninsula of Kalpitiya. At this important occasion I wish to express my sincere gratitude to officers of the Urban Development Authority for their dedicated effort to make this development plan a reality. I also place my best wishes for the successful realization of the objectives of the “Development Plan”.

**A. M. Infass**

Chairman – Pradeshiya Sabha, Kalpitiya

# TABLE OF CONTENTS

---

Preface .....	ii	Table of Contents .....	vii
Acknowledgement .....	iii	List of Maps .....	viii
Message of Hon. Minister .....	iv	List of Tables .....	viii
Message of Chairman - UDA .....	v	List of Figures .....	ix
Message of Chairman - Kalpitiya PS .....	vi		

---

## 01

■ Introduction .....	2
1.1. Background of the Preparation .....	2
1.2. Planning Team .....	3
1.3. Scope of the Development Plan .....	4
1.4. Planning Process .....	5

## 02

■ Preliminary Studies .....	10
2.1 Study Area .....	10
2.2 Background of the Planning Area .....	11
2.3 Determination of Boundaries of the Planning Area .....	16

## 03

■ Need of the Development Plan .....	20
--------------------------------------	----

## 04

■ Framework of The Development Plan ...	24
4.1 Vision .....	24
4.2 Statement of Vision .....	24
4.3. The Goal of the Development Plan .....	24

## 05

■ The Summary of SWOT Analysis and the data .....	28
--	----

## 06

■ The Plan .....	62
6.1 Conceptual Plan .....	62
6.2 Proposed Land Use Plan .....	64
6.3 Physical and social infrastructure development strategy. ....	67
6.3.1. Plan of service development .....	68
6.3.2. Proposed Transport Plan .....	73
6.3.3. Proposed water supply scheme .....	78
6.3.4. Proposed Power Distribution Network Plan .....	79
6.3.5. Proposed waste water and sewerage disposal plan .....	80
6.3.6 Solid Waste Management Plan .....	81
6.4. Economic Development Strategies .....	84
6.4.1 Proposed Tourism Development Plan ..	84
6.4.2 Proposed Fisheries development plan ..	87
6.4.3 Proposed Agricultural Development Plan .....	90
6.4.4 Wind Power generation Plan .....	91
6.5 Sustainable Env Development .....	92
6.6. Cultural and heritage management Strategies. ....	98
6.7. Implementation strategies .....	100
6.7.1. Strategic Projects and other proposed projects .....	100
6.7.2. Framework of the responsible agencies .....	152

## 07

■ Annexures .....	158
-------------------	-----





## List of Maps

2.1 : Locational Details of the Planning Area .....	10	6.3.3 : Proposed water supply scheme-2030 .....	79
2.3.1 : Boundaries of the Planning Region - 2017 .....	21	6.3.4 : Proposed Power Distribution Network Plan-2030 .....	80
5.1.1.C : Development Pressure analysis-2018 .....	30	6.3.5 : Proposed Drainage and Sewerage Plan-2030 .....	81
5.1.1.D : Environmental Sensitivity Analysis – 2018 .....	30	6.3.6 : Proposed Solid Wastes Management Plan-2030 .....	83
5.3.1.B : Analysis of Linkages .....	52	6.4.1.1: Proposed Tourism Development Plan (2030 .....	85
5.3.2.B : Analysis of spatial compatibility .....	52	6.4.1.2: Tourism Beach Corridor (2030 .....	86
5.3.3.A : Proposed Kalpitiya Water Supply Scheme 2018 .....	57	6.4.1.3: Proposed historic and tourism corridor - 2030 .....	86
6.1 : Conceptual Plan 2030 .....	62	6.4.1.4: Proposed tourism island corridor 2030 .....	87
6.2 : Proposed Land Use Plan - 2030 .....	64	6.4.2.1: Proposed fisheries development plan-2030 .....	88
6.3.1 : Service Plan 2030 .....	68	6.4.2.2: Proposed harbor development plan 2030 .....	88
6.3.1.1 : The Service Centre Plan 2030 .....	68	6.4.2.3: Proposed boat landing site development plan 2030 .	89
6.3.1.2 : Settlement plan- 2030 .....	70	6.4.3 : Agricultural Sector Development Plan .....	90
6.3.1.3 : Proposed Health Service Plan-2030 .....	71	6.4.4 : Proposed wind power generating areas. 2030 .....	91
6.3.1.4 : Proposed Educational Service Plan-2030 .....	72	6.5.1 : Proposed wetland zoning plan 2030 .....	92
6.3.2 : Transport plan-2030 .....	74	6.5.4.1 : Public entertainment and open area	
6.3.2.1 : Transport plan of the Town Centre-2030 .....	75	development plan - 2030 .....	98



## List of Tables

5.1.1.E : Number of Tourists visiting Kalpitiya - 2017 .....	31	5.2.1.J : The employment structure of the Kalpitiya .....	47
5.1.1.F : Climatic conditions prevailed during the year .....	32	5.2.2.E : Prices of agricultural products .....	48
5.1.1.G.1 : Number of Tourist arrival in Kalpitiya .....	33	5.2.2.I : Average income of a family .....	49
5.1.1.G.2 : No of hotels constructed .....	33	5.3.2.A : Quantity of Water Facilities .....	53
5.1.1.G.3 : No of hotels constructed 2010-2016 .....	33	5.3.1.E : Facilities available with the district hospital .....	56
5.1.2.D : Mangrove habitat .....	36	5.3.3.A : Proposed Kalpitiya and Mundalama .....	57
5.1.2.G.1: Number of tourist arrivals in Kalpitiya .....	37	6.3.1.2 : Population and Housing Densities by 2030 .....	69
5.1.2.G.2: Hotels in Operation .....	37	6.3.2: Vehicles and passengers arriving at Kalpitiya	
5.2.1.A : Economic Sector in Kalpitiya .....	42	within an hour. ....	73
5.2.1.B : Facilities offered by the fisheries harbor .....	42	6.3.3 : Water Supply Plan for 2030 .....	78
5.2.1.D : Prevalence of right climatic conditions for the		6.3.6.1.1: Solid wastes collected per day within	
dry fish production .....	43	the PS area - 2017 .....	82
5.2.1.E.1: Extent of lands under vegetable cultivation .....	44	6.3.6.1.2: Collection of Solid Waste by Use Zone .....	82
5.2.1.E.2: Extent of land under fruit cultivation .....	44	6.3.6.1.3: Estimated solid waste generation in 2030 .....	83
5.2.1.E.3: Land extents under other crops .....	44	6.5.4.1: Leisure activity centres .....	96
5.2.1.I : Power generated by the wind turbines .....	46	6.7.1: Strategic projects and other proposed projects .....	100



## List of Figures

2.2.1: National Physical Plan 2030- Tourism Development ....	11	5.2.1.I : Wind Turbines .....	46
2.2.2: National Dev Plan 2030- Fisheries Development .....	11	5.3.1.A.1: Road under RDA- (Kalpitiya-Palawiya .....	52
2.2.3: National Physical plan 2030 .....	12	5.3.1.A.2: Kalpitiya Fisheries Harbour .....	52
2.2.4: National Tourism Zone .....	12	5.3.1.A.3: Palawiya Air Port .....	52
2.2.5: Climatic Zones of Sri Lanka .....	15	5.3.2.C.1: The PH Value of soil in Kalpitiya .....	55
5.1.1.1: Coastal Belt & the Lagoon .....	29	5.3.2.C.2: Saltiness of the water in Kalpitiya .....	55
5.1.1.2: Mangroves .....	29	5.3.2.C.3: Electro Conductibility of Kalpitiya soil .....	55
5.1.1.3: Dolphins .....	29	5.3.2.D : Solid Waste Management Centre .....	56
5.1.1.E: Tourist Time Table active during the year .....	31	5.3.2.E : Kalpitiya District Hospital .....	56
5.1.1.F.1 Temperature Maximum, Minimum, and average .....	32	5.3.4.1.1: Physical Formation of the Kalpitiya PS Area .....	59
5.1.1.F.2 Climatic zones of Sri lanka. ....	32	6.2.1: 2030 Section of the town of the proposed projects .....	65
5.1.1.G.1 Coco dance Kitesurfing Resort .....	34	6.2.2: Section of the Norochchole area after complete implementation of the proposed projects by 2030 .....	66
5.1.1.G.2 Margarita Village kite school .....	34	6.2.3: Section of the Dutch Bay Island in 2030 of the proposed development projects .....	67
5.1.1.G.3 Scoop cabana kitesurfing .....	34	6.5.2.1: Kalpitiya Conceptual Landscape Plan .....	93
5.1.1.H.1 Thalawila Church .....	34	6.5.2.2: Principal town square in the Kalpitiya town .....	94
5.1.1.H.2 Dutch Fort .....	34	6.5.2.3: Plan for implementation of interaction between the end and the beginning of every street .....	94
5.1.1.H.3 Dutch Church .....	34	6.5.2.4: Proposed landscape plan between the end and the beginning of every street .....	94
5.1.1.I : Character of the Local Economy .....	35	6.5.2.5: Area proposed to include in the town square .....	94
5.1.2.B : Kalpitiya Fisheries Harbor .....	35	6.5.2.6: Section of the proposed town square .....	95
5.1.2.E : Tourism activities .....	36	6.5.2.7: Tourist beach with activities .....	95
5.1.3.A : National Physical Development Plan - 2030 .....	38	6.5.2.8: Tourism development around Dutch Fort .....	95
5.1.3.C : Kalpitiya Integrated Hotel Project .....	39	6.5.2.9: Dutch Fort and surrounding tourism development ...	95
5.2.1.B : Kalpitiya Fisheries Harbor .....	42	6.5.2.11: Dutch Church and tourism development in the surrounding .....	95
5.2.1.C.1 : Scene of dry fish production .....	43		
5.2.1.C.2 : Monthly Income from Dry Fish Production .....	43		
5.2.1.F : Sandy soil prevalent in Kalpitiya .....	45		
5.2.1.H.1: Revenue from salt production per annum .....	46		
5.2.1.H.2: Saltern .....	46		





flickr

Photo © Kosala Bandara  
flickr.com/photos/kosalabandara





# Introduction

CHAPTER ONE



---

## 1.1 Background of the Development Plan Preparation

The Urban Development Authority (UDA) established under the Urban Development Authority Act No. 41 of 1978 is the premier urban planning agency in Sri Lanka empowered with promotion of integrated planning and implementation of social, economic and physical development of the areas declared under the UDA law. In pursuance to its powers, UDA takes the lead role in preparation of Development Plans for designated areas with the consent of respective local authorities giving due consideration to local resource potentials and constraints as well as the needs and aspirations of the both residents and commuters.

Under the provisions of the Section 8 A of the Urban Development Authority (Amendment) Act No. 04 of 1982, by Gazette Extraordinary No. 156/9/3(1) dated 27th August 2008, the area under the jurisdiction of Kalpitiya Pradeshiya Sabha, situated in the Puttalam District of the North Western Province, has been declared as an Urban Development Area.

In the year 2012, action was initiated to prepare a Development Plan restricted to the built-up area of the Pradeshiya Sabha, however subsequently in 2017, this exercise was extended to cover the entire area of the Kalpitiya Pradeshiya Sabha due to its unique physical, socio-economic and cultural characteristics. So, the current Development Plan, planned for the period starting from 2018 to 2030 will be applicable to the entire Kalpitiya Peninsula covering 259 sq. km. of land area and 48 Grama Niladhari Divisions.

The Development Plan envisages to streamline the development of land, buildings and other required infrastructure in an integrated and consolidated manner while facilitating optimum use of development potentials and devising strategies to overcome development constraints with due consideration to physical, social and economic factors to ensure sustainable development and enhanced quality of life of the people in the area.



## 1.2 Planning Team

### ■ Main Stakeholders

- Pradeshiya Sabha, Kalpitiya

### ■ Main Development Consulting Institutions

- National Physical Planning Department
- Tourism Development Authority of Sri Lanka
- Coast Conservation Department
- Central Environment Authority
- Provincial Environment Authority
- National Housing Development Authority
- National Water Supply and Drainage Board
- Sri Lanka Sustainable Energy Authority
- Disaster Management Center
- Deputy General Managers Office - Electricity Board, Kuliyaipitiya
- Thermal Power Plant, Norochchole
- Economic Center, Norochchole
- Provincial Road Development Authority
- Road Development Authority
- National Community Water Supply Department
- Department of Fisheries and Aquatic Resources
- North-western Development Authority
- National Aquatic Resource Agency (NARA)

### ■ Other Stakeholders

- District Secretary's Office, Puttalam
- Divisional Secretary's Offices of Kalpitiya and Mundalama
- Forest Conservation Department
- Wildlife Conservation Department
- Provincial Department of Agrarian Services
- Fisherman Trade Organization, Puttalam
- Provincial Department of Health Services
- Zonal Education Office
- Office of the Senior Superintendent of Police, Puttalam
- Camp of the Sri Lanka Navy – Kalpitiya
- Office of the District Electricity Engineer – Puttalam
- Wayamba Raigam Salt Company
- Puttalam Salt Company
- Telecom Office, Kalpitiya
- Provincial Office of the Department of Archeology
- Provincial Ministry of Fisheries
- Solid Waste Management Center
- Department of Surveys
- Department of Meteorology
- Geological Surveys and Mines Bureau

### ■ Other Representations

- Representatives of the Hotel Owners Association
- Representatives of the Salt Producers Association
- Representatives of the Fisherman's Association
- Representatives of the Cultivators Association
- Representatives of the Traders Association
- Representatives of the Community

## ■ Planning Team of the Urban Development Authority

Under the overall guidance of the Chairman, Urban Development Authority and directives of the Provincial Director of North-western Province the following officers were actively involved in formulation of this Development Plan.

- Mr. W. J. Seneviratne	<i>Director (North-Western Province)</i>
- Mr. A. M. Senaratne	<i>Deputy Director (Planning)</i>
- Miss S. M. P. D. Sathkumara	<i>Strategic Planning Officer</i>
- Mr. J. K. C. Jayakodi	<i>Planning Officer</i>
- Ms. N. P. A. Tilakaratne	<i>Planning Officer</i>
- Mr. T. A. Ajith Kumara	<i>Planning Officer</i>
- Miss W. M. N. N. Wijesinghe	<i>Asst. Planning Officer</i>
- Ms. P. P. D. Rajapaksa	<i>Asst. Planning Officer</i>

## ■ Other Divisions of the Urban Development Authority Contributed to Development Plan

- Development Planning Division
- Environment and Landscape Division
- Research and Development Division
- Geographic Information Systems Division

## 1.3 Scope of the Development Plan

Kalpitiya region has a diverse economic base with substantial contributions from tourism, salt production, wind and thermal power generation, fisheries and agriculture. Kalpitiya Development Plan is formulated primarily on the basis of application of development strategies of the National Physical Planning Department and the Sri Lanka Tourism Development Authority in conformity with local conditions of the area while giving considerations to national and provincial linkages.

Although the development strategy of the Sri Lanka Tourism Development Authority covers the area encompassing both Kalpitiya Peninsula and 23 small islets in its vicinity altogether, our Development Plan will mainly be confined to Kalpitiya Peninsula alone.

Our sole intention was to prepare a comprehensive and sustainable development plan integrated with social, economic, physical and more importantly environmental aspects together with identification of projects which are essential to arrive at the expected objectives of the plan. The plan will also be supported by a set of rules and regulations that will guide physical development of the area. So, it is expected that through these planned interventions Kalpitiya will be prosperous region by end of year 2030.

## 1.4 Planning Process

### 1.4.1

#### Background Studies

The first step of the planning exercise confined to collection of data, plans, maps and other inputs required for plan preparation. Here the main resource centers were the National Physical Planning Department, Sri Lanka Tourism Development Authority, Road Development Authority, Central Environment Authority, Provincial Road Development Authority, Coast Conservation Department, Electricity Board, Offices dealing with the subjects of Health and Education, Local Authorities and the Offices of the District and Divisional Secretaries. Such data supplemented with data collected through published sources were subsequently put in to a detail and scientific analysis for the purpose of this plan preparation.

### 1.4.2

#### Identification of the Scope of the Plan

Here primarily the attention was focused on the place given to Kalpitiya in the urban hierarchy of the national and regional planning perspectives and the projects already in place according to such development strategies.

### 1.4.3

#### Identification of Development Potentials and Constraints

In the first instance, the attention was focused on gathering already known facts through direct consultation with development stakeholders currently engaged in various development projects and programs in the region. For this purpose, a stakeholder consultation meeting was conducted on 14th November 2017 at the Coastal Resource Management Center belonging to Kalpitiya, Kandakuliya, Kudawa Coast Conservation Authority with the participation of stakeholders, development partners, public and private institutions and various other community and trade organizations and associations. The comments, concerns and suggestions surfaced at this forum were carefully scrutinized and considered for the purpose of identification of potentials and constraints to be addressed in this planning exercise.

### 1.4.4

#### Devising Vision, Goal and Objectives

Centered on the vision of achieving economic prosperity without any adverse effect of on the social fabric and the physical environment in the region, the goals and objectives were set and strategies were devised to suit optimum utilization of resources potentials and overcoming its constraints for development within the planned period.

#### 1.4.5 Descriptive Analysis

Having decided the vision, goals and objectives of the planning exercise, a scientific analysis of the existing potentials and constraints was undertaken in order to devise appropriate strategies to arrive at expected outcome of the Development Plan.

#### 1.4.6 Formulation of Strategies

The next step of the planning exercise was confined to devising of strategic plans consisting of Proposed Land Use Plan, Proposed Zoning Plan, Proposed Tourism Development Plan, Proposed Infrastructure Development Plan and the Proposed Economic Development Plan which altogether will cater to the development of all physical, social, economic and environmental sectors in the region.

#### 1.4.7 Formulation of Laws and Regulations

A set of laws, rules and regulations pertaining to building construction and land use were prepared with the dual objectives of ensuring strict adherence to strategic plans introduced in the previous step and also to avoid and or minimize obstacles that already in existence or that may likely to arise in the future.

#### 1.4.8 Submission of Draft Plan to Local Authorities and Public Consultation

This will be undertaken once the Draft Development Plan is completed.

#### 1.4.9 Submission of Draft Plan to UDA Planning Committee

The comments, concerns and suggestions of the Planning Committee will be incorporated to the Draft Plan to make it final.

#### 1.4.10 Plan Approval and Publishing

Once the necessary changes are made to Draft Plan on the basis of the outcomes of the public consultation and planning committee approval stages, the Development Plan will be ready for legal publication.







flickr

Photo © Indi Samarajiva  
[flickr.com/photos/indi](https://www.flickr.com/photos/indi)



# ■ Preliminary Studies

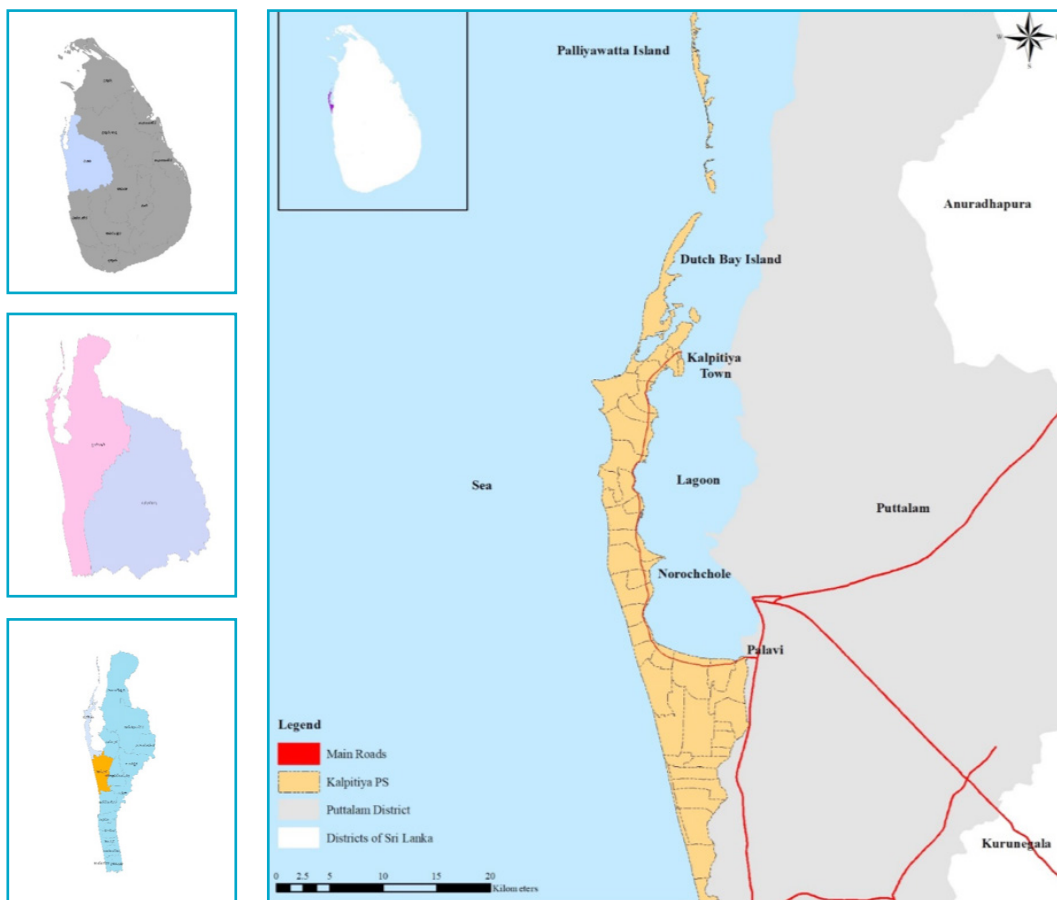
CHAPTER TWO



## 2.1 Study Area

The principal study Area which consists of the area under the jurisdiction of Kalpitiya Pradeshiya Sabha Authority with an extent of 259 sq. km. is a finger shape peninsula bounded to its west and north by the Indian Ocean, to its East by the Puttalam Lagoon and to its south by the Puttalam and Arachchikattuwa Pradeshiya Sabha Authority areas.

There are two Divisional Secretariat Divisions namely Kalpitiya Divisional Secretary's Division with 31 Grama Niladhari Divisions and Mundalama Divisional Secretary's Division with 17 Grama Niladhari Divisions so the Kalpitiya Pradeshiya Sabha Authority consists a total of 48 Grama Niladhari Divisions.



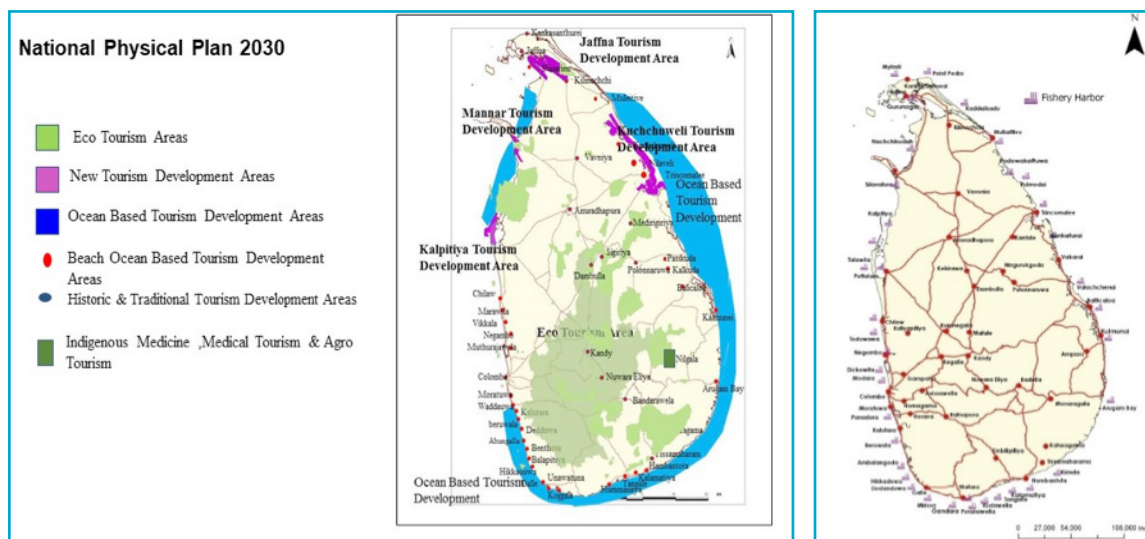
**Map No: 2.1**  
Locational Details of the Planning Area  
*Source: - Urban Development Authority*

## 2.2 Background of the Planning Area

According to the legends, somewhere around 5th Century B.C., the Indian Prince Vijaya and his companions (believed to be the first civilized inhabitants of the Island and also the forefathers of the Sinhala race) rowing through “Kadamba Nadi” alias “Malwathu Oya” have disembarked at a place called “Aravi Aru” alias “Arippeu” near present Kalpitiya town. Similarly, Kalpitiya harbor and the Kalpitiya town have been an important disembarking place for many Indian nationals who came to Sri Lanka and a center for trade with middle-east countries before the colonial era.

Since 1505, Kalpitiya town has been under the rule of Portuguese during which it has functioned as a trading center with Arabian countries. During the Dutch rule between 1640 – 1796, to consolidate their power, they have built a fortress in Kalpitiya town and the famous Dutch Canal for the purpose of transporting their merchandise. Later during the British rule between 1796 – 1948, an Army Barrack has been stationed at Kalpitiya beside its normal functioning as a center for fish products.

At present, according to the “National Physical Plan – 2030” prepared by the National Physical Planning Department, Kalpitiya has been recognized as a national level tourism center as well as an important harbor for the development of the fishing industry in the country.



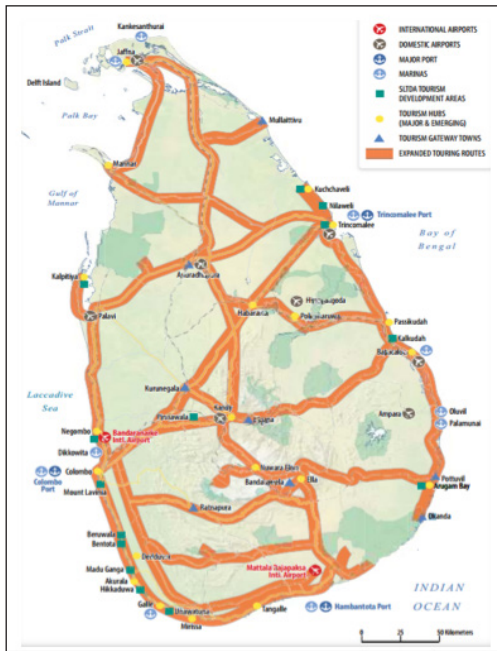
**Figure No 2.2.1**  
National Physical Plan 2030 Tourism Developmentnet

Source : National Physical Planning Department

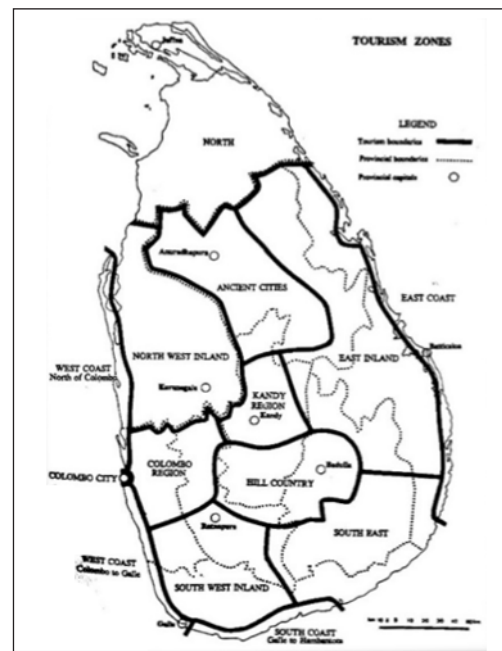
**Figure No 2.2.2**  
National Physical Plan 2030  
Fisheries Development

According to Sri Lanka Tourism Zoning Plan of the, Sri Lanka Tourism Development Authority, the Kalpitiya Tourism Zone comes under the Tourism Zone of the North Western Province. However, as per the National Physical Plan -2030, Kalpitiya tourism zone is expected to be amalgamated with the tourism zones in other parts of the country as well. Apart from that in year 2008 Sri Lanka Tourism development Authority has prepared a national level Tourism Development Plan solely for Kalpitiya Tourism Zone.





**Figure No 2.2.3**  
National Physical Plan 2030  
(Source : National Physical Planning Department)



**Figure No 2.2.4**  
National Tourism Zones  
(Source : Sri Lanka Tourism Development Authority)

Kalpitiya can be easily accessed by road through Palaviya – Kalpitiya road which take off at the Palaviya Junction from the Colombo – Puttalam Main Road.

The main access to Kalpitiya area is Colombo – Palavi main road, Through Palavi Junction As per the records of the Department of Census and Statistics, in year 2012 Kalpitiya Pradeshiya Sabha Authority area had a total population of 120,119 persons, which represent 0.5% of the total population of the country, 5% of the total population of the North Western Province and 15.7% of the total population of the Puttalam District. According to same source, Kalpitiya Pradeshiya Sabha area has recorded a natural population growth rate of 0.63% between 2001 and 2012.

According to recent surveys conducted by the Urban Development Authority, estimated total population of the Kalpitiya Pradeshiya Sabha area in 2017 amount to 128,828 persons at a rate of 1.4% average annual population increase between 2012 to 2017. The total population constitute of 66,031 (51%) female and 62,797 (49%) male. In the case of age cohort wise population distribution shows 31.85% within age 0-14, 61.78% within age 15-60 and 6.37% within the over 60 year of age cohort. Accordingly, close to 62% representation of economically active group in the total population can be considered as a great potential for development of the region. As per census data of 2012, racial composition of the population in the region constitutes of 52% Muslims the majority, 32% Sinhalese, 15% Tamils and 01% other ethnic groups.

Overall population density in the region for the year 2017 amount to 497.4 persons per square kilometer with considerably high population concentrations in Grama Niladhari Divisions of Wannimundalam, Mandalakudawa, Palliwasalpaduwa, Kandakuliyakudawa and Norochhole.

---

Kalpitiya has a substantial daily commuting population who commute for various purposes such as purchase of fish and agriculture products, various administrative and service needs from public and private institutions located in the town and for employment opportunities. A traffic survey conducted by the Urban Development Authority in 2017 in this area shows an average daily commuting population of around 3550 persons. According to the records of the Traffic Police, during the festival seasons of famous Talawila Church commuting population goes as high as 15,000 persons per day.

It is observed that the Kalpitiya town become more active during the night time, particularly between 7.00 p. m. to 10.00 p. m. of the day than the day light hours. The results of a one-hour survey (annexed hereto) conducted between 8.00pm and 9.00pm in the town has reported 1,296 persons.

In year 2017 the average housing density in the area has been around 176 units per square kilometer, while higher housing densities have been reported in the Grama Niladhari Divisions of Wannimundalam, Mandalakudawa, Palliwasalpaduwa, Kandakuliya, Kudawa and Norochhole. As per the Census of "Population and Housing 2012" conducted by the Department of Census and Statistics, under the classification of housing, records have shown 69% permanent houses, 11% semi-permanent houses and 20% temporary houses with a overall housing deficit of 1,342 units in Kalpitiya Pradeshiya Sabha Authority area. The economy of the Kalpitiya region constitute of with the contribution of 65% from salt industry, 17% from fishing industry, 09% from tourism, 05% from power generation industry and 04% from agriculture.

As per records of the Department of Fisheries and Aquatic Resources, in the year 2016 Kalpitiya Pradeshiya Sabha area has produced 19,072.8 metric tons of raw fish products and about 752.4 metric tons of dry fish. Particularly the dry fish produced in the Kalpitiya region due to its popularity is in very high demand in the country. In terms of the income, raw fish products have earned Rs. 2,870.5 million while the dry fish products have earned Rs. 856.5 million in year 2016. With regards to fisheries industry's contribution to generation of employment, number of families depend on this industry comes to around 3,136, and a total of 10,134 employees which account for 7.8% of the total population in Kalpitiya in 2017. In Kalpitiya there are 26 main fishing villages coming under 12 Grama Niladhari Divisions. Most of the fishermen are confine to Wannimundalam, Manalkottam, Battalangunduwa, Uchchamunai, Kandakuliya, Eechchankaduwa, Kudawa and Kurichchampitiya villages.

The "Economic Center" in Norochhole functions as collection and distribution center for the agriculture products produced in the area. Average daily turnover of the Economic Center is estimated to be in the range of rupees two lakhs to one million. The daily volume of sales at the Center is in the range of 80,000 to 90,000 kg. Salt industry is one of the major sources of income in the region with an average annual net income of around Rs. 430 million between 2012 and 2017. Main salt producers in the region are the Puttalam Salt Limited and the Wayamba Raigam Salt Company.

In the case of power sector Kalpitiya region makes a substantial contribution to national grid of power distribution in the country. There are 06 Wind Power Plants in the areas of

Sethapola, Norochhole, Narakkalliya, Nawakkadu, Nirmalapura and Mampuriya with a total power generation capacity of 173 (Gwh).

Kalpitiya has become a highly popular tourist attraction for both locals and foreigners due to scenic natural beauty and cultural heritages of the region and about 15,500 tourists have been recorded in 2017.

According to 2012 Census data with regards to employment characteristics, distribution of employment in the region consisted of 03% in the public sector, 12% in the private sector, 17% in agricultural sector, 16% in non-agricultural sector, 11% in foreign employments, 30% in mining, quarrying and ordinary labor jobs and another 11% in other non-specified jobs. The rate of employment in the regions stands at 95% with an unemployment rate of 05%. However, 30% of the employed population constitute of casual labors.

In the case of water supply in the region, water supplied through 19 community water supply schemes attached to the National Water Supply and Drainage Board, while supply of water to Kalpitiya town and its peripheral area is done through 22 pumping stations. Total capacity of the all Water Supply Schemes is around 2,921,000 lt./per day while the daily water requirement of the area is around 6,413,540 lt./per day (at the rate of per capita requirement of 70 liters per day). As such there is a daily water shortage of 3,492,540 liters in Kalpitiya area. In the case of supply of drinking water, 54% of the requirement is provided leaving 46% unfulfilled.

In connection with the supply of electricity, altogether 02 Grid Sub-stations and 04 Transformers (33 kv) are being used for the purpose of distribution and supply of electricity in the region. There is no serious problem with regards to supply of electricity as most of the residential units and commercial establishments are provided with electricity.

Main health institution in the area of Kalpitiya Pradeshiya Sabha is the District Hospital in Kalpitiya town. This hospital is serviced by 04 Doctors and 32 Nursing Staff. However, there are no any Specialist Doctors attached to it. The hospital constitutes of 04 Wards with 40 beds. In the year 2017 this hospital has treated around 140 outdoor patients a day with a daily admission rate of about 80 patients. In addition to this main facility there are one Divisional Hospital, 08 primary healthcare clinics, 02 Public Health Inspectors and 32 Maternity and Childcare Clinics functioning within Kalpitiya Pradeshiya Sabha area.

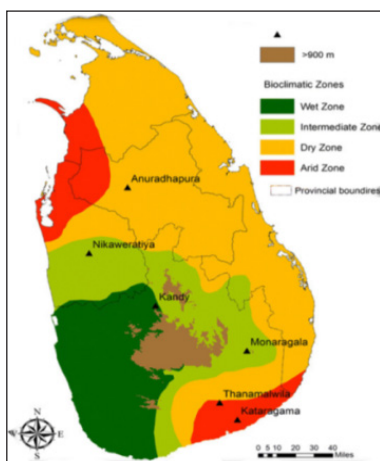
As far as the general education in the area is concerned, there are 40 schools with a total student population of around 24,828 and a total teacher population of 1,149 with overall teacher/student ratio of 1:22. However there are no any national level schools in the Kalpitiya Pradeshiya Sabha area which is somewhat an unsatisfactory situation from the student perspective.

Solid waste collection in Kalpitiya urban area, which constitute 06 Grama Niladhari Divisions amount to about 05 metric tons per day. The collection and disposal are done on a regular basis by the Kalpitiya Pradeshiya Sabha and transported to a Solid Waste Management Center established on a 40 perch land in Aanawasala. However, this facility

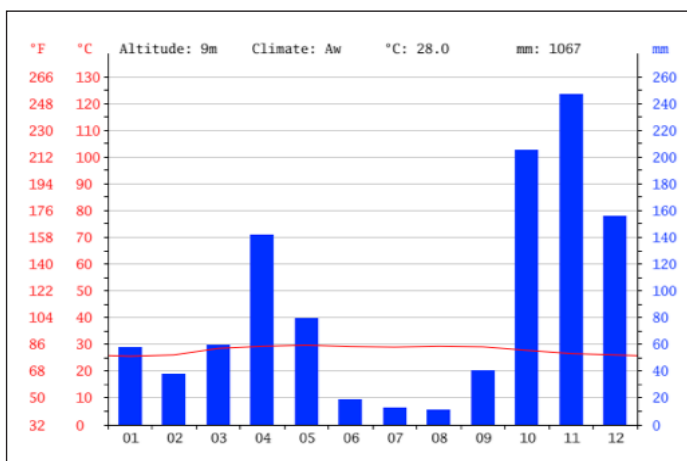
is quite insufficient to cater to the needs of the entire Pradeshiya Sabha area which collects about 132 metric tons per day. Therefore there is an acute need to find another suitable location to establish a new Solid Waste Management Center. Apart from the issue of Solid Waste, there is no proper sewerage disposal system in either Kalpitiya urban area or the Pradeshiya Sabha Authority area.

Out of the total area of 24,657.52 Ha. under Kalpitiya Pradeshiya Sabha, developed land constitute 39%, about 21% undevelopable while the remaining 40% is available for new development.

Climatically Kalpitiya comes under the category of Arid Zone with average annual temperature in the range of 28 C<sup>0</sup> - 31 C<sup>0</sup> with higher temperatures experiencing during the rainy season. Annual rainfall is around 250 mm with a substantial rainfall receiving during the North East Monsoon period of October to December. Although the rain is not available for a number of months in the year due to the advantage of being a peninsula there is plenty of ground water which can be used for domestic and agriculture needs.



**Figure No 2.2.5**  
Climate zones of Sri Lanka  
Source : Department of Meteorology - 2017



**Figure No 2.2.6**  
Rainfall & temperature of Kalpitiya area  
Source : Department of Meteorology - 2017

Kalpitiya is unique due to its diverse eco systems operating close to each other as a result of being a narrow and elongated peninsula with relatively a small land area. The lagoon itself, the mangrove forests in the periphery of the lagoon, prawn cultivation area in flat lands with brackish ground water table close to surface, salt producing land in close proximity to sea, low-lying areas inundated during a substantial part of the year, wide beaches and sand dunes provide a home to a variety of highly sensitive and fragile eco systems.

Sand dunes and mangrove forests are some of the important features with unique scenic beauty of the landscape, which respectively represent 08% and 05% of the total area of the Kalpitiya Pradeshiya Sabha. Apart from its unique natural eco systems, Kalpitiya hosts to a large number of historically and culturally important buildings and monuments. Among those, Dutch Fortress, Dutch Church and Dutch Mosque built during era of Dutch rule are

in the forefront. Being the only town in the country surrounded by both sea and lagoon, it has become a very special place worth visiting equally for both locals and foreigners.

This section has dealt with the physical, social, economic, both cultural and historical background of the area in which the background information was collected for subsequent analytical purposes. This information has proved there is a variety of potentials which could be harnessed for the development of the region.

## 2.3 Determination of Boundaries of the Planning Area

For the purpose of determination of boundaries of the planning region attention was mainly focused on the following aspects.

### 2.3.1 Functional Boundaries of the Planning Area

As already mentioned, Kalpitiya is home to a variety of economically important activities that include fishing industry, tourism, agriculture, power generation and salt industry which spread spatially all over the entire Kalpitiya Pradeshiya Sabha Authority area. Particularly the tourism and fisheries activities are taking place in an area of about 55 km wide sea belt of the peninsula. Similarly, agriculture which play an important role in the local economy is mainly confined to the central part of the peninsula while the salt industry exists in close proximity to the lagoon. The wind power plants are stationed here and there without confining to any particular locality due to obvious reasons. Hence, it's obvious that the economic functions of the area go well beyond the city of Kalpitiya and its immediate surrounding but equally spread all over the entire Pradeshiya Sabha Authority area.

Having taken all these facts in to consideration it was decided to include entire Pradeshiya Sabha area in the Planning Region. Hence all investigations and analytical activities pertaining to plan preparation were done with respect to entire Pradeshiya Sabha encompassing 259 square kilometers of land area.

### 2.3.2 Administrative Boundaries of the Planning Region

Though the initial action of the plan preparation was confined to built-up area of the Kalpitiya town, subsequently for the reasons mentioned above the entire area under administrative authority of Kalpitiya Pradeshiya Sabha has been taken as the administrative boundary of the Planning Region.









flickr

Photo © Vilmos Vincze  
[flickr.com/photos/vilipix](https://www.flickr.com/photos/vilipix)





# ■ Need of the Development Plan

CHAPTER THREE



The prime purpose of the Development Plan rests with the necessity arisen to take full advantage of the development potentials exist in the area while overcoming constraints for its development for the upliftment of the living standard of people while preserving and enhancing the quality of both physical and natural environment. In pursuance to above objective, apart from the development plan it was necessary to identify complimentary projects, programs and at the same time rules and regulations to streamline development to ensure sustainability in conformity with the plan.

Kalpitiya Pradeshiya Sabha area consisting the ocean, the lagoon and the islets forms an array of diverse eco systems providing home to an equally diverse life forms of both fauna and flora some of which are endemic, have naturally become very sensitive and fragile, beside their scenic beauty and exploration curiosity. Mangrove forests in the lagoon region is a home to a many lifeform which include a number of birds and fish species, amphibians, animals and a host of vegetations. Same story can be repeated for each of the other eco systems of strip of the ocean with coral reefs, broad beaches, large and broad sand dunes, low-lying wetlands and salty meshes. Periodically or sporadically occupied 23 islets within the Pradeshiya Sabha Authority is another ecosystem substantially different from the characteristics of the mainland.

However, at present some of these fragile eco systems have come under threat due to various human activities, particularly the mangrove forests are in recession both in extent and the quality due to various interferences. During the period in between 1981 and 1992 mangrove forest has declined by about 35 Ha. Today it has become an urgent priority to take precautionary actions to protect existing about 230 Ha. of mangrove forest in Kalpitiya area.

Excessive use of chemicals in agriculture has posed a serious threat to health of not only its inhabitants but also of the consumers of its agriculture products in all over the county apart from its contribution to pollution of the ground water table which will have serious repercussions in the future.

Existing economy of Kalpitiya Pradeshiya Sabha with contribution of 10% from tourism, 22% from agriculture industry, 35% from Salt Industry 14% from power generation and 13% from agriculture will also act as catalysts of future development of the region. However, in reality, since the full potentials of these sources have not yet been fully utilized, there is an urgent need to take appropriate actions by way of introducing and implementing projects, programs and legislations founded upon a properly formulated Development Plan to give a boost to the development process of the region.

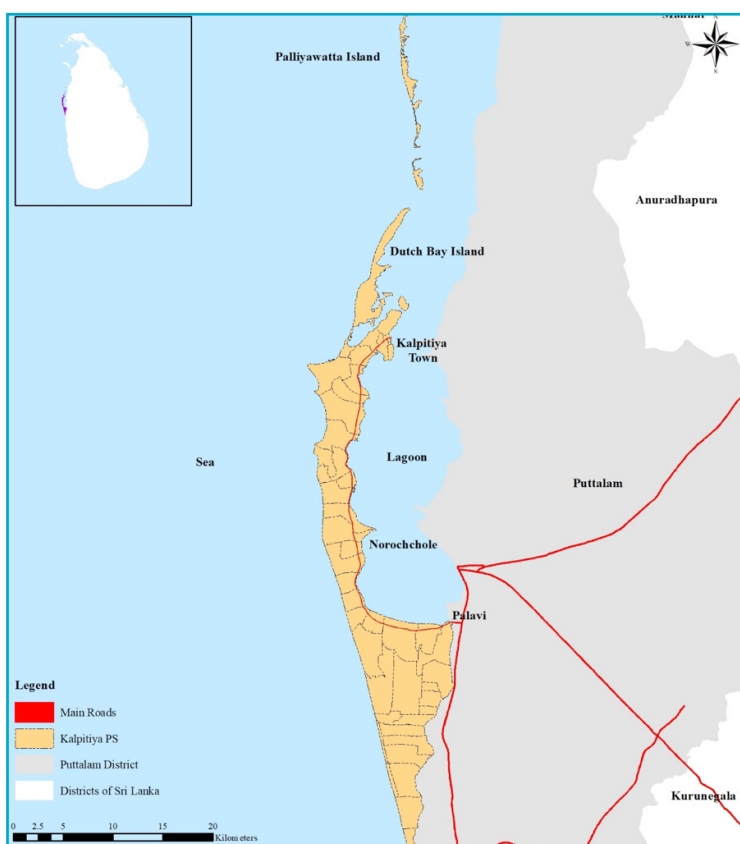
Kalpitiya region been virtually neglected for a quite a long period of time in the past, its infrastructure facilities are well below the national standards. Only 54%, little more than a half of its population receive water suitable for drinking and domestic uses. The main road that goes through the peninsula connecting main island with Kalpitiya town as well as the internal roads within the town center are not in good physical condition and in most cases lacks suitable apparatus and arrangements for pedestrians and storm water drainage. Most of the internal access roads in the whole Pradeshiya Sabha area are dilapidated and narrow making it extremely difficult for the movement of vehicles and

also lacks suitable provisions for storm water drainage. This has led to many difficulties to movement of people and in collection of solid waste which has become a threat to general health of the people and a serious threat to sensitive eco systems particularly along the beach and the mangrove forests which will also have an adverse effect on the much-relied tourism industry.

Health facilities in the region also not in par with the national standards, the main hospital in Kalpitiya town serving a population of around 130,000, not sufficiently equipped with health personnel, facilities and equipment.

Although about 95% of the economically active population is employed, 30% of them are unskilled labors involved in temporary employments here and there without any job security as well as a reliable and sufficient income for them and their dependents. Therefore, it is necessary to have some facility for vocational training and skill development to ensure employability of those who are unemployed and under employed. It is also necessary to make some arrangements to establish industries particularly for value-added products using available local resources in the region for creation of additional income and employment opportunities for the people in the area.

In view of all the above facts the need for a proper Development Plan for the area in order to preserve and enhance the existing social, economic and physical environment is very well justified.



**Map No: 2.3.1**  
 Location and Boundaries of  
 the Planning Region - 2017  
 Source: - Urban Development  
 Authority





**flickr**

Photo © Emad Sangani  
[flickr.com/photos/emad\\_photography](https://www.flickr.com/photos/emad_photography)





# ■ Framework of the Development Plan

CHAPTER FOUR



## 4.1 Vision

**“Blue peninsular emerging from the nature resort”**

## 4.2 Statement of Vision

### **Environmental Tourist Resort:**

It is expected to attract more tourists by creating an environmentally-driven resort centre through conserving and integrating the natural environmental networks consisting of the sea, lagoon and the islands with the development that will be supported with complementary infrastructure networks such as roads, water supply and waste management to share the experiences with the tourists.

### **Emerging rich blue peninsular:**

The Kalpitiya authority area can be defined as an isolated peninsular but endowed with tranquilized and clean environment consisting of the sea and its related environmental networks and a network of islands; the area is characterized, in terms of economic activities, by agriculture, tourism industry, salt industry and the fishing industry. These sources are expected to generate more resources that will have the potential of making this town a vibrant and environmentally attractive city provided with complementary infrastructure facilities. This is the expectation of the vision.

This vision was formed through the analytical study of the information relating to development potentials and their application in the development process with a view of addressing the issues of the area to reach the vision. Accordingly, the Kalpitiya has been identified as a centre for environmental tourism, economic and physical development. It is the goal of this plan to undertake the development of fisheries industry, tourism industry, salt industry and agriculture for planned development by providing physical and social infrastructure networks while conserving the unique environmental features of the locality.

## 4.3 Goals & Objectives of the Development Plan

In order to set the development forces vision-bound, relevant for the development of the Kalpitiya Pradesheeya Sabha area (KPS), three goals have been identified and the objectives that will direct the process of the development too have been aligned towards the vision.



**Goal No 1 :** Make the Kalpitiya area to be the most attractive tourism resort area in the Country.

**Objectives :**

- Provide facilities to double the room capacities of the tourist hotels in the Islands; namely, Kandakuliya, Anawasala and Palliyawatta by 2030 (current room capacity is 476)
- Conversion of the archeologically and historically significant Dutch Church and the Dutch Fort, located at the downtown, to be a public place for the visitors by 2030.
- Dedication of the Islands, namely the Dutch Bay and the Palliyawatta only for tourism development with the facilities to be provided by the year of 2030.
- Improvement of the road and the street networks of the Kalpitiya Town by the year of 2030, to make it more attractive to the tourists to walk around freely.
- The wetlands and the land areas bordering the sea and the lagoon to be protected to sustain the same level by 2030.



**Goal No 2 :** Make the Kalpitiya area a self-sufficient peninsular in terms of economic development through the sectors of tourism, fisheries, agriculture and salt industry.

**Objectives :**

- Providing facilities to the harbour and the boat landing sites located at the town centre for development by 2030.
- Provide vocational training facilities for the unemployed youths in the KPS area to enable them to find employment opportunities in the tourism and fisheries sectors.
- Provide facilities to increase the agricultural output by 20%
- The Economic Centre located at Norochhole to be provided with infrastructure facilities to make it more efficient and fully fledged centre by 2022.
- Introduction of a modern practice to minimize the environmental pollution caused by the agricultural activities
- Increase the contribution of the salt industry to the local economy by 50% by 2020 through increase of facilities
- Increase supply of wind turbine-generated electricity by 10% to the national grid by the year 2030.



**Goal No 3 :** make a pleasing environment enriched with the facilities of infrastructure networks.

**Objectives :**

- Provide drinking water to the 46% of the population, who lacks safe drinking water, of the KPS by 2030.
- Modernization of the road network with a length of 52 Km through refurbishment. By 2030
- Provide facilities to the KPS to collect and manage the solid wastes efficiently by 2025
- Identify, reserve and develop a land at an appropriate location with close proximity to the town centre by 2022 to develop a fully fledged hospital.





flickr

Photo © Don DeBold  
[flickr.com/photos/ddebold](https://www.flickr.com/photos/ddebold)



# ■ The Summary of SWOT Analysis and the data

CHAPTER FIVE



## Objective 01: Make the most attractive tourism resort centre in the Country.

1. Kalpitiya is endowed with a unique and attractive network of coastal environment consisting of a lagoon and Islands.
2. Availability of a group of Islands with the potential of being harnessed in the development of the tourism industry.
3. Greater propensity the areas surrounding the Sea, Lagoon and the Islands posses is an impetus for the tourism development.
4. High degree of sensitivity of the prevailing environment of the Kalpitiya area.
5. The Kalpitiya is a unique centre for leisure activities such as boating, kite-flying and viewing dolphins etc.
6. Kalpitiya falls within the dry zone climatically and is a penninsular somewhat isolated from the rest of the Country, which sets out a friendly condition for tourism development.
7. High demand prevailing for environmental tourism from the foreign as well as local tourists in a context of increasing hotel rooms and growth of tourists.
8. Historical and archeological sites prevailing in the area can provide a great impetus for the tourism development.
9. The resident people demonstrated their eagerness to this tourism sector development through establishment of trade stalls to carry out businesses in the sector.

1. Although Kalpitiya possesses a group of Islands with a great potential for tourism, it has not been made use of .for tourism.
2. Encountering difficulties in effective enforcement of prevailing laws in conservation of natural environment .
3. Lack of greeneries and shady areas in the town area.
4. Declining the extent of mangrove habitat due to the human activities.
5. Confinement of tourism activities only to the tourism season.
6. Non-availability of the Dutch Church and the Dutch Fort to the public to visit
7. Number of tourist hotels available in the area is insufficient to meet the projected need in the future
8. Poor condition of infrastructure networks prevailing in the area such as roads, drinking water and solid wastes management.
9. Lack of training facility for training the people to engage in the tourism industry.

### Strengths

### Weaknesses

**Objective**  
Make the most attractive tourism resort centre in the Country

### Opportunities

### Threats

1. The Sri Lanka National Physical development policy identified the Kalpitiya area as a tourism development zone.
2. According to the tourism development plan Kalpitiya including 13 islands in the vicinity have been declared as tourist resort area.
3. A Strategic Plan proposed to link other Tourist areas with the proposed Kalpitiya tourist resort area

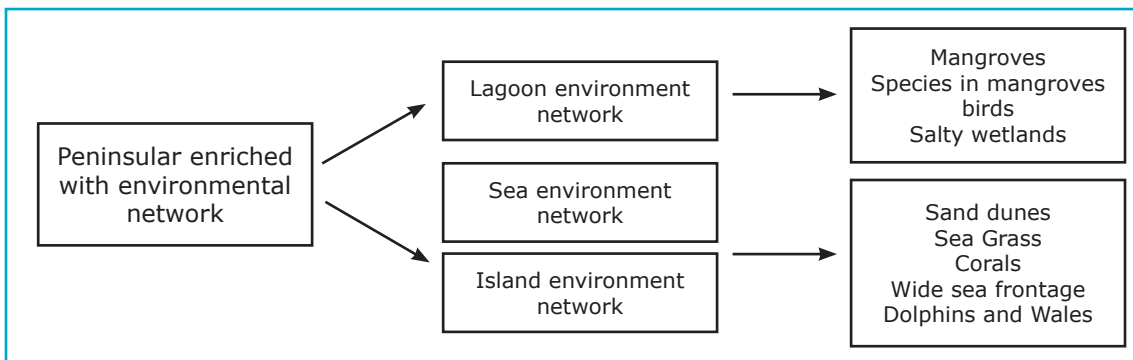
1. The Beach along the Northern East coast has already become an attractive tourism area, which poses a threatening challenge to the tourism development in the Kalpitiya area.



**Strengths**

**5.1.1.(a) Being enriched with a unique environment formed by the Lagoon, the Sea and the network of Islands**

The Kalpitiya Pradesheeya Sabha Area is primarily a peninsular by natural formation, surrounded by the sea on one direction, by the Lagoon on another direction and by the land only on one direction. The physical environment of the Kalpitiya area has been formed by the networks of Lagoon, sea and Islands



The Kalpitiya Peninsular possesses a unique environment; the uniqueness of the physical environment has been created by the multiple characteristics formed by the 55 Km long sea water frontage, the lagoon with an area of 324 Square Km and a group of 23 numbers of Islands within this diverse physical environment. This area also includes a biological network consisting of species such as special varieties of birds living in the habitat of mangroves and salty wetlands, coral reefs, sand dunes, sea grass at the sea bed and a picturesque wide sea frontage. This diverse environment provides a rich habitat for the species, which are unique to this environment, such as dolphins. This physical environment is also rich in 3S, popularly known in the hospitality industry, denoting the sand, sea and the sun. This composite physical environment, which is unique to the Kalpitiya area, holds a great potential for the development of the tourism industry making it as the most attractive tourist resort area of the Island. This potential is considered as the most relevant strength that needs to be made use of in the development process.

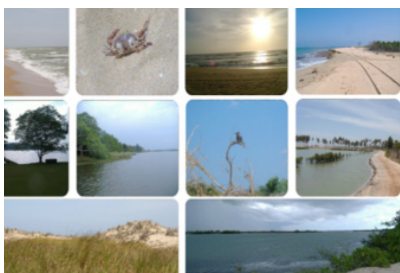


Figure no 5.1.1.1  
Coastal belt & the Lagoon

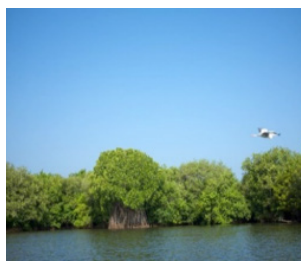


Figure no 5.1.1.2  
Mangroves



Figure no 5.1.1.3  
Dolphins

**5.1.1.(b) Endowment of Islands with a potential for development of tourism**

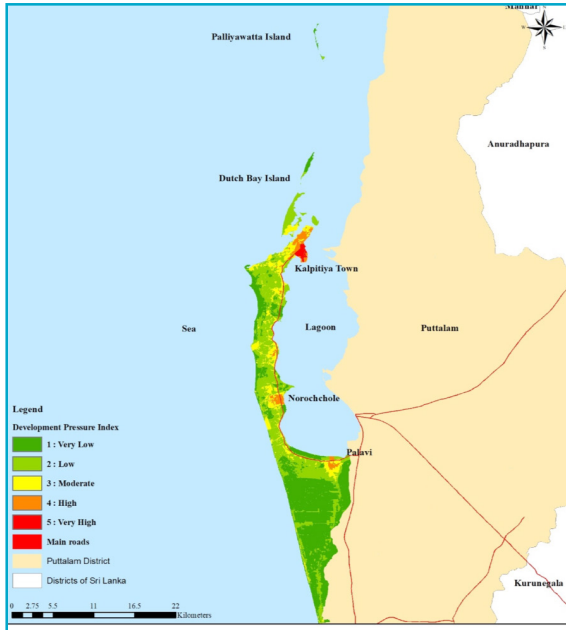
The Kalpitiya area is the only peninsular in the Country that has a network of Islands consisting of 23 numbers of Islands, two of them have been declared as an urban development area of the Urban Development Authority. The Islands of Palliyawatta and the Dutch Bay are among them.

This group of Islands, that forms a unique environment, presents a formidable strength to support the development of this area as an attractive tourist resort in the Country.

**5.1.1 (c) The potential of the areas surrounding the lagoon, the sea and the Islands towards the development of the tourism industry, is highly supportive and an impetus for the development.**

Through the development pressure analysis, the Kalpitiya Town, Kandakuliya and

Norochchole were identified as the areas with a high degree of development potentials, particularly, owing to the reasons that these areas include the environments of the Lagoon, the Sea and the Islands. This situation offers a formidable strength to give birth to a tourism resort centre.



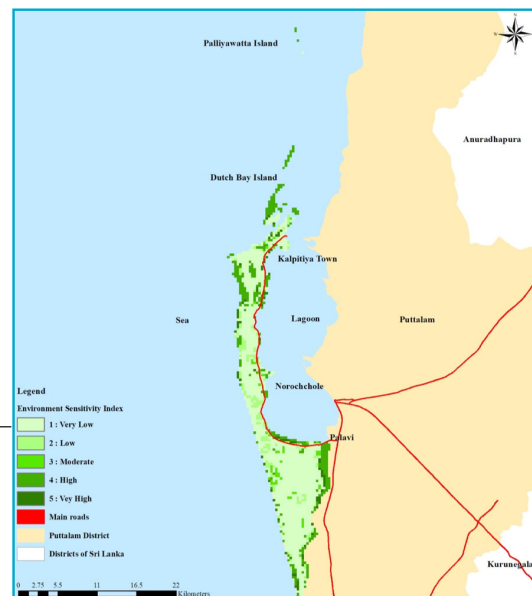
**Map No 5.1.1.C**  
Development Pressure Analysis - 2018  
*Source : Urban Development Authority*

**5.1.1.(d) High degree of environmental sensitivity prevailing in the Kalpitiya area.**

The majority of the Kalpitiya authority area is occupied by the areas of mangroves, sand dunes, wider coastal frontage, shrub jungles, wetlands, saltern and prawns and crab farmlands. Hence the environmental sensitivity of this area prevails at a higher level, which implies that this area has a high degree of physical environment to give birth to a tourism resort based on the environmental qualities.



**Map No 5.1.1.D**  
Environmental Sensitivity Analysis - 2018  
*Source : Urban Development Authority*



**5.1.1.(e) Area being a conducive environment for the tourism industry inspired by the unique activities prevalent in the area such a flying kite, boating, watching dolphins and touring the lagoon.**

There are two tourist seasons, first season spans from November to April and the second season is from May to October. It has been evident that the highest number of tourists is coming to visit this area during the first season- from November to April- The tourism activities that are prevalent during the first season are kite surfing and wind surfing as the Kalpitiya area is the most appropriate sea environment for these activities. Most number of foreign tourists are visiting Kalpitiya during the first season.,

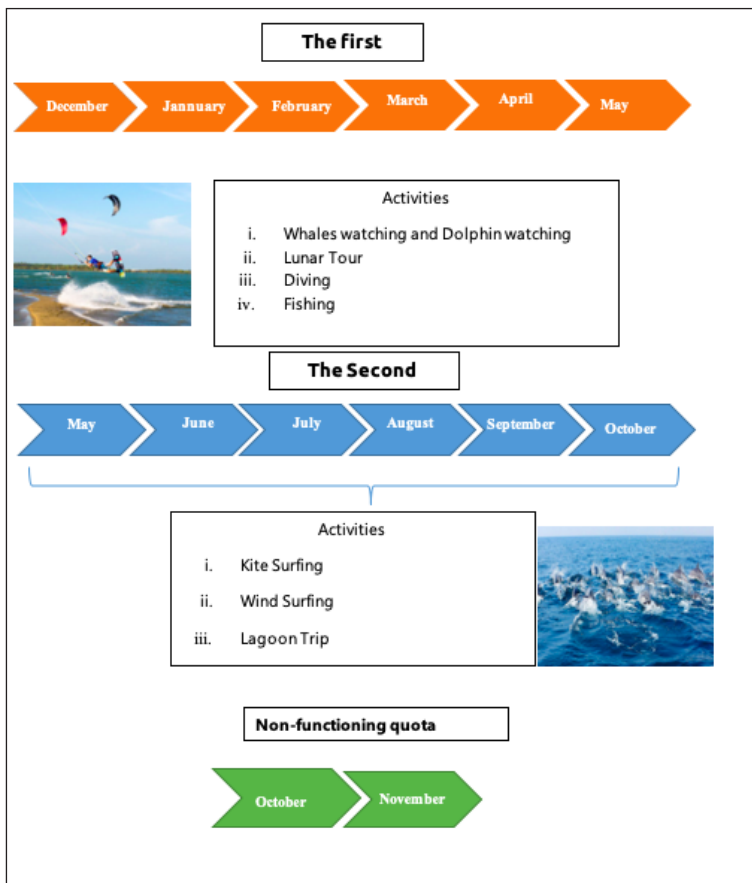


Figure No 5.1.1.E

Tourist Time Table active during the year

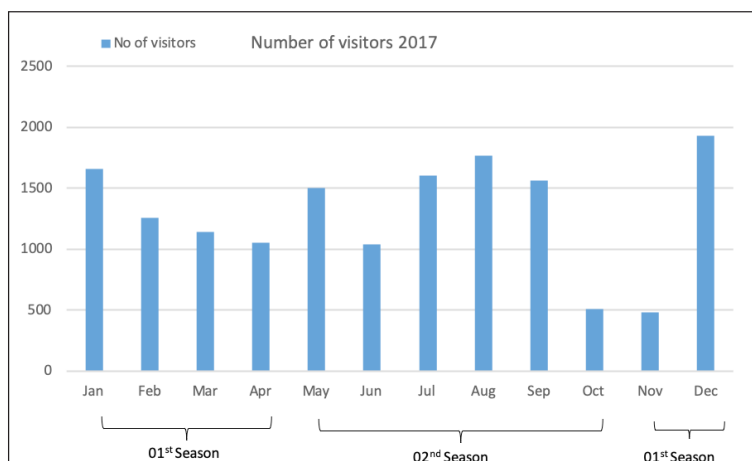


Table No 5.1.1.E

Number of Tourists visiting Kalpitiya-2017

Source : Sri Lanka Tourism Development Authority and the Field Survey - 2017



As the Kalpitiya beach is the most conducive sea beach for Kites and Wind surfing, particularly during the tourist season spanning from April to November, the influx of tourists in to this area demonstrates a growth. During this period the tourists tend to stay in this area for an average duration of two to three months. The suppliers of sailing boats, restaurants, and trainers of such activities earn a sizable income during this tourist season. In this backdrop, the Kalpitiya area seems to have the full potential of providing facilities and the most conducive environmental factors appropriate for the sport activities. This potential offers a formidable strength to plan the area for development.

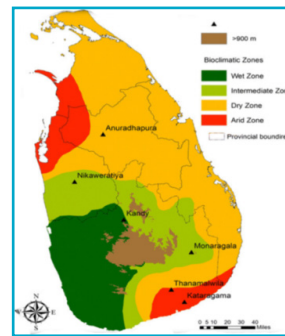
**5.1.1. (F) Dry climatic condition and the isolated geographical location of the Kalpitiya Peninsular acted as the impetus for the development of the tourism industry.**

The dry climatic condition and the isolated environment of the Kalpitiya town played a catalytic role in supporting the tourism industry which is unique to the Kalpitiya area. (The average annual temperature falls within the range of 27C -31C. The tourists of the West love this climatic condition as they can enjoy the sun over a longer period of time.



**Figure No 5.1.1.F.1**  
Temperature Maximum, Minimum, and average

Source : Department of Meteorology



**Figure No 5.1.1.F.2**  
Climatic zones of Sri Lanka

Source : Department of Meteorology

	January	February	March	April	May	June	July	August	September	October	November	December
Avg. Temperature (°C)	25.6	26.1	28.5	29.3	29.7	29.2	29	29.3	29.1	27.8	26.6	26.1
Min. Temperature (°C)	21.5	21.3	23.1	24.5	26.3	25.8	26	26.1	25.6	24.6	23.1	22.8
Max. Temperature (°C)	29.8	31	33.9	34.1	33.1	32.7	32.1	32.5	32.7	31	30.1	29.5
Avg. Temperature (°F)	78.1	79.0	83.3	84.7	85.5	84.6	84.2	84.7	84.4	82.0	79.9	79.0
Min. Temperature (°F)	70.7	70.3	73.6	76.1	79.3	78.4	78.8	79.0	78.1	76.3	73.6	73.0
Max. Temperature (°F)	85.6	87.8	93.0	93.4	91.6	90.9	89.8	90.5	90.9	87.8	86.2	85.1
Precipitation / Rainfall (mm)	58	38	59	142	79	19	13	11	40	205	247	156

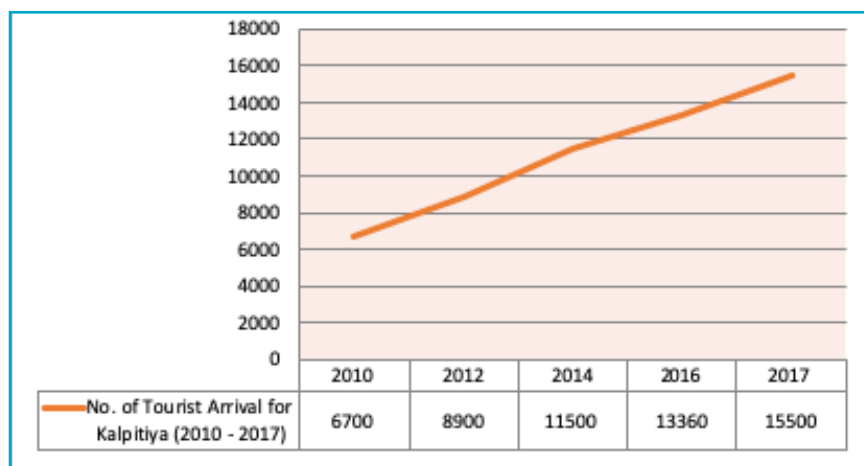
**Table No 5.1.1.F**  
Climatic conditions prevailed during the year of 1917

Source : Department of Meteorology

The climatic data presented so far highlights the fact that the Kalpitiya PS area remains as a dry geographical area and that this fact acts as the catalyst for the tourism development, particularly as a resort area which can provide facilities for the tourists to stay for longer durations.

### 5.1.1.(g) Growth in the tourist arrivals and the number of tourist hotels enhance the demand for environmental tourism by both local and foreign tourists.

The information presented so far revealed that the influx of environment-loving tourists, both local and foreign, has been increasing in this area where climatic and environmental conditions are unique to this lonely located peninsular.



**Table No 5.1.1.G.1**  
Number of Tourist arrival in Kalpitiya  
Source : Field Survey carried out on Tourist Hotels- 2017

Further it has been observed that there is a tendency to undertake more hotel developments targeting the predicted arrival of tourists in the future.

Year	Number of hotels constructed
2010	03
2011	08
2012	14
2013	22
2014	32
2015	40
2016	52
2017	60

**Table No 5.1.1.G.2**  
Number of hotels constructed  
Source : Field Survey carried out on Tourist Hotels- 2017



**Table No 5.1.1.G.3**  
No of hotels constructed 2010-2016  
Source : Field Survey carried out on Tourist Hotels- 2017

The hotels functioning in the Kalpitiya Peninsular are particularly characterized by the local construction materials used to construct them and that they have merged with the local environment which fascinated the tourists and so these hotels become more popular among the tourists.

## Hotels in the Kalpitiya area



Figure no 5.1.1.g.1  
Cocodance Kitesurfing Resort



Figure no 5.1.1.g.2  
Margarita Village kite school



Figure no 5.1.1.g.3  
Scoop cabana kitesurfing

The currently prevailing trend of environmental tourism kalpitiya will be a sustainable and formidable strength to promote the area as a tourism resort area in the future with the increase of duration of stay of the tourists

### **5.1.1.(h) The availability of historically and archeologically significant locations in the area that can be integrated with the planned development of tourism.**

The centrally located Dutch Church and the Dutch Fort in the downtown are the places which are historically and archeologically significant places and can be integrated with the tourism for the mutual benefits of conservation and tourism promotion. The Sri Lanka Navy established its Central Camp in the Dutch Fort and continues to occupy it.



Figure no 5.1.1.h.1  
Thalawila church

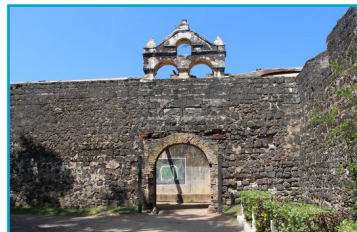


Figure no 5.1.1.h.2  
Dutch Fort



Figure no 5.1.1.h.3  
Dutch Church

### **5.1.1.(i) The small-scale traders, who run their businesses in small trade stalls, depend to a great extent on the tourism industry. This dependency motivated a tendency to integrate their businesses with the tourism industry.**

The local residents produce many ornamental items with local materials fascinating the tourists. This trade provides a good opportunity for the local residents to earn a sustainable living depending on the tourism industry. Some of the small-scale traders have established eating houses and mini trade stalls providing facilities to the tourists to rest after a lengthy walk in the area. This emerging trade enables the local people to earn a sizable income during the tourist season.

The field survey carried out on the tourism industry revealed that the local residents used to supplying boats and kites to the tourists to facilitate their leisure activities and also



providing trainers to train the tourists to do multiple activities on commercial basis. This tourism related activities provide them a formidable income during the tourist seasons.

These characteristics of the local economy demonstrate a tendency towards the development of the area on the basis of the tourism industry as a tourism resort centre with a potential of promoting the economic well being of the local people.



Figure no 5.1.1.i.1



Figure no 5.1.1.i.2



Figure no 5.1.1.i.3

### Weaknesses

#### **5.1.2. (a) Although the Kalpitiya Peninsular is endowed with a group of Islands with a remarkable potential for tourism development they have not been made use of in the process of development**

The Kalpitiya is the only peninsular being endowed with 23 numbers of attractive islands, with a great potential for tourism development, but has not been utilized in the process, which can be identified as a weakness.

#### **5.1.2. (b) Issues pertaining to the weaknes in enforcement of even the existing Laws in conservation of environmental resources**

The provisions provided in the Coast Conservation Act, Fisheries and Acquatic Resource Act and the National Aquatic Life Development Authority Act are quite comprehensive enough to protect and conserve the sensitive environmental resources in the Kalpitiya PS area. The issues pertaining to this weaknes in law enforcement led to fast degradation of the sensitive environmental resources, which has been considered as a weakness that constrains the development of the Kalpitiya area as tourist resource resort as stated in the vision.



Figure no 5.1.2.b.1  
Environmental pollution



Figure no 5.1.2.b.2  
Environmental pollution

**5.1.2. (c) Lack of shady areas within the town centre areas.**

The town centre seems to be developed over the years in a vacuum of policy and planning guidance, which led to haphazard physical developments preventing the sea breeze blowing in to the town area. In the construction of buildings no rooms have been left for pavements for the pedestrian movements and tree planting spaces either. The lack of attention towards planning the city to meet the need of the people moving in the city, today it has resulted in a high temperature atmosphere, lack of shady areas and sea breeze in the town environment. Under the circumstances the visitors have to undergo a harsh environmental conditions and that discourages visitors to reach the town centre and try to avoid the town centre as much as possible.

**5.1.2. (d) Fast depletion of Mangroves habitat due to human activities.**

The mangroves habitat is a significant feature of the natural environment of the Kalpitiya PS area, which supports the existence of the natural environmental resources sustainably and conserve it naturally. Today the PS area is experiencing a fast depletion of this mangroves habitat due to haphazard social and economic activities of the people. This destruction in the natural environment can lead to slow down the tourist inflow, which has been considered as a weakness for development of the tourism industry in the time to come.

The rate of mangrove cover depletion during the period from 1981 to 1992 is depicted in the following table.

Area	Year 1981	Year 1992	Difference
Dutch bay	296.91 Ha.	262.04 Ha.	34.83 Ha.
Kalpitiya area	213.80 Ha.	135.92 Ha.	77.88 Ha.

Table No 5.1.2.(d) Mangrove habitat

**5.1.2. (e) Confinement of tourism activities only to the tourism season.**

During the tourist season many tourism related activities such as sailing, watching dolphins and whales and diving prevail at their maximum capacity, but during the off season these areas become deserted, though the potentials and opportunities area available to attract tourists even during the off seasons as well, by introducing programs such as meditation, lagoon touring, camping and golfing if facilities provided, which may be loved by the tourists. Lack of such forward thinking involvement in the tourism sector

led to the Kalpitiya area becoming deserted during the off-seasons.



Figure no 5.1.2.e  
Tourism activities

This lack of activities during the off season has been identified as a weakness.

### 5.1.2. (f) Lack of free access to the historical monuments such as Dutch Fortress and the Dutch Church for the public

The Dutch Fortress and the Dutch Church are significant archeological monuments that exist in the town centre with no access to the public. These two monuments are having significant potentials to attract visitors, both locals and foreign if right conditions are set in. Today these two monuments are deserted and isolated in the town centre and fast becoming delapidated. This fact has been considered a weakness in the development process.

The tourist hotels functioning in the area are mostly made of local materials, but the facilities available in such hotels seem to be insufficient to meet the standards expected by the tourists. Such hotels need to be converted to standardisation through drastic improvements with necessary facilities.

### 5.1.2. (g) Number of Hotels functioning in the planning area is insufficient to meet the future needs of the industry

Today the hotels in operation in the Kalpitiya area can meet the needs of the tourists, when there is a planned involvement in the development process towards a target, the hotels also must be increased in number at the parallel pace without creating a shortage of hotel rooms in the future.

Year	Tourists arrivals
2010	6700
2012	8900
2014	11500
2016	13360
2017	15500
2030	29770
...	...
2030	29770

**Table No 5.1.2.g.1**  
Number of tourist arrivals in Kalpitiya

Year	Hotels in operation
2010	03
2011	08
2012	14
2013	22
2014	32
2015	40
2016	52
2017	60

**Table No 5.1.2.g.2**  
Number of hotels in operation

### 5.1.2.(h) The infrastructure facilities, the basic necessity of the tourism, prevail at its minimum in the Kalpitiya area

The tourists love to visit the Dutch Bay and other Islands, but reaching to such places is very hard as the transport facilities are at its minimum, even if the tourists reached there, they do not have access to water, services for solid wastes management etc. Further the investors find it very difficult to transport goods from the Kalpitiya town to such Islands. As such facilities are not provided by the Authorities in such places the private sector investors are reluctant to invest in tourist ventures in those areas. There are no facilities to meet the emergency needs in the Island areas, as such only the tourists are bold enough to meet any circumstance are willing to go to such places knowing the hard life they have to undergo in such environments. The collective impact of these factors keep the tourism activities in such areas at its minimum. Lack of physical and social infrastructure facilities in the Island areas has been considered a weakness in the development process.



**5.1.2.(h) The infrastructure facilities, the basic necessity of the tourism, prevail at its minimum in the Kalpitiya area**

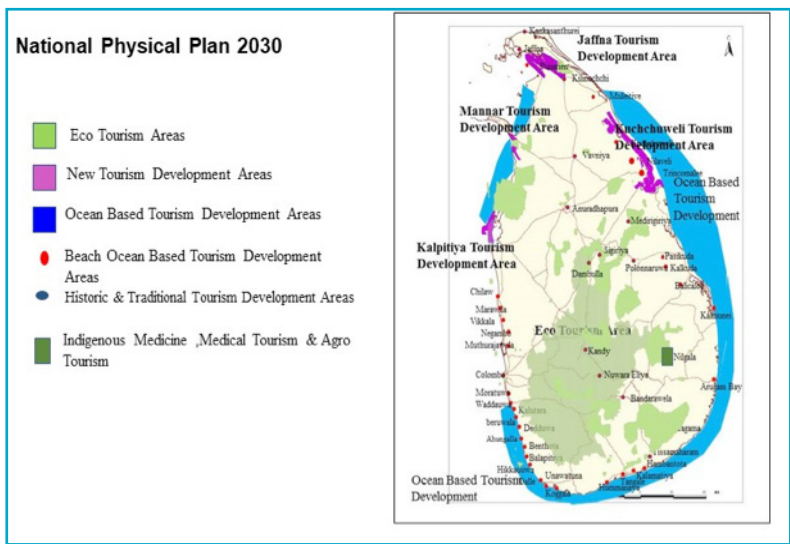
Lack of Training facilities to train the skilled labour for the tourism industry. The people of the area do not have training facilities in the locality; as a result, they are compelled to get involved in unskilled business activities such as selling ornamental items, supplying boats on hire and providing other odd services. The professionally established tourist hotels, which run on the basis of the skilled labour, such as hotel managers, waiters, chefs and supervisors, therefore have to depend on the skilled labour available outside of the area.

The unemployment rate of this area has been recorded as 5%, but they are unable to meet the needs of the established hotels and other related institutions of the hotel industry due to lack of training facilities to acquire the skills required for them. This fact has been identified as one of the constrains that hampers the progress of the industry.

**Opportunities**

**5.1.3.(a) The National Physical Plan of Sri Lanka-2030 identified the Kalpitiya area as a tourism development promotion zone.**

The Department of national Physical Planning, in its plan prepared for 2030, designated the Kalpitiya area as one of the nationally significant tourism development promotion zone, which can be treated as a compelling opportunity that will sustainably inspire the Kalpitiya Peninsular to reach the target of the development plan



**Figure No 5.1.3-A**  
National Physical Development Plan of Sri Lanka - 2030  
Source : The Department of National Physical Planning, Sri Lanka - 2030

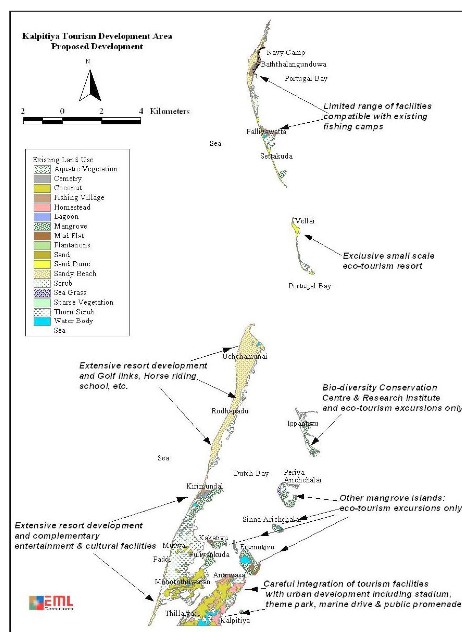
**5.1.3. (b) The Declaration of the Kalpitiya and its 23 islands in the vicinity as a tourism development promotion zone according to the Tourism Development Plan.**

The areas so declared under this plan are appended below.

- Baththalangunduwa (Palliyawatta)
- Dutch Bay
- Wellai 1,2,3
- Periya arachchi
- Sinna Arachchi
- Uchchamunai
- Periya Arachchi (Dutch Bay)
- Sinna Arachchi (Dutch Bay)
- Iramuthiwu (Dutch Bay)
- Sinna Iramathiwu
- Iramathiwu West (Dutch bay)
- Kakathiwu (Dutch Bay)
- SMathiwu (Dutch Bay)
- Maripputhiwu
- Pullupidai
- Udayarputhi
- Maththuthiwu
- Ambibanthiwu
- Nedunthiwu
- Kiluthiwu
- Pambathiwu

Accordingly, not only the Kalpitiya Peninsular but also the areas of Authority including the islands can be designated for tourism development.

**5.1.3-C) According to the Tourism Development Plan of 2008 "The integrated tourism hotel Project" is in operation.**



**Figure No 5.1.3-C**  
Kalpitiya Integrated Hotel Project  
Source : Tourism Development Authority

The projects listed under the Integrated Hotel Project

- Water frontage hotels, Urban Hotels.
- Water Frontage Facilities.
- Ayurveda Health Facility centre Villages.
- Tennis Academy
- Activity Centres
- Production and land development "Eco Lodge Deluxe Hotel"
- Hotels with dedicated facilities for sports and diving
- Re-establishment of traditional Tourism
- Villages for guests.
- Centres for Water Sports
- Boat Services
- Museums of Aquatic species
- Facility Centres
- Centres for research and conservation of biodiversity

The Integrated Hotel Project, which is in progress creating a tourism zone, has formed a conducive environment for the development of the area as a tourism resort area.

---

**5.1.3-D ) The Strategic Tourism Development Plan of Sri Lanka (2017-2020) has proposed to integrate the Kalpitiya Tourism Resort Zone with the National Tourism Industry.**

The Tourism Zoning Plan of the Sri Lanka Tourism Development Authority while including the Kalpitiya area in the North-West Tourism Zoning Plan, the Tourism Strategic Plan (2017-2020) and the Sri Lanka National Physical Development Plan 2050 proposed to integrate the Kalpitiya area with the National Tourism Industry as a new zone.

These national level stated policy decisions created a conducive environment for the Kalpitiya area to be developed as a tourism resort area in the national context.

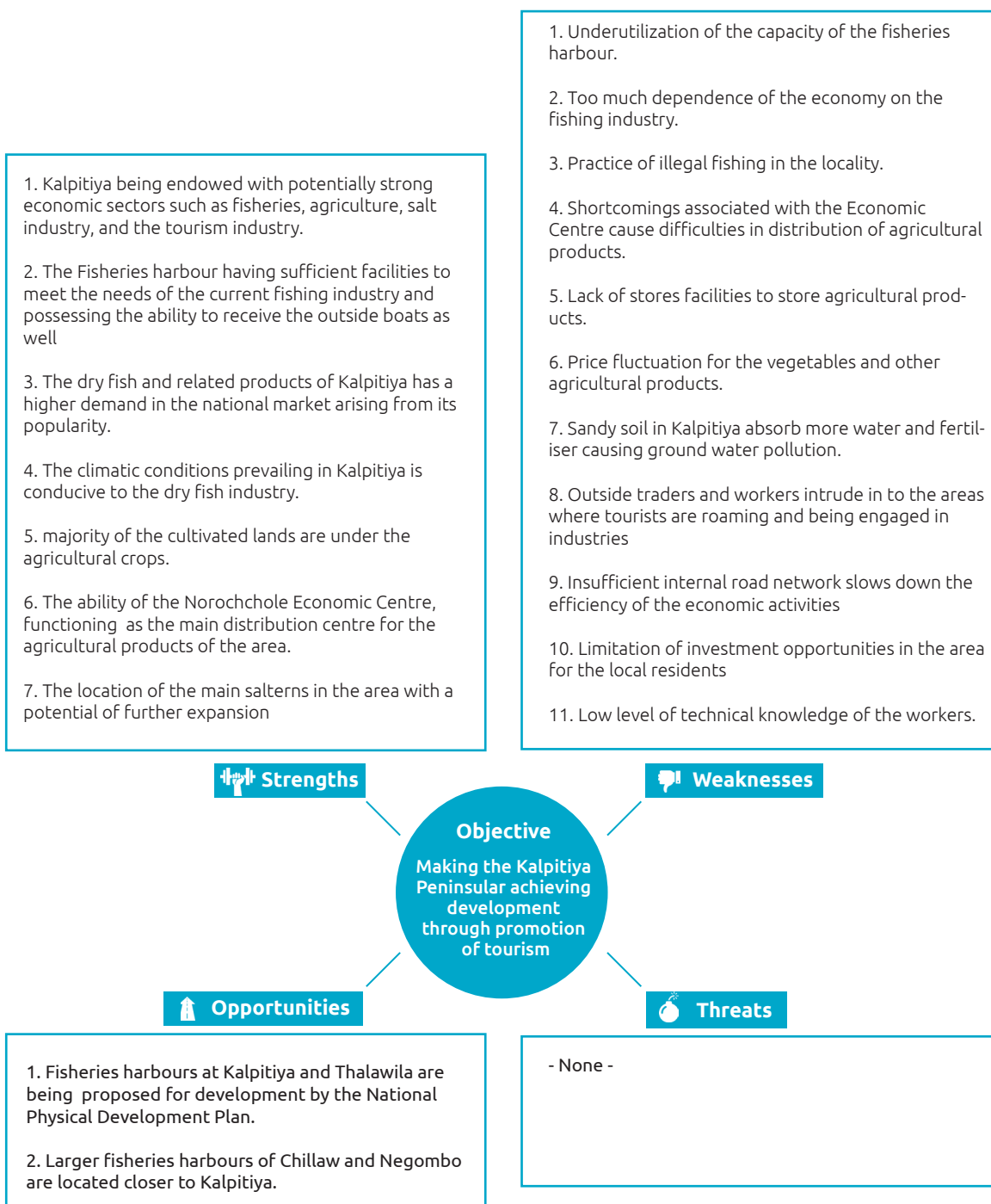
### Threats

**5.1.4-A ) The tourism zones in the Northern and Eastern coastal belts located comparatively close to the Kalpitiya area are becoming more attractive in terms of tourism, which poses a challenge to attract the tourists to those areas.**

The emerging tourism resort areas such as Mannar and Nilaweli can attract the tourists posing a threat to the Kalpitiya being developed as a resort. So it should be considered as a constrain in the development effort of the Kalpitiya raea.



## 5.2 Making the Kalpitiya Peninsular achieving development through promotion of tourism, fishing and salt industry and agriculture



## Strengths

5.2.1-A ) Kalpitiya being endowed with strong economic sectors of Fisheries, agriculture, tourism and salt productions

Economic base	Annual Production in Metric tons	Annual Revenue in Rs Bn.	% of the Total
Fish Crop	20,698	10.3	17.5
Agriculture	28,600	2.1	3.7
Tourism Industry		5.28	8.8
Salt Production	7,619,700	38	64.6

Table 5.2.1.A

Source : Department of Fisheries and Aquatic Resources Puttalama-2017

The Kalpitiya area can be recognized as an area with a self-sufficient economy as it possesses strong economic sectors that can support the development.

5.2.1-B ) The facilities offered by the Kalpitiya Fisheries harbor has been a formidable strength to maintain a higher fish crop and that the geographical location of the fisheries harbor supports its ability to accommodate fishing boats coming from outstations.

The daily fish production of this fisheries harbor accounts for 57460 Kg. which comes to 19,050,000 Kg. (19500 Metric Tons). This sector alone generates 1500 to 1600 employment opportunities.

The facilities offered by the Kalpitiya Fisheries Harbour are depicted in the following table.

Facilities Offered	Amount/No
No of boats registered	1,515
Multi-day Boats	35
No of Day-Boats	1,726
Daily fish production	57,460 Kg
Annual fish production	19,050 Mt

Table No 5.2.1.B.1

Fishing Season	Areas of fishermen
September to January	Negombo, Chillaw, Walachchenai, Kirinda, Galle, Hambanthota, Mannar, Trincomalee, and Dickowita,

Table No 5.2.1.B.2



Figure No 5.2.1.B.1  
Kalpitiya Fisheries harbor



Figure No 5.2.1.B.2  
Kalpitiya Fisheries harbor

### 5.2.1-C ) Prevalent of higher demand and popularity for the dry fish being produced in Kalpitiya.

The dry fish produced in Kalpitiya has established a brand name in the Country and it has attracted a higher demand from the local as well as the foreign tourists. The dry fish production recorded during the year 2017 was 1655 Metric Tons which averaged to 2090 Kg per day.



Figure No 5.2.1.C.1

A scene of dry fish production along the Approach road to the DutchBay Jatty

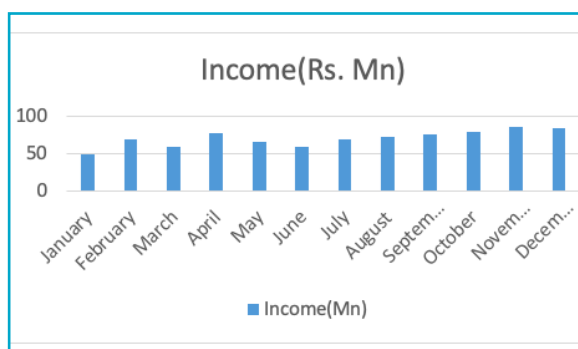


Figure No 5.2.1.C.2

Monthly Income from Dry Fish Production (2016)

### 5.2.1-D ) Prevalence of right climatic conditions for the dry fish production

The average higher temperature of 31 C offering right conditions for the dry fish production, is a potential factor to support a higher income level. This potential is a formidable strength that has the ability to support the development of the area.

Year	Temperature Annual average (Celsius degree)	Duration of droughts experienced
2006	28.69	
2007	29.20	
2008	28.71	
2009	28.59	
2010	29.14	April and may
2011	28.68	February
2012	28.33	March and April
2013	31.00	April and may
2014	32.87	June
2015	28.80	May and June
2016	30.15	June
2017	31.00	June

Table 5.2.1.D

Source : SampathPathikada, Kalpitiya 2017



### 5.2.1-E ) Highest land extent being under the agriculture.

Crops (vegetable)	Land extent cultivated (Hectare)
Red chillies	71
Cabbage	72.4
Green Chillies	81
Big onions	121.4
Leaves cabbage	50.6
Caret	62.4
Reddish	76.3
Pumpkin (Batana)	63.2
Long Beans	68.5
Brinjal	112.6
<b>Total</b>	<b>779.4</b>

**Table No 5.2.1.E.1**  
Extent of lands under vegetable

Crops	Land extent cultivated (Hectares)
Coconut	276.8
Tobacco	284.6
Maze	76.5
Other crops	54.8
<b>Total</b>	<b>692.7</b>

**Table No 5.2.1.E.3**  
Land extents under other crops

Crop (Fruits)	Extent of lands (Hectares)
Cadju	24.2
mangos	16
Orange	21.5
Lime	31.8
Plantain	22.6
Papaya	86.6
Watermelon	50.5
<b>Total</b>	<b>253.2</b>

**Table No 5.2.1.E.2**  
Extent of land under fruit cultivation

### 5.2.1-F ) Sandy soil being a fertile land for the agriculture

The soil layer of the Kalpitiya Peninsular was formed by the gradual deposit of sands on the clay layer formation between the sea and the lagoon, this sandy soil is technically named by the geologists as regosol soil

The composition of the sandy soil is depicted below.

Sand	93.46%	Carbonic matter	4.0%
Phosphate	2.5%	Potash	0.04%
P.H.Value	6.5 %		

The sandy soil prevalent in Kalpitiya is very much suitable for the agriculture. This sandy soil, when added with fertilizer and water the soil condition will become more suitable for the higher yield. Accordingly, the soil condition of the Kalpitiya area can be a reliable source of agricultural output that can support the development of the area.



Figure No 5.2.1.F.1



Figure No 5.2.1.F.2

5.2.1-G ) The Economic Centre located at Norochhole has the ability to distribute the agricultural products of the area throughout the Country.

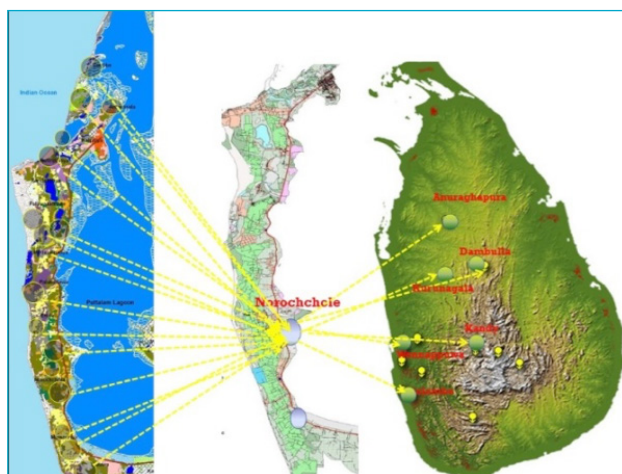


Figure No 5.2.1.G

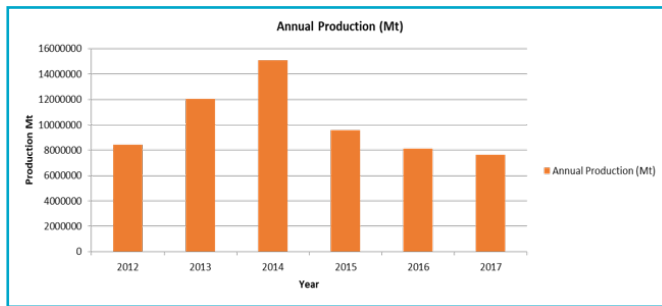
Source: Urban Development Authority-2018

The Economic centre at Norochhole supports the farmers of the locality in a great way, by providing them a better market facility, where the demand arising from most part of the Country converged at this centre for the agricultural products and this process provides them sustainable revenue.

- The revenue collected per day by the Economic centre ranges from Rs. 200,000/= to Rs 1,000,000
- The total amount of vegetables traded at this centre per day ranges from 80,000 Kg to 90,000 Kg.
- Vegetable varieties – Reddish, Brinjal, Cucumber, Cabbage, Capsicum, Pumpkin, red onions, longbeans, knowcoal,
- Areas of distribution - Dambulla, Meegoda, Akurassa, Kandy, Karugasthota, Veyangoda, Kuliyapitiya, Nikaweratiya, Anamaduwa, Colombo, Thambuththegama.
- Duration of highest crop yield: April to May.
- Duration of low crop yield: December

### 5.2.1-H ) The location of major salt production salterns in Kalpitiya and its potential for further expansion

The salt industry in the Puttalama area has been developing from the time immemorial and reached the current level of production capacity which is only second to the salterns in Hambanthota. This industry produces 35% of the total salt production in the Country. The main Companies involved in the industry are the Puttalam Salt Limited and the Raigam Salt Company and there are other private establishments run by private entrepreneurs in the area. The salterns are primarily concentrated around the areas of Puttalama, Palawiya, and Puladiyawel. The annual average revenue generated by this industry has been estimated to be Rs 430 Mln. During the time period from 2012 to 2017.



**Figure no 5.2.1.h.1**  
Revenue from salt production per annum  
*Source: Puttalam Salt Limited and Raigam Salt Comapany*



**Figure no 5.2.1.h.2**  
Saltern

### 5.2.1-I ) Availability of potential for generation of alternative power through solar and wind power.

Kalpitiya has 6 places of wind power generators being installed at Sethapola, Norochchole, Narakkalliya, Nawakkaduwa, Nirmalapura and Mampuriya, these wind power centres generate approximately 173 Gwh of electricity which is being fed in to the national grid.



**Figure No 5.2.1.i**  
Wind Turbines  
*Source: Ceylon Electricity Board*

Name of Wind Farm	Declared Capacity (MW)	Units Generated (GWh)	Capacity %
Kalpitiya	9.8	29.3	34
Mampuri	10	28.3	32
Nirmalapura	10	33.9	39
Segavantivu	9.6	30	36
Uppudaluwa	10.5	19.6	22
Vidatamunai	10.4	32.1	35

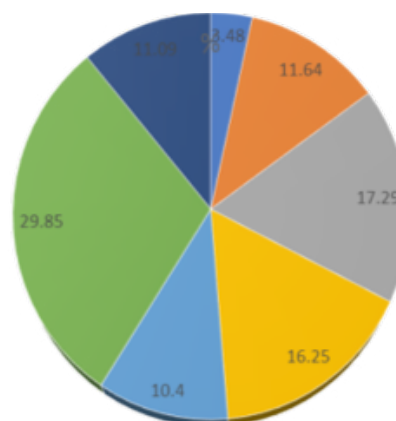
**Table No 5.2.1.i**  
Power generated by the wind turbines  
*Source: Ceylon Electricity Board*



### 5.2.1-J ) Ability to find labour to the industries from the locality itself

The employment structure of the Kalpitya area revealed that the economic sectors of salt production, fisheries industry, tourism industry and agriculture can employ the local labour for their further expansion and developments. Out of the labour employed in the area 30% is employed locally on the daily wages basis. This flexible supply of labour in the local market offers the labour-based industries a better opportunity to absorb labour from the local market as and when needed. This attribute of the labour market is considered as a strength in the planning process.

Sector	Kalpitiya Pradesheeya Sabha Area	
	Number	%
State	1731	3
Private	5778	12
Agriculture	8574	17
Non-agriculture	8054	16
Foreign employment	5159	11
Self and daily	14802	30
Other	5505	11
Total	49603	100



### Weaknesses

#### 5.2.2-A ) Under utilization of the fisheries harbour.

The fisheries harbour is functioning with many shortcomings, such as lack of jetties, insufficient open spaces around it, narrow access roads, lack of ice plant and storing facilities. Whereas the private sector has established their own ice plants in the area which supply the ice to the local market to satisfy the prevailing need. Owing to the lack of such facilities at the Fisheries harbour the income that should have been received by the Fisheries harbour goes elsewhere. In this context the fisheries harbour has a good opportunity to develop such infrastructure facilities as there is a felt need for it. So this shortcomings have been identified as a weakness.

#### 5.2.2-B ) Over dependency of the local economy on the fishing industry.

The fishing-related activities regularly follow the seasonal fluctuations influencing the business activities in the town also to follow the suit as the most of such business activities also overly depend on the fishing industry. This fact is evident during the off season where dynamism of small-scale business establishments during the fishing season all of a sudden become inactive leaving the town centre being deserted. During this off season the income level of the folk become comparatively low and their low purchasing power affect the small-scale businesses. This overly dependence of economic activities on the fishing industry has been recognize as a weakness as it affects the performance of the town.

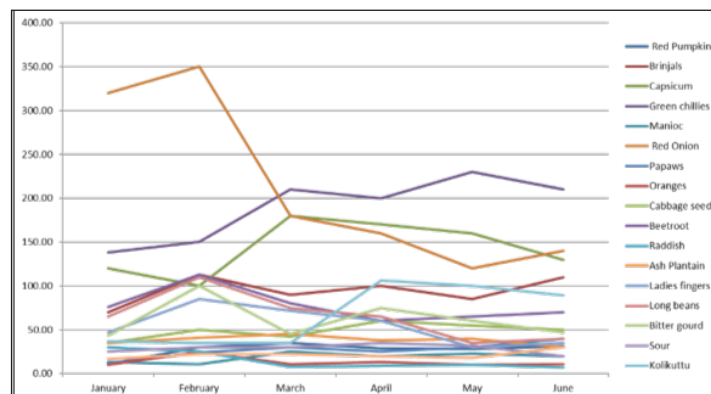
### 5.2.2-C ) Prevalence of illegal fishing practices within the fisheries industry

Use of illegal fishing nets, namely “Laila Nets” and “Surukku Nets” has been banned by the authorities as they can badly affect the fish breeding process, and in the long-run, because of this illegal practices fish crops could gradually diminish. It has been reported that this type of illegal fishing practices are prevalent in the areas such as Kudawa, Kandakuliya and Kalpitiya. This practice, unless eradicated, will affect the entire fishing industry irrecoverably.

### 5.2.2-D ) Shortcomings in the economic centre give rise to difficulties in distribution of agricultural products.

It has been observed that the Economic Centre, located at Wathmanaya is functioning amidst many difficulties, which are arising from its shortcomings. These short comings constrain the performance of the economic centre and thereby its efficiency has been pushed down to a minimum level. The major issues among the shortcomings are the lack of storing facilities for the agricultural products, the design of the trade stalls did not provide a sunshade to protect the stalls from the sun and the rain and lack of facilities for financial transactions of the traders. These shortcomings keep the involvement of the local residents in the agricultural marketing activities in this centre at a minimum level.

### 5.2.2-E ) Price fluctuations of vegetables and other agricultural products.



**Table No 5.2.2.E**  
Prices of vegetables and other agricultural products  
Source: 'Sampath Pathikada', Kalpitiya- 2016

The price fluctuations of the agricultural products in the open market causes reluctance among the farmers to get themselves involved in the agricultural activities and that led to the sluggish performance of the agricultural sector.

### 5.2.2-F ) Ground water pollution due to overly use of water and fertilizer in the sandy soil.

Over use of water and application of fertilizer and pesticide chemicals in the agriculture resulted in pollution of ground water.

### 5.2.2-G ) Intrusion of traders and workers from other towns and engagement in tourism activities.

The knowledge and the skills of the local people to themselves to be involved in the tourism industry is lacking, as such the needs emerging in the industry are met by the outside traders and workers who have the necessary skills and the knowledge. The local people are unable to face the competitive opportunities due to lack of skills among them. This has become one of the reasons as to why the income level of the local people remained at a low level. This process causes reluctance and despair among the local people to be involved in the tourism industry.

### 5.2.2-H ) Inefficiency in the local economy due to insufficient internal roads

The glaring shortcoming in the internal road network is the existence of only one road from Kalpitiya to Palawiya and lack of a road network to link the islands with the Kalpitiya town to facilitate the communication and economic activity floors. This weakness in the road network causes longer time duration for transport of fish which can perish the fish before it comes to the market. This may be one of the reasons as to why Kalpitiya fishermen more willingly engage in the dry fish processing industry.

### 5.2.2-I ) Inability of local people to engage in local investments

Majority of the local population, about 52%, earn a monthly income below Rs 15,000 and only about 05% earn a monthly income more than Rs. 32,000 which is identified as the maximum monthly income in the locality. These details of the income levels of the people explain the fact that the people have no sufficient income to make a saving out of their earnings to invest in ventures even though the opportunities exist in the open market.

Monthly income of a family (Rs.)	% of families
0 – 16,000	47%
16,000 – 32,000	45%
32,000 and more	8%

**Table No 5.2.2.I**

Average income of a family

Source: 'Sampath Pathikada', Kalpitiya- 2016

Insufficient involvement of the local people in the economic activities that are emerging in the new sectors directly affect the out-flow of the revenue generated in the area through outsiders who come to the area for carrying out business activities and take the income out of the area. This process further keeps the local people aloof without getting them involved in the economic activities.

### 5.2.2-J ) Low level of technical knowledge and skills among the people.

As already discussed, the lack of skills and relevant knowledge among the unemployed people in the locality has been one of the main reasons as to why local people are unable to get themselves involved in the mainstream of economic activities. This situation has been aggravated by the lack of vocational training institutes to provide necessary skills for the people. The needs of the emerging industries seem to be ample but the skilled labour is not there to meet them. This is another reason that causes sluggishness in the local economy.



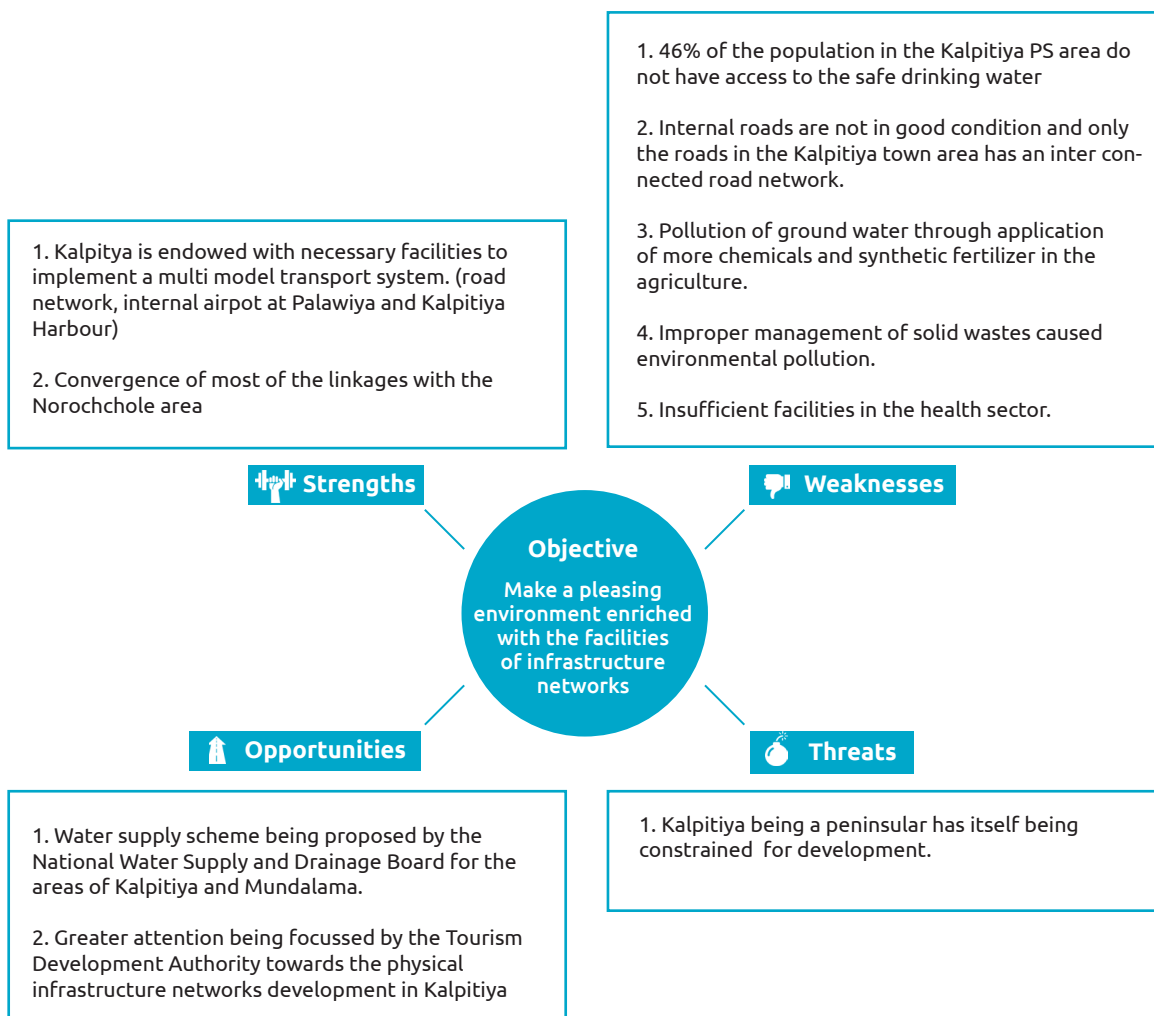
## Opportunities

5.2.3-A ) The National Physical Plan 2030 envisages to develop Kalpitiya and Thalawila Fisheries Harbours.



**Figure No 5.2.3.A**  
Development of Kalpitiya and Thalawila  
Fisheries Harbour  
*Source: National Physical Development Plan 2030*

## 5.3 Make a pleasing environment enriched with the facilities of infrastructure networks



## Strengths

### 5.3.1-A ) Kalpitiya is endowed with necessary facilities to implement a multi model transport system. (Road network, internal airport at Palawiya and Kalpitiya Harbour)

The road network of the Kalpitiya area is consisting of roads maintained by the Road Development Authority (RDA), Provincial Road Development Authority (PRDA) and the Pradesheeya Sabha (PS). The RDA has only one main road coming under its purview while 13 roads under the PRDA and 87 local roads under the PS respectively. These roads are forming a network making other modes of transports, such as Palawiya internal Air Port and the lagoon and the harbour more accessible and integrated. In the circumstance implementation of a multimodal transport system is feasible in the Kalpitiya town



Figure No 5.3.1.A.1  
Road under RDA  
(Kalpitiya-Palawiya)

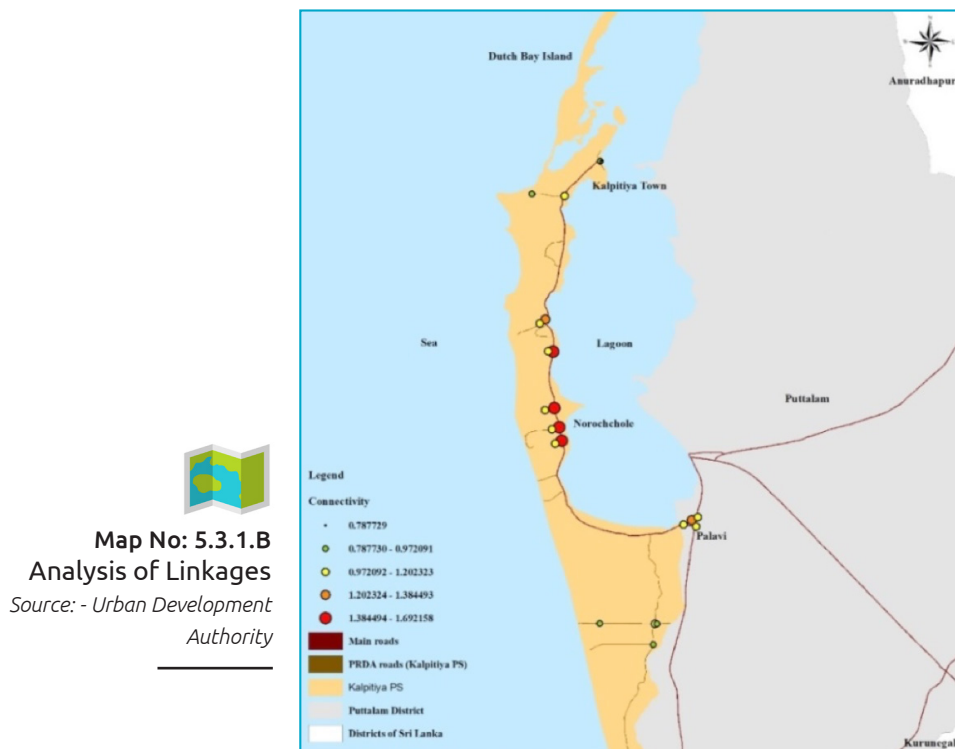


Figure No 5.3.1.A.2  
Kalpitiya Fisheries Harbour



Figure No 5.3.1.A.3  
Palawiya Air Port

### 5.3.1-B ) Convergence of most of the linkages with the Norochhole area





The Kalpitiya-Palawiya road branches off from the Colombo Puttalam main road from the Palawiya Junction and ends up at the Kalpitiya town. As this is the only road that provides access to the Kalpitiya town and the Norochhole area, which are also served by many local roads coming under the purview of the PRDA, can be identified as the area having the greatest number of linkages.

### Weaknesses

#### 5.3.2-A ) 46% of the population in the Kalpitiya PS area does not have access to safe drinking water

Percentage fulfilled	54%
Percentage short	46%

Facilities	Quantity
No of shallow wells in the PS area	11,321 (2015)
Families without water from shallow wells	19,284 (2015)
Population without shallow wells	91,622
Amount of water supplied through water supply scheme (litres)	29, 21, 000
Volume of water required per person per day (Litres)	70
Total water requirement for the entire population per day (litres)	64, 13, 540
Shortage of water for the entire population for domestic purpose per day (Litres)	34, 92, 540

Table No 5.3.2.A

#### 5.3.2-B ) Internal roads are not in good condition and only the roads in the Kalpitiya town area have an interconnected road network.

The road network, including Kalpitiya Main road and the internal roads, is not developed according to the standards. The roads are narrow and not provided with side drains and the pavements for the pedestrians. This under developed road network not only brings down the efficiency of the traffic flow but also forces the pedestrian to walk on the road with no safety.

In terms of the geographical location and the road lay out the Kalpitiya town becomes the area that maintains the most number of linkages with the rest of the areas. The reason seems to be that the town is situated at a road termination point and is well integrated with the internal road network.



**Map No: 5.3.2.B**

**Analysis of spatial compatibility**

*Source: - Urban Development Authority*

### 5.3.2-C ) Pollution of ground water through application of more chemicals and synthetic fertilizer in the agriculture.

- The PH value of the ground water in the Kalpitiya PS area is ranging between 6.8-8.5mg/L. The acceptable standard of PH value in Sri Lanka (in piped borne water) is 7.0-8.5 PH.

- The electro conductivity of drinking water in Kalpitiya is recorded as 103  $\mu\text{S}/\text{cm}$  – 33016  $\mu\text{S}/\text{cm}$ . The acceptable level of electro conductivity in water in Sri Lanka is 750  $\text{Us}/\text{cm}$ )

- The salty level of the water in Kalpitiya has been recorded as - 0.1ppt - 31.40ppt

The details of quality of water in Kalpitiya as presented above help to deduce the fact that the PH value, Electro Conductivity and the level of saltiness of the water available in Kalpitiya assume a higher value according to the standards applicable in Sri Lanka, and as such this water is not safe for drinking purposes. Therefore this fact has been considered as a weakness in the development planning process.

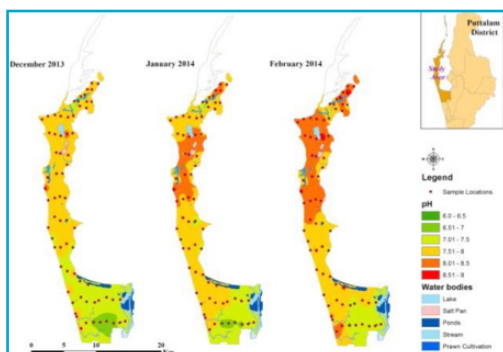


Figure No 5.3.2.C.1  
The PH Value of soil in Kalpitiya

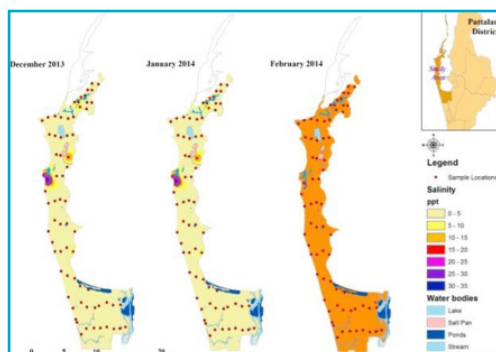


Figure No 5.3.2.C.2  
Electro Conductivity of Kalpitiya  
soil

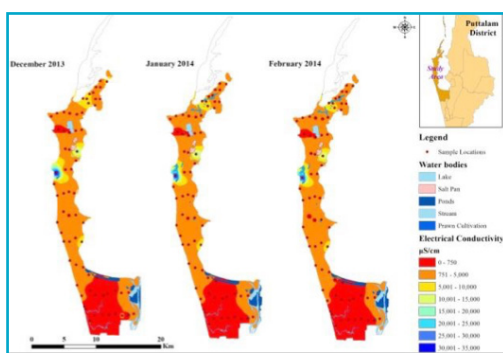


Figure No 5.3.2.C.3  
Saltiness of the water in Kalpitiya

Source: Seminar on -2014 (SAITM – RSEA)

### 5.3.2-D ) Improper management of solid wastes caused environmental pollution.

The total solid waste generated in the PS area has been recorded as 132 Metric Tons, of which approximately 40 Metric Tons are collected within the town area itself. The solid wastes collected from the town area are transported to the solid waste management centre located in a 40 perch land at Anawasala area, where the solid waste management process takes place. The studies have revealed that the capacity of the solid waste management centre is quite inadequate, in terms of capacity, labour employed and tools and equipments deployed. The solid wastes collected from the rest of the area are dumped elsewhere since there is no regular and systematic process established to deal with them. This has caused a growing environmental issue in the area.





Figure No 5.3.2.D.1  
Solid Waste management Centre



Figure No 5.3.2.D.2  
Solid Waste management Centre

### 5.3.2-E ) Insufficient facilities in the health sector

The population of the Kalpitiya area recorded as 128,828, in terms of public health, this population is taken care of by the Kalpitiya Government Hospital which is run by a team of doctors consisting of only four numbers of Doctors without a single Specialist Doctor. The standard ratio of doctors to population as implemented by the Ministry of health is one Doctor for 8000 people, by that standard the number of Doctors required for this hospital to service the public comes to 16 numbers of Doctors. Shortage of doctors is alarming.

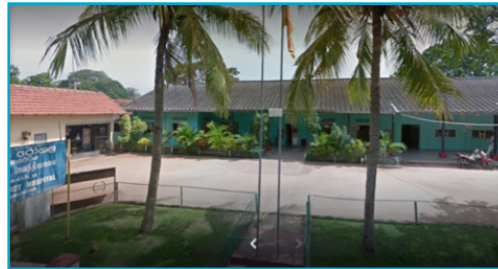


Figure No 5.3.2.E  
Kalpitiya District Hospital

No of Doctors	04
No of nurses	36
No of ards	04
Land extent of the Hospital premises	04 Acres
Dispensaries	01
No of patients' beds	40
No of patients visiting the OPD	140
No of patients coming for clinics	80
No of Clinics held	Once in three weeks

Table No 5.3.2.E  
Facilities available withthe Kalpitiya District Hospital

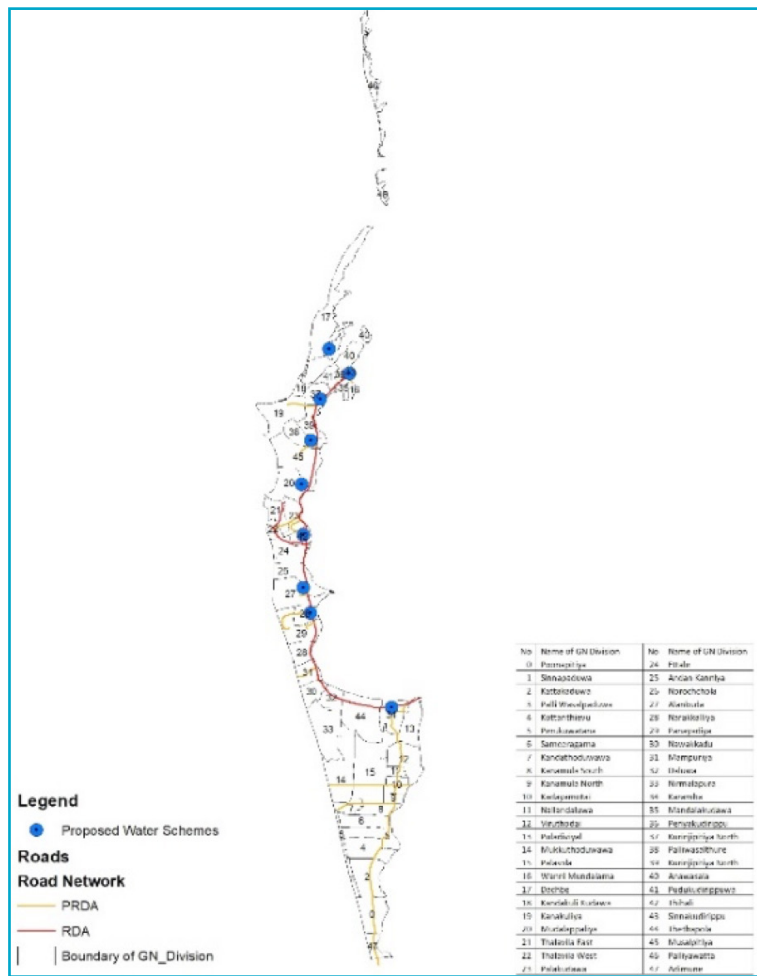
**↑ Opportunities**

**5.3.3-A ) Proposed Kalpitiya and Mundalama Water Supply Scheme by the National Water Supply and Drainage Board.**

Details of the Scheme	Water supply – 10,500m <sup>3</sup> /day Refinery – 9,000m <sup>3</sup> /day Norochchole Water Tank capacity – 1000m <sup>3</sup> Kalpitiya Water tank Capacity - 2000m <sup>3</sup>
No of beneficiaries	72,000 (2040) 31 GS Divisions in the Kalpitiya PS area
Investment	Rs.12,810 Mln.

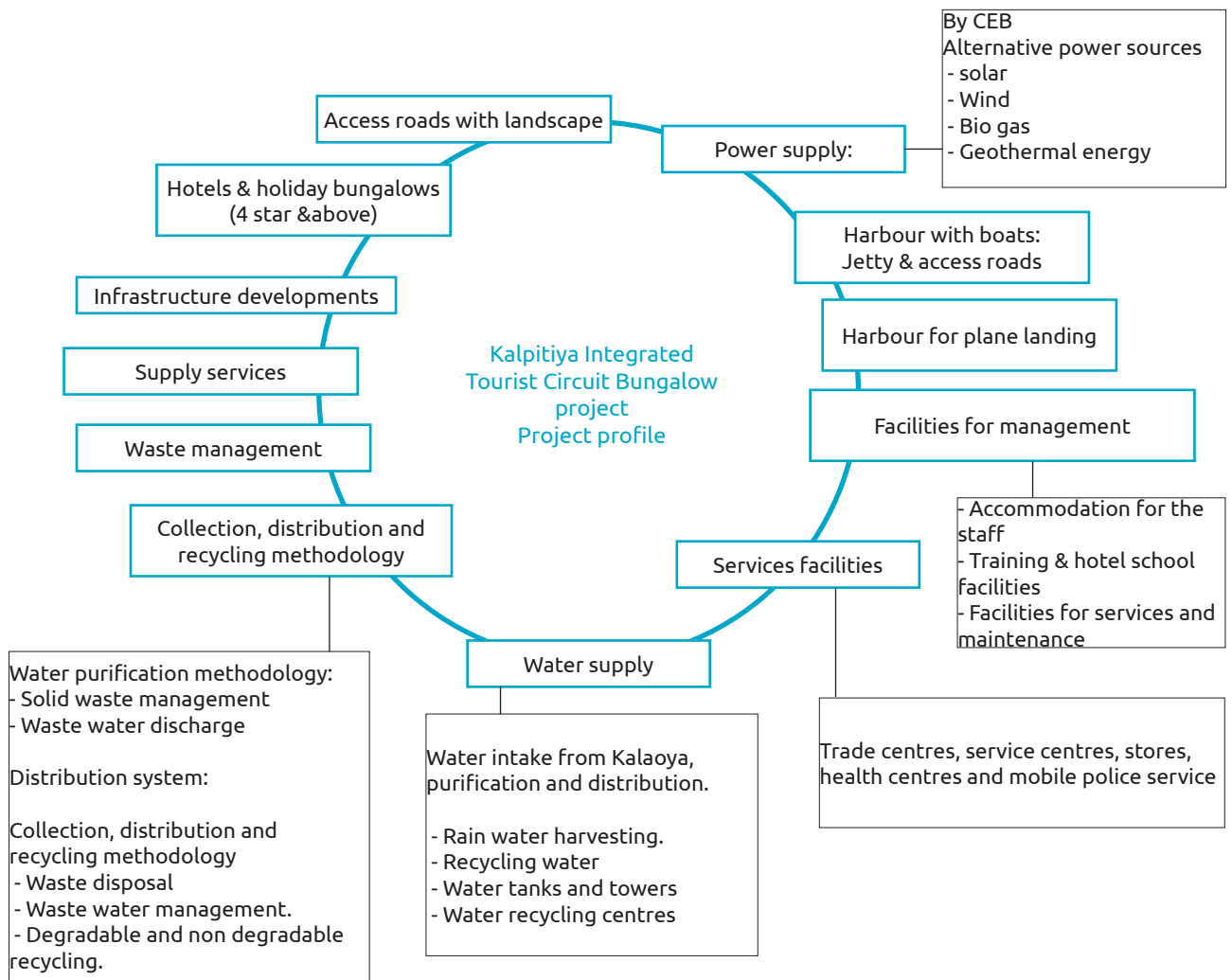
**Table no 5.3.3.A - Proposed Kalpitiya and Mundalama**

This proposed water supply scheme will be completed in the year of 2040 and envisages supplying water to a population of 72,000. The water distribution network will cover 31 GS Divisions in the Kalpitiya PS area.



**Map No: 5.3.3.A  
Proposed kalpitiya  
Water Supply  
Scheme- 2018**

**5.3.3-B ) Involvement of the Sri Lanka Tourism Development Authority in the development of the physical infrastructure networks in the Kalpitiya Pradesheeya Sabhaa area through its plan for tourism development**



**Threats**

**5.3.4-A ) Geographical formation of the Kalpitiya PS area as a penninsular**

Kalpitiya peninsular is a narrow and elongated peninsular with a length of 40 Km from the Northern tip to the South. Further it is bordered by the Indian Ocean on the West and the North and by the lagoon on the East. This physical formation poses limitations for development.



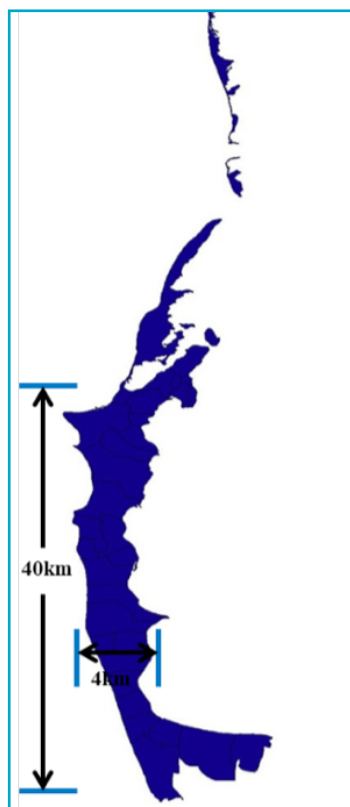


Figure No 5.3.4.A

Physical Formation of the Kalpitiya Pradesheeya Sabha area

In the process of preparation of the development plan an in-depth assessment was made on the strengths, opportunities, potentials and constrains of the area that would pave the way for the vision. (SWOT Analysis)





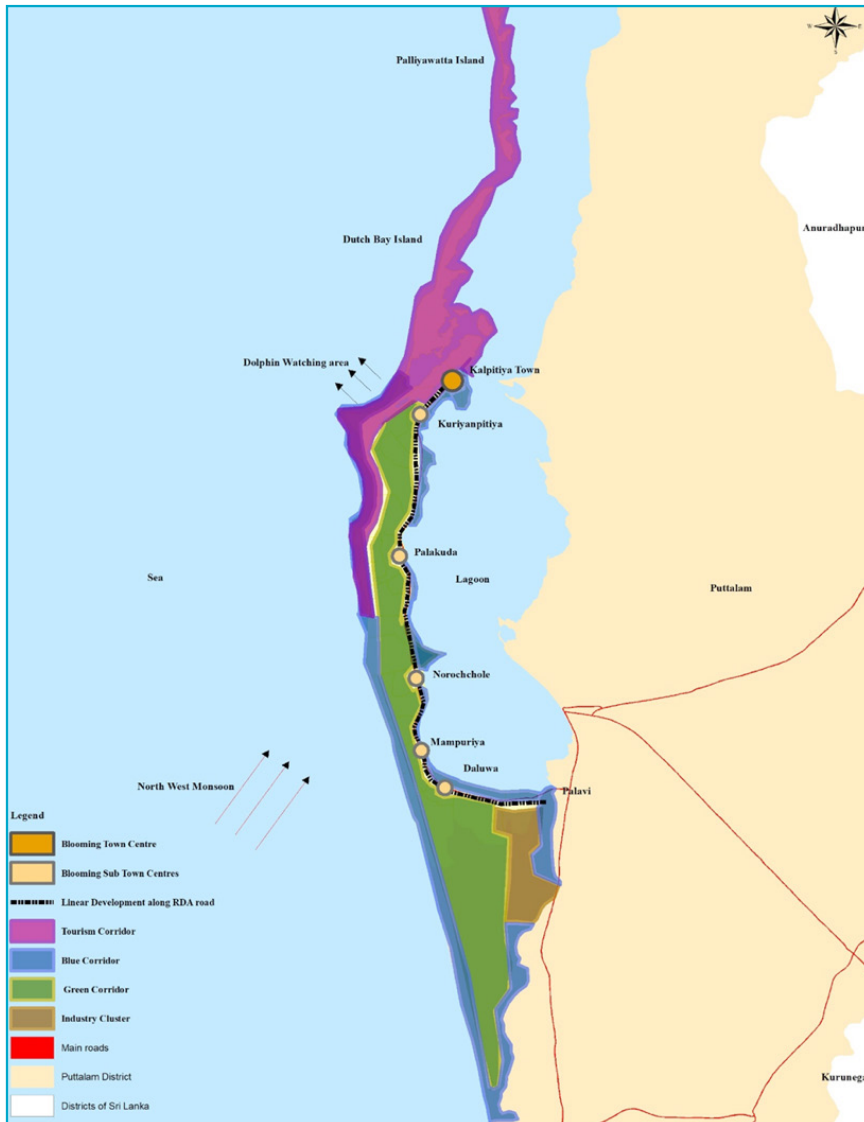


# ■ The Plan

CHAPTER SIX



## 6.1. Conceptual Plan



**Map No: 6.1**  
**Conceptual Plan 2030**

Source: - Urban Development Authority

The Concept Plan presented here is the representation of the future vision that has been formed conceptualizing the future state of the Kalpitiya area by 2030 after development of the dynamic economic sectors of Fisheries, tourism, salt industry and the agriculture. This concept plan also represents the spatial development strategy, which includes development of sub-urban centres to support the distribution of urban services in a balance manner over the entire PS are.

This development plan envisages development of the Kalpitiya town with advanced infrastructure facilities through development of selected economic sectors of the local economy. The spatial development strategy adopted in the development plan

---

envisages to develop the Kalpitiya town as the focal point of the PS area which is holding remarkable growth prospects. Accordingly the Kalpitiya town will be developed as the principal growth centre of the Kalpitiya PS area in the future. The spatial development strategy also envisages to develop the Norochhole as the second order town in the urban hierarchy of the Kalpitiya settlement structure while developing the towns of Kurignanpitiya, Palakuda, Mampuriya and Daluwa as the third order towns. It is expected that the future spatial development will follow a linear type of development along the roads that are linking the town centres in the urban hierarchy.

The concept that provides the basis for the development of the tourism sector, envisages to provide facility centres to promote the tourist activities such as Whale-watching, sailing, etc as well as service centres such as eating houses, hotels, restaurants and centres supplying tools required for multiple leisure activities in the urban and sub-urban centres. These urban centres that are developed in the urban hierarchy will be integrated with the road network, creating spatial and economic environment to inspire urban corridor development. This corridor development is expected to inspire more activities based on touring the sea and the lagoon and thereby promote the commercial development in all the urban and sub-urban centres to be planned out in the Kalpitiya area. This development process will envisage a rise in the commercial activities by the year 2030 along the corridors that will be linking the urban and suburban centres converting the area into one of the most attractive resort centres in the Island.

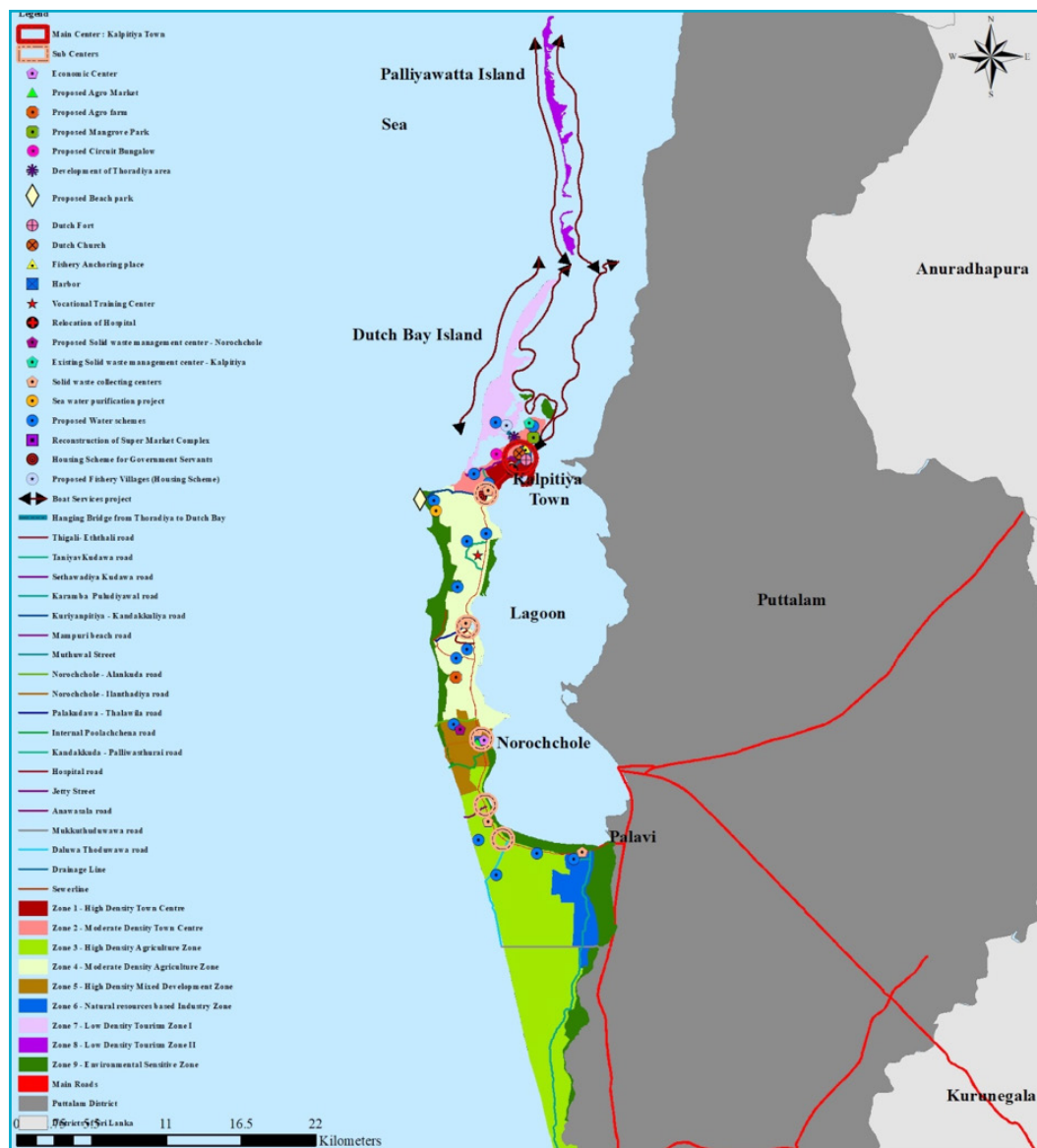
Kalpitiya has an active fishing industry, which has the potential and prospects of expansion and development through provision of services along the proposed corridors, integrating the currently-isolated fishing areas and through providing more accessible avenues to the lagoon area as well. The fishing activities in the sea as well as in the lagoon area are expected to promote under this development plan. Prawn cultivation in the lagoon area has an enormous growth prospect, which needs to be promoted while inspiring the emerging fisheries development trend in the West area of the Kalpitiya peninsular through acceleration of the process. In implementing these proposals conflicting situations are expected to rise, which should be managed without causing detrimental effects on the ongoing development process through enforcement of planning and development rules under the development plan. Therefore, this development plan will include rules and regulations to manage such conflicting situations under the guidance of this development plan.

The Kalpitiya area provides a fertile land and much suitable climatic environment to make the agricultural activities more productive. Vegetables and fruits are being cultivated here in a more commercially oriented manner, showing robust growth prospects. The existing road network in the locality facilitates the distribution of agricultural products while the Norochhole Economic Centre providing better marketing facilities. This Economic Centre has been playing a dynamic role by facilitating the marketing agricultural products brought in to the centre as well as an agricultural products distribution centre in the national context. This economic role of Kalpitiya has the potential to make itself a vibrant economic centre in the overall economy.

The salt industry has been the major income earner in the Kalpitiya area. However, there seem to be an economic force that compels the saltern owners to cultivate prawns and

inland fish in the salterns in place of salt production. Therefore, integration between these two economic activities- salt producing activities and the inland fishing activities together with the prawn cultivation - can support the growth of the overall economy of the Kalpitiya PS. The development plan envisages creating a conducive environment motivating the stakeholders to increase the utilization of capacities of the economic sectors and to improve the physical environment to attract more tourists in to the area within the duration of the development plan implementation and thereby to promote the living standards of the people.

## 6.2 Proposed Land Use Plan



**Map No: 6.2**  
**Proposed Land Use Plan- 2030**  
Source: - Urban Development Authority



The Kalpitiya Peninsular is enriched with many sensitive environmental characters, its development needs to be undertaken along with the development of the agriculture, salt industry and fisheries industry as well. The wind power generation too needs to be given a significant place in the development process as it can play an important role in the power generation in the national context. Under these circumstances this development plan needs to take in to consideration the physical setting of the peninsular and provide a guidance for the development process towards the envisioned future. The land use plan-2030 will provide the basis for such a development through out the planning period and the physical development of the area will follow this proposed land use plan .

This development plan was prepared with the full knowledge of the industries functioning as the economic base of the local economy, those industries, namely, agriculture, salt industry and the fisheries industry need to be protected in the development process and they need to be facilitated in the long run for their growth. Further the environmental characters also must be conserved while they are made use of in the proposed development. In this environmental conservation and development effort, it is essential to give utmost priority for the protection and conservation of mangrove, lagoon and the sea habitats networks. The wind power generation also has been taken in to consideration as a significant factor in facing the power need in the future. In this context the main aim of this development plan is to strengthening such economic, power and environmental sectors to enhance the living standards sustainably of the people.

The Kalpitiya Town will be developed as the focal point of the development while other junction towns, such as Kurignanpitiya, Palakuda, Norochhole, Mampuriya and Daluwa will be developed as urban sub-centres.

The existing road network is in a deplorable condition, maintenance has not been attended to timely. Many roads are short of standards required. Therefore this development plan proposes to comprehensively redevelop these roads in a phased out manner depending on the severity of conditions. In this proposal the Jetty street, Muthuwal Street, Hospital Road, and Anawasala Road which are connected with the town area are proposed to be redeveloped based on redesigned traces with provisions for pavements, side drains, sewer lines and other structures.



**Figure no 6.2.1**  
2030 Section of the town after implementation of the proposed projects  
(Source : Urban Development Authority)

The existing Hospital has no sufficient land area for future expansions. As such a land has been identified according to this development plan and reserved it for development of a new hospital with all the facilities required. A housing scheme too, as a official residence for the Government Officers, who come to this area for duty on transfers, has been proposed under this development plan. Currently the Government Officers are reluctant to come and work in this area due to lack of accommodation facilities.

Fishing has been the main livelihood of the people, as such fishing villages have come in to existence over the time. The houses in these villages are lacking basic facilities. These

circumstances compelled the planners to proposed housing schemes for the fishermen in Mohonthuwarama and Wannimundalama areas.

The evidences have indicated that there is a progressive trend for development of the tourism industry, but the people of the area have no business acumen or knowledge of getting invloved in such emerging industry. This fact is also to some extent true with regard to the other main industries, such as agriculture and fishing industry. The people invloved in these economic sectors are following the generations old traditions without improving their technology and skills. In this background this development plan proposed to establish a vocational training centre/ This vocatiobnal training centre envisages to train people not only for the rourism industry but also for the agriculture and fisheries industry as well.

A solid waste management centre is currently functioning in Anawasala, which caters only for the town area. The solid wastes collection in other areas is not attended to, as a result many environmental issues have been cropped up. Considering this issue this plan proposes to establish a new solid waste management centre in Norochchcole area while expanding the existing centre to meet the needs of the expanded area around the Kalpitiya town. Further it proposes to introduce waste collection containers in appropriate locations.

Provision of drinking water to the kalpitiya PS area is a major issue that has been prevailing for a long time. The ground water is not suitable for drinking purposes. The NWS&DB planned a water supply scheme to the Kalpitiya area, but its capacity is not sufficient to meet the needs arising from the entire PS area. However this plan has made provisions to enable the easy implementation of the proposed water supply scheme by identifying a suitable land for the water purification plant and the storage tank establishment. It has been estimated that even after the implementation of the proposed water supply scheme only a fraction of the water need of the people can be met. Therefore this development plan has proposed a desalination plant at the Kandakuliya area.



**Figure no 6.2.2**

Section of the Norochchhole area after complete implementation of the proposed

(Source : Urban Development Authority)

The development plan envisages not only provisin of physical infrastructure facilities, but to provide facilities for the economic development as well. Accordingly, with the view of making the Norochchhole Economic Centre more efficient and effective in its provision of services, it has been proposed to modernise the economic centre by providing necessary infrastructure facilities. It has also been identified that the pollution that has been caused by the use of sythetic fertilizer and other chemicals such a insecticide and pesticides need to be arrested in the long run in order to control the environmental pollution. With this aim in mind, use of compost fertilizer in the agricultural activities need to be encouraged and the facilitation of such activities has been proposed under this development plan. A compost fertilizer trading centre has been proposed. Further refurbishment of the currently inactive public market, located in the town centre, with a view of providing a

better marketing facilities for the people has also been proposed.

Promotion of the fisheries industry needs development of the basic infrastructure facilities such as development of fisheries harbours and the anchorage facilities. Proposals have also been made to develop such facilities with view of promoting the fisheries industry.

The development plan envisage to develop the Dutch Bay and the Palliyawatta Islands for tourism, with this aim in mind a boat service from the Navy Camp to transport people across the lagoon to visit the viewing compartments at Willpattu and Gangewadiya has been proposed. Rehabilitation of the Dutch Fortress and the Dutch Church has been proposed and to open them for the public to visit. This proposal could increase the interest of the tourists to visit these monuments after rehabilitation with the improvement of the surrounding area as well. The kandakuliya area provides access via the sand dunes to watch the dolphins and whales. Therefore development of a beach park in this area could be a catalytic project to attract more tourism activities in to this area. Further construction of a bridge from Thoradiya to Dutch Bay Island has been proposed to facilitate the transport of people and goods



**Figure no 6.2.3**

Section of the Dutch Bay Island in 2030 after the implementation of the proposed

(Source : Urban Development Authority)

Development of a Mangroves garden at Anawasala and a Holiday Bungalow at Thudawa area have been proposed and suitable lands have been identified under this development plan.

There are two more proposals made in this development plan, one is to establish a factory to packaging fresh vegetables produced in the area and the other to develop a market centre with facilities for the people to produce handicrafts thereitself so that the tourists can witness the process. This maketting centre will also provide trading stalls where traders can sell their produce to the tourists as well as the general public Accordingly this development plan has been prepared with the objective of setting up a better environment through development of necessary facilities for the people as well as the tourists who visit this area to acquire experiences.

### 6.3 Physical and social infrastructure development strategy.

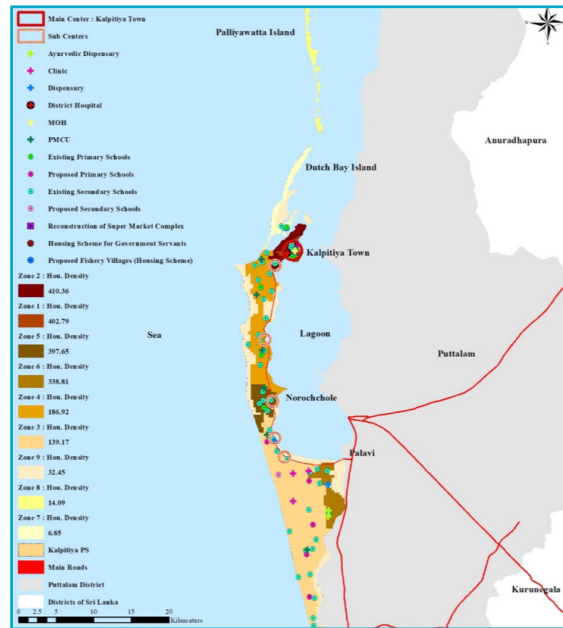
The common issue that plagued the Kalpitiya PS area for some time, namely the roads, water supply and social infrastructure such as housing, education and health will be addressed through development proposals formulated in this plan. These proposals will facilitate the accessibility of the town and further they will make it more attractive for the visitors.



### 6.3.1 Plan of Service Development

In order to approach the vision formed at the beginning of the planning process, three main objectives have been set out. Provision of services has been the principal objective of them. This service plan will set out the method of facilitation of the service components such as education, health, housing and administration and how to address the difficult issues prevailing in the area that will lead to creation of a pleasing environment for the population living in the area.

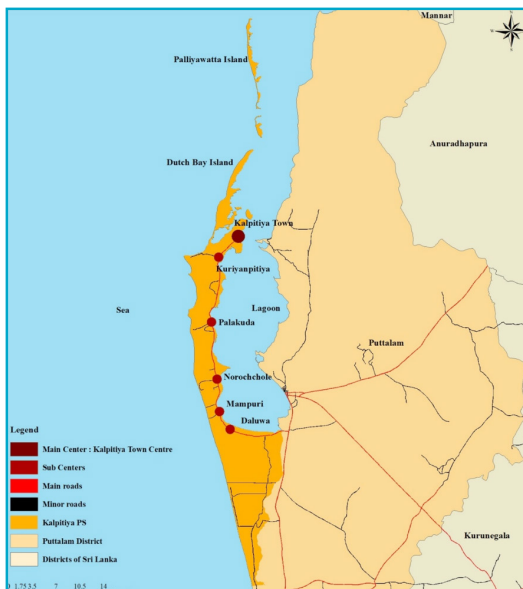
In the process of this service plan preparation, the population settled down along the main roads was taken in to consideration in determination of the role of the sub centres and the Kalpitiya town. Accordingly, the need of such services for 166,701 people to be living in 09 zones by 2030 was established,



Map No: 6.3.1  
Service Plan 2030

Source: - Urban Development Authority

#### 6.3.1.1. Plan of Service Centres



Map No: 6.3.1.1  
The Service Centre Plan 2030

Source: - Urban Development Authority

The Kalpitiya Town will be developed as the main service centre of the proposed urban settlement hierarchy as a linear type development starting from Kalpitiya town to Daluwa, while Kuringngampitiya, palakuda, Norochhole, Mampuriya and Daluwa being developed as sub urban centres in the settlement plan. In this plan, the main service centre is expected to provide higher order services such as specialized marketing services and goods, Banks and financial institutions, filling stations and administrative services. The sub centres are envisaged to provide services to meet the day to day needs of the local population.

### 6.3.1.2. Provision of Housing

Addressing the issue of housing is the most vital component of the service plan. This component encompasses the services that are needed to facilitate the living, working, education, health and leisure activities of the local population. The vision of this development plan envisages to provide housing for the people living in the urban and sub urban centres by the year 2030 at suitable locations and to replace the temporary and semi-permanent housing with permanent houses through implementation of new housing schemes.

The population, as enumerated in the year of 2017, was 128,828 people and the number of families recorded was 30,675. The number of housing units in that year, according to the Census, was 30,319. These data reveal that the housing backlog in the Kalpitiya area was 2119 housing units. The housing needs in the year of 2030 was estimated to be 42,744 housing units. The population of 166,701 by the year of 2030 will be distributed within the 09 zones identified within the Kalpitiya area.

Zone	Population /2030	Housing units/2030	Density (People/sKm.) 2030	Density (Housing units/sKm 2030)
1	17557	4502	1570.88	402.79
2	15363	3939	1600.40	410.36
3	54260	13913	542.76	139.17
4	32712	8388	729.00	186.92
5	19581	5021	1550.84	397.65
6	20498	5256	1321.37	338.81
7	288	74	26.72	6.85
8	345	89	54.93	14.09
9	6098	1564	126.56	32.45
<b>Total</b>	<b>166701</b>	<b>42744</b>	<b>7523.46</b>	<b>165.04</b>

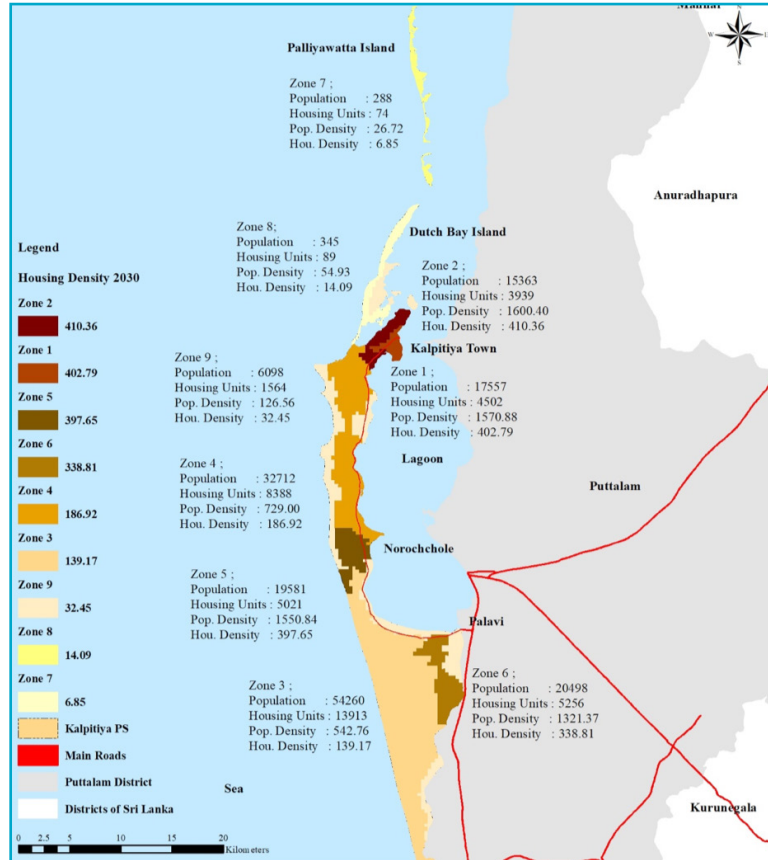
**Table No : 6.3.1.2**

The population and housing densities are presented by the data presented in the above table, according to which the highest density prevails in the zone no 02 and that of the lowest are recorded in the rest of the zones where the islands are situated. The other characteristics are reflected vividly by the data in the table.

As factually it was established in previous sections, the fisheries industry is one of the major income earners of the Kalpitiya area and a sizable share of the population depends on it for living. However the fishing families do not have better housing facilities necessary services. As such, this development plan envisages implementation of housing schemes at Mohonthuwarama and Mundalama villages. Suitable lands for such housing schemes will be identified under this plan at suitable locations.

This development plan also envisages developing facilities for the Government's Institutions and official residential quarters for the Government Officials working at this area on transferable basis. The proposed residential quarters will be developed at Kurignanpitiya area.

**Map No: 6.3.1.2**  
**Settlement Plan 2030**  
Source: - Urban Development Authority



### 6.3.1.3. Health Services

The health service sector is providing health services through one District Hospital which is located at the town centre, 8 primary health service centres, 02 Health Service Offices (MOH), 3 health centres and one maternity medical centre. One Ayurveda hospital is also located in the area. All these health institutions are located within the Kalpitiya Peninsular.

The District Hospital in Kalpitiya is the only District hospital in the area with a bed capacity of 40 beds providing services for a population of 128,828. The minimum standard acceptable in terms of number of beds in the hospitals, according to the WHO, 1000 people should have had 128 beds in 2017. The standard population bed ratio should have been 3:14 for 1000 people. This fact reveals that the health facilities available at Kalpitiya are inadequate.

The land where the District Hospital is located is currently inadequate to expand the hospital. Further the professional man power available at the hospital is inadequate while the built space is also insufficient. This restrictive environment of the hospital implies that the hospital cannot be expanded within the current site of the hospital and therefore a comprehensive new District Hospital complex need to be developed at a suitable location within the town area where sufficient land extent is available. The development plan will make proposals in this regard.

Further, a rural hospital is becoming acutely necessary to serve the expected population

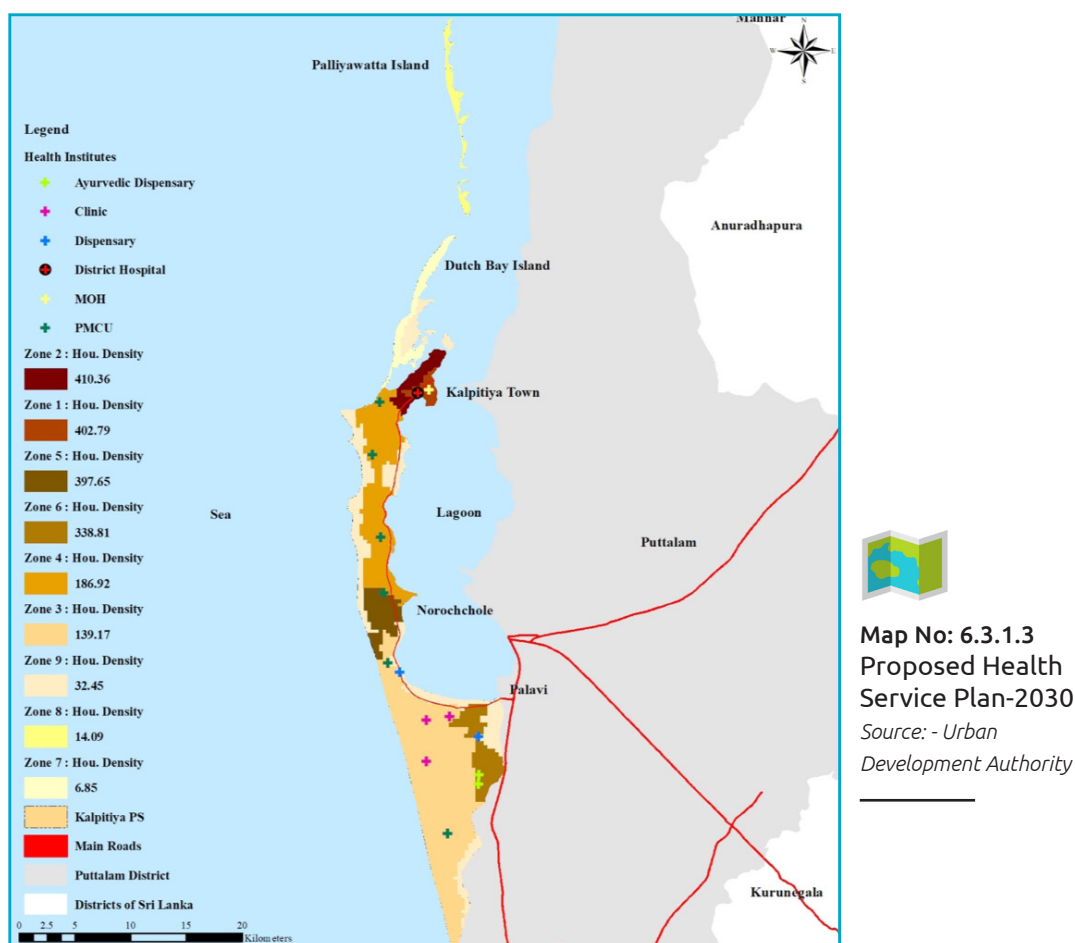


in the future efficiently. A suitable land for a rural hospital in the Koththantheevu area has been identified for this purpose.

A high-density population is expected around the Kalpitiya town and the Kandakkuliya area, where, according to the proposals contained in this plan, two clinic centres, two pharmacies and a primary health centre will be established.

The population in the Norochhole area too will be expected to grow in density and those people will find it difficult to travel to Kalpitiya area for health services in the time to come, therefore in order to make more health facilities available within this area itself, medical centres and medical examination centres are proposed to be established in the Norochhole area. The Karamba area, the zone no 05, will be expected to grow in industries inspiring more people to settle and work there. This process is expected to increase the future population, and as such their health needs should be taken care of by the development plan including proposals to increase the health facilities in this area. In view of these MOH offices, clinics and medical centres in this area are proposed in the development plan.

The proposals contained in this plan do encourage the continuation of the existing health facilities at current locations while proposing new facilities at areas where such facilities are inadequate or lacking to meet the needs arising during the run up to the year 2030.



### 6.3.1.4. Education Service Plan

The educational services are provided with the help of 59 Government-run schools. The number of teachers staffing these schools was recorded as 936 teachers while the number of students recorded was 23987 students. The authorities of the school management states that the teacher student ratio which is estimated to be 1:26 implies that there is a shortage of teachers in the year of 2017 according to the management records. As far as the education level of the students are concerned, 36.2% of the student population received primary education, 42.6% received secondary education, 8.6% passed O' Level examination and 4.6% passed A' Level examinations while 7.2% not attended schools at all.

The standards of primary school locations require providing one primary school within a radius of one Km., but in the Kalpitiya area this standard is not met, implying there is a shortage of primary schools in the area. As such this plan proposes to locate primary schools at Mampuriya, Sethapola, Palasola, Koththanthiwu and Punapitiya villages to improve the current state of education facilities.

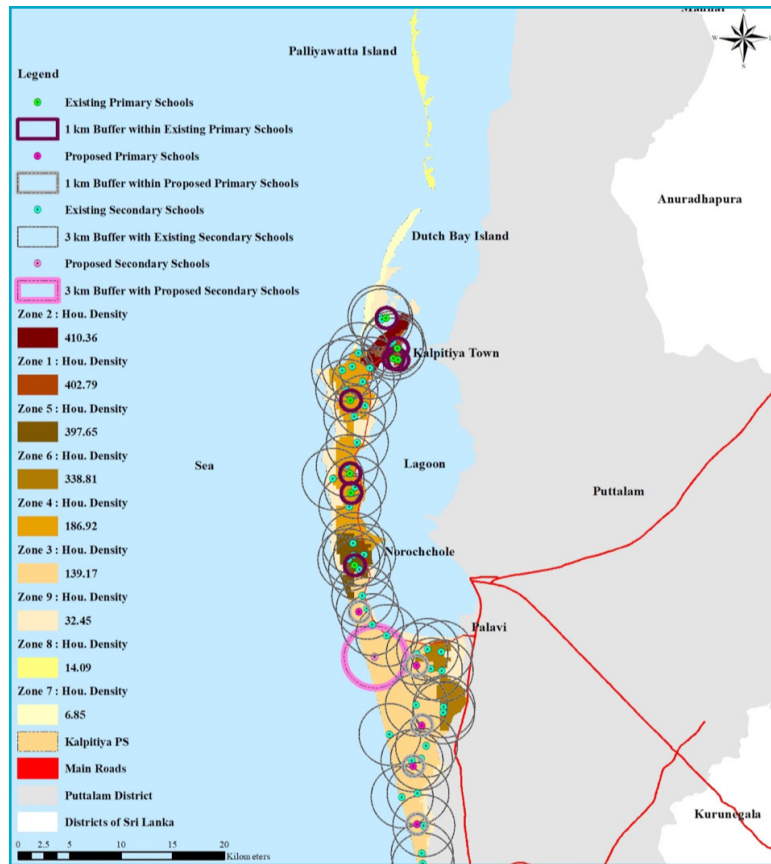
The standards specify that the secondary schools should be located within a radius of 3 Km. This standard is reasonably satisfied except for the area Nirmalapura village where a secondary school needs to be located. As such this plan proposes to locate a new secondary school at this village.

This plan also proposes to promote the facilities of the existing schools by providing residential quarters for the teachers, increase the number of class rooms and the sanitary facilities of the schools. This will help the management authorities to retain more teachers coming from outstations at this area and provide their services sustainably.



**Map No: 6.3.1.4**  
**Proposed Educational Service Plan-2030**

Source: - Urban Development Authority



### 6.3.2 Proposed Transport Plan

The road network of the Kalpitiya area considered being sufficient to provide services to the people and the performance of the economic activities of the area provided they are refurbished and maintain in a better condition. The traffic volume in this road network unlike in other towns in the Country traffic congestion generally retarding the economic performances is not to be seen in Kalpitiya. This state of affairs in the road network will be beneficial for the future development activities as major investments on new road developments will not arise. The geographical formation of the Kalpitiya Peninsular offered a better physical environment to develop a multi model transport network in the planning area, but it does not appear to be making use of this potential in the development of the transport network. From the Palawiya junction up to the Kalpitiya town travelling along the main road is feasible, but the internal road network of the PS area is in a condition of disrepair. As the internal road conditions are in a poor condition, the people have converted goods transport vehicles in to passenger transport vehicles in order to overcome the poor road conditions and to sustain the economic activities of the locality. These converted passenger vehicles are also used to transport the fish and other agricultural products to the market by using the poor road network in the interior areas. This state of affairs of the interior road network is realistically hampers the economic performance of almost all the economic sectors.

A better road network is basically necessary to help meeting the needs arising from the people coming to this area for various activities and the tourists visiting the area for leisure. These activities will need a better road network by 2030 to make the interior areas more efficiently accessible and thereby inspiring the tourism and other economic activities to rise as anticipated by the development plan. Therefore this plan proposes efficient road network improvement proposals in the transport plan.

As far as the road network of the Kalpitiya area is concerned, it is apparent that the existing road network of Kalpitiya will be capable of meeting the challenges that are emerging from the implementation of the development proposals contained in this plan and the needs arising from the population that will be 166,701 by 2030.

Traffic survey carried out in the Kalpitiya area to find out the number of vehicles coming in to the Kalpitiya area is reflected in the following table.

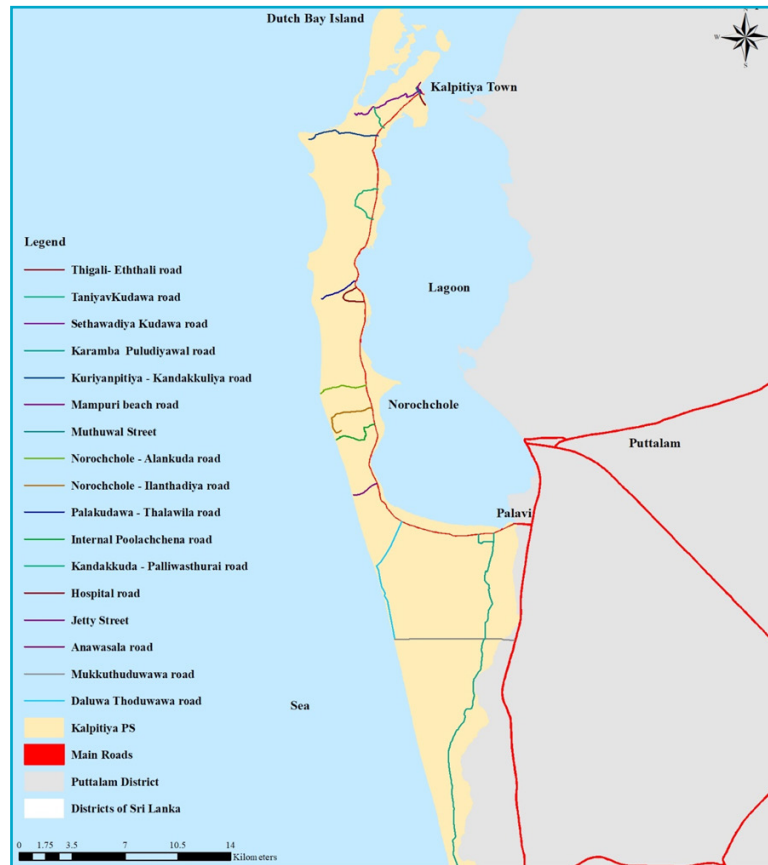
	<b>Pedestrians</b>	<b>Bicycles and motor bicycles</b>	<b>Public</b>	<b>Private</b>
	1120	Foot bicycles - 96 Motor bicycles - 326	Bus - 24	Cars - 68 Vans - 51 Trishaws -555 Lorries- 116 Heavy Vehicles- 13 Others- 9
	1120	422	24	895
<b>Total</b>	1120		1341	

**Table No : 6.3.2**  
**Vehicles and passengers arriving at kalpitiya within an hour**



The information presented in the above table reflect that the total number of vehicles enter and exit to and from the Kalpitiya town recorded only 1341 vehicles and the pedestrians approaching the town do not exceed 1120 pedestrians. These data do not point to the conditions that will inspire new road developments to face the future needs but proper rehabilitation of the current road network and sustainably maintaining them would be quite sufficient to meet the needs of the planned conditions.

The planned locations of trade centres and other activities in the town area may potentially capable of attracting more people and vehicles creating congested traffic conditions by the year 2030, but the improvement of the current road network in the town centre alone will be sufficient to face the situation without construction of new roads. Taking these findings in to the consideration a transport plan, including proposals for improvement of the road network integrated with the interior roads to facilitate the implementation of the proposed development projects in the development plan has been, has been proposed.



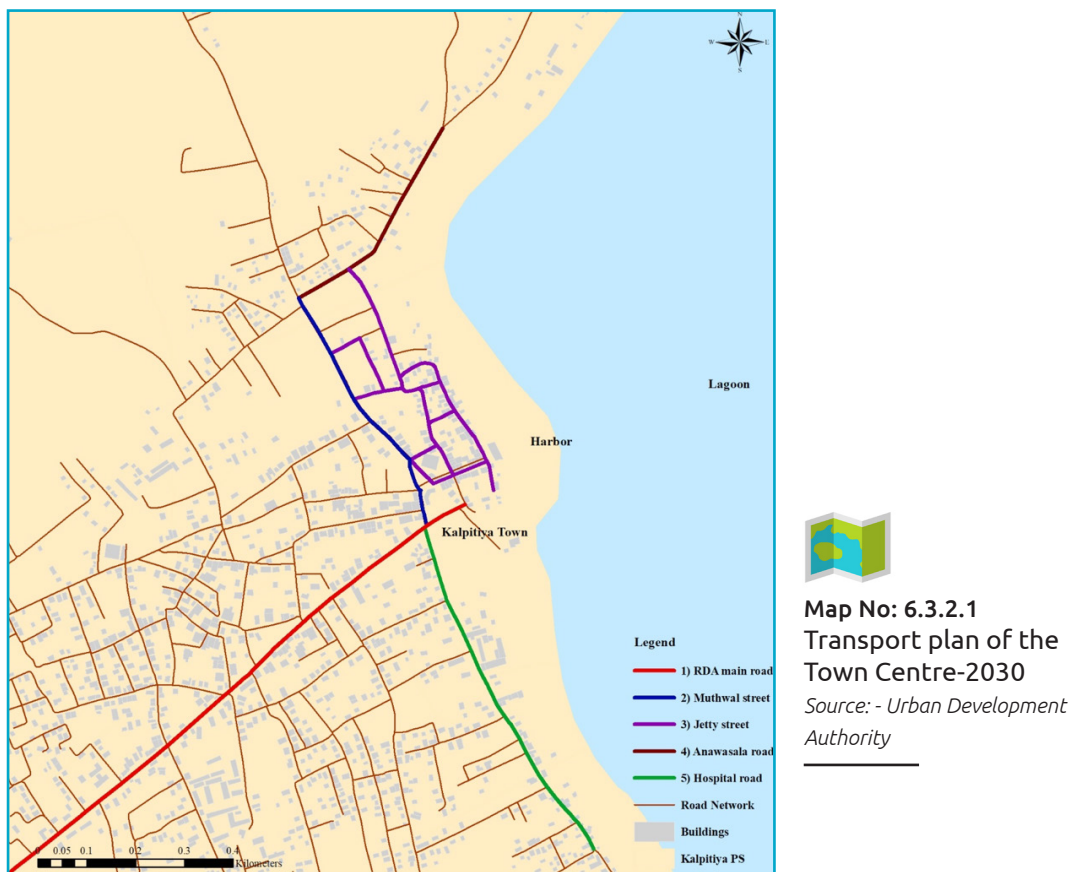
**Map No: 6.3.2**  
**Transport plan-2030**  
Source: - Urban Development Authority

**6.3.2.1 Refurbishment of Muthuwal Street, Jetty Street, Hospital Road, Kalpitiya-Palavia Main Road, and the section of the road from the point where the Bus Stand located up to the Anawasala road and upgrade them with side drains.**

The road network in the town centre is consisting of narrow roads, and is not provided with basic road infrastructures, such as side drains, pavements for the pedestrians and adequate parking spaces. These shortcomings in the existing road network contributes

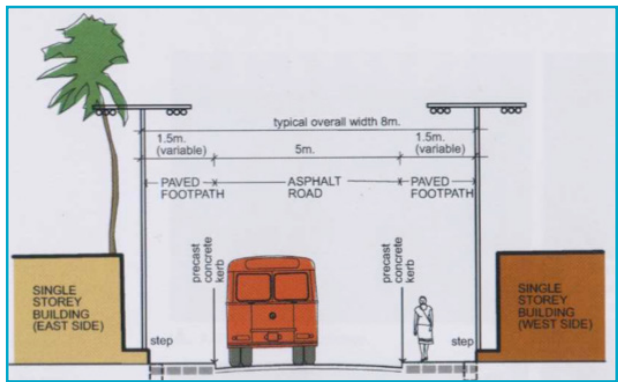
somewhat traffic congestion, which can be overcome by upgrading the selected roads and streets depending on the potential impacts that may be stemming from the future urban development projects to be implemented under this plan.

The proposed fisheries harbour development proposal envisages achievement of certain objectives and to facilitate the efficient and free movement of the fisher folk and the tourists in the town area. Further, more vehicular traffic is anticipated by the year 2030, so the road network improvement plan has to take care of all these factors in to consideration. Accordingly, the transport plan is expected to address these issues.



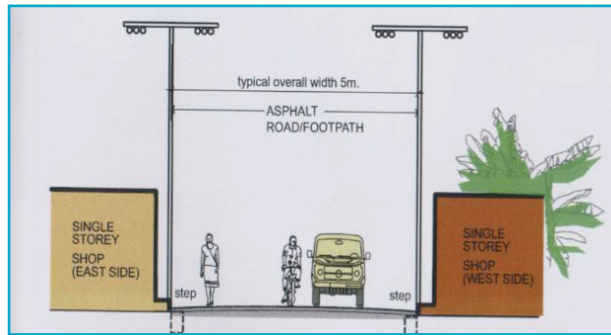
**01. Upgrading and rehabilitation of Mutuval Street:**

Length of 2 Km to be widened to a planned width of 6 metres up to the Jetty and to be provided with other road structures such as side drains and pavements.



02

(i) Refurbishment of Jetty Street, which is bordering the Fisheries Harbour in front up to the Anwasala road. This section of the road has a length of 800 metres and will be widened to a width of 6 Metres and upgrade it with side drains and pavements.

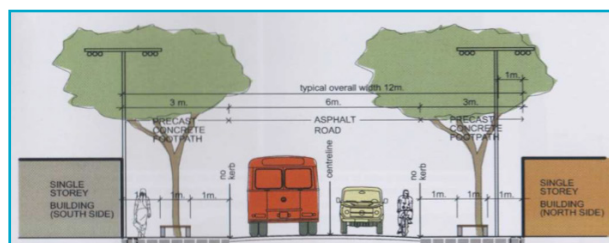
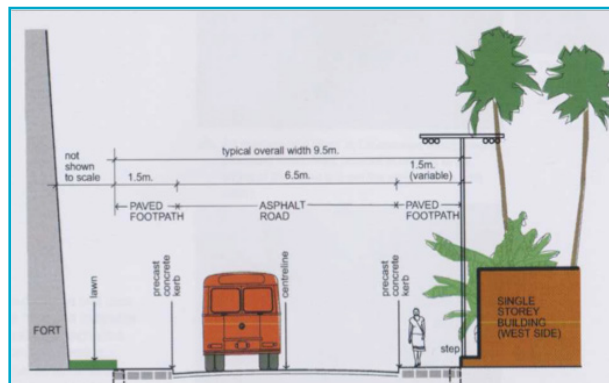


(ii) The widening and upgrading of Jetty Street to a length of 300 Metres to a width of 6 Metres.

(iii) The road running by the side of the Dutch Church up to the Jetty street (First Cross Street) is proposed to be upgraded and widened to a width of 6 Metres and to a length of 62 Metres

03. Widening of the Hospital Road to a length of 1.15 Km and upgrade it with side drains

04. Redevelopment of Kalpitiya-Palawiya main road up to the end of the town limit with landscaped pavements with seating facilities and streetscapes with trees planted for shades.



05. Rehabilitation and upgrading of the Anwasala road from the location of the Bus Stand to a length of 2.5 Km by widening to a width of 6 Metres and to be provided with side drains.



It has also been proposed to provide two vehicle parking places, one at the Dutch Fort and the other at site in front of the Navy Camp. Additionally, on-street parking facilities have also been proposed along the Kalpitiya main road. The proposed road design needs to make provisions for such facilities at selected places.

The public bus terminal in a town has to provide more facilities to meet the needs of the public while contributing more towards the efficient performance of the road network. The public bus stand at the Kalpitiya Town has been a recent development, which needs to be upgraded with more facilities enabling it to begin long distance bus services from the Kalpitiya Town. Accordingly, proposals have been made in this plan.

### **6.3.2.2 Rehabilitation of other roads within the PS area with surfaces being carpeted with premix**

1. Sethawadiya – Kudawa road upgrading with laying of pre-mix to a length of 5.4 Km.
2. Upgrade the Kudawa road to a length of 1.7 Km by laying with pre-mix
3. Kurigngnampitiya-Kandakuliya road rehabilitation to a length of 4.9 Km with pre-mixed carpet layer and upgrade it to a PRDA managing road from the PS management grade.
4. Redevelopment of Kandakuda-Palliwasalthurai road to a length of 6 Km and widening to a width of 6 Metres with laying of pre-mix carpet
5. Redevelopment of Pakakuda-Thalawila road to a length of 2.5 Km with a pre-mix carpet being laid.
6. Redevelopment of Thigily-Eththale road to a length of 6.3 Km with a pre-mix carpet being laid.
7. Redevelopment of Norochchole-Alankuda road to a length of 3 Km with the surface being laid on with a pre-mix carpet.
8. Redevelopment of Norochchole-Illanthadiya road to a length of 4.6 Km with the surface being laid on with a pre-mix carpet.
9. Redevelopment of Pullachchena internal road to a length of 2.7 Km with the surface being laid on with a pre-mix carpet.
10. Redevelopment of Mampuriya Marine road to a length of 2 Km with the surface being laid on with a pre-mix carpet.
11. Redevelopment of Kamba-Puladidyawal road to a length of 20Km with the surface being laid on with pre-mix carpet.
12. Redevelopment of Daluwa-Thduwawa road to a length of 8.5 Km with the surface being laid on with pre-mix carpet
13. Redevelopment of Mukkuthoduwawa road to a length of 7.05 Km with the surface being laid on with pre-mix carpet

It also has been proposed to expand the public transport services covering the zones where proposed new residential developments will take place.

The development plan identified the need of a transport system to connect the islands with the town centre by motor boats, which requires development of the Jetty with necessary facilities and a sustainable boat service will have to be established. Further a bridge linking the Dutch Bay Islands with the town centre has been proposed at Thoradiya.

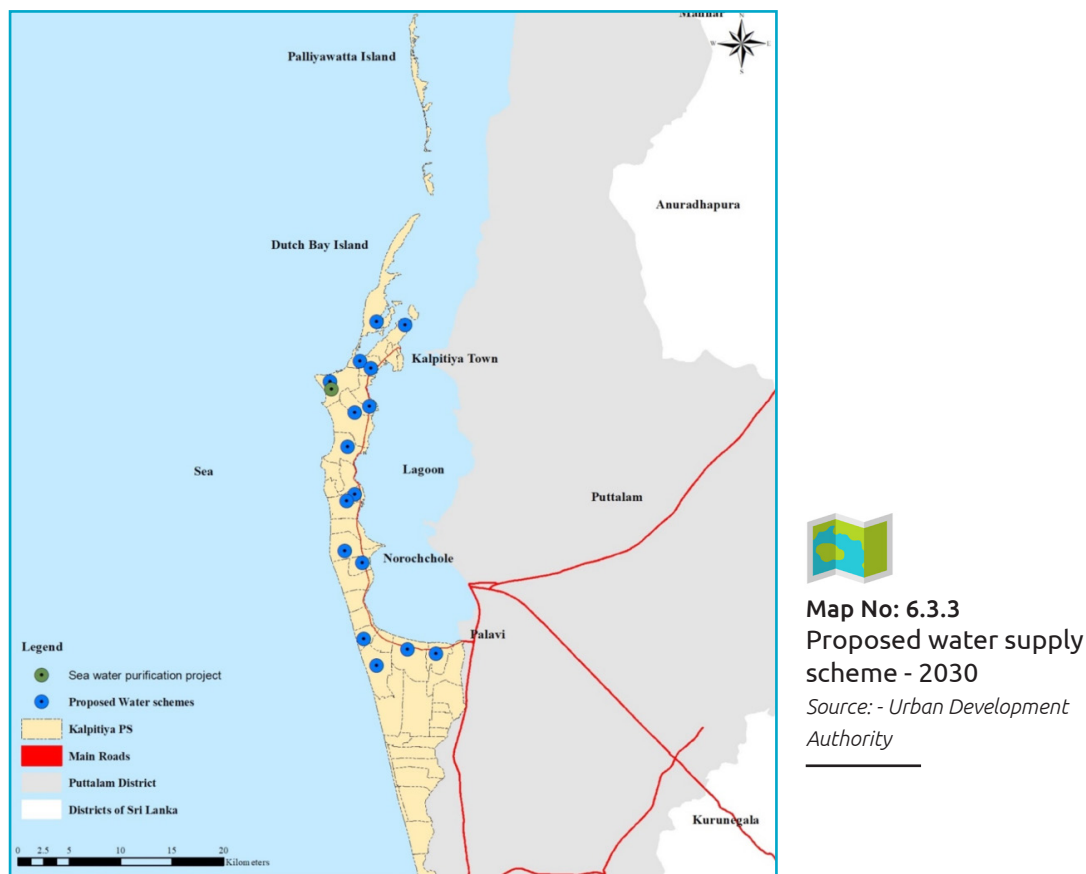
### 6.3.3 Proposed water supply scheme

The water supply plan has to play a vital role in the socio-economic development of a town and the management of the water resources need to optimize the water usage with a view to conserve it sustainably for the future needs. Currently, the population of the Kalpitiya PS area is provided with water, approximately 2,921,000 Liters, through community based water supply schemes, and 3,720,600 Litres through shallow wells. Accordingly, the current usage of water in the area has been estimated to be 6,641,600 Liters per day. This current water supply needs to be ramped up to meet the needs of the increased population of 166,700 people together with the increased tourist arrivals in the area by the year 2030.

Average water need per person per day	Litres 150
Estimated water need by 2030 for the population forecast	Litres 25,005,150
Current capacity of water sources	Litres 6,641,600 (Community-based supply:Litres 2,921,000) Capacity of shallow wells Litres 3,720,600
Estimated shortage of water by the year 2030	Litres 18,363,550
Quantity of water to be supplied by the proposed water supply scheme by the year 2030	Litres 10,500,000
Predicted shortage of water even after the implementation of the proposed water supply scheme.	Litres 7,863,550

**Table No : 6.3.3  
Water Supply Plan for 2030**

It has been forecast that the water requirement of the population by the year 2030 will be 25,005,150 Litres per day, but the water supply capacity that will exist even after the implementation of the proposed water supply scheme will not be able to meet this target. There will be a shortage of 18,363,500 Litres by the year 2030. The proposed water supply scheme of the NWS&DB will be able to supply only 10,500,000 Litres per day by 2040. This scheme will cover only 31 GS Divisions in the Kalpitiya Divisional Secretariat division. The Kalaoya River will be the main source of water of this proposed water supply scheme. The distribution system of this scheme proposes to locate two water storage tanks at Norochhole and Kalpitiya town with the capacity to store 1000m<sup>3</sup> and 2000m<sup>3</sup> Litres respectively. The water distribution network will be 200 Km in length and will supply water to 72,000 families. The total water supply capacity of this scheme will be 10500 m<sup>3</sup> which will not be sufficient to meet the total need of the population by 2030. Therefore a proposal to purify the sea water is under consideration and a sea water purification plant to be located at Kandakuliya. This plant is expected to fulfil the shortage of water that would be experienced in 2030.



### 6.3.4 Proposed Power Distribution Network Plan

According to the information available the total power requirement of the population in the Kalpitiya PS area has been fulfilled. According to the information 30,139 housing units in the PS area have been given power connections in the year 2017. The power distribution network is consisting of two Grid Stations. The power cable network includes 33,000 KW network and 11,000KW network. There is another distribution network runs through the area from Norochhole which feeds the national grid.

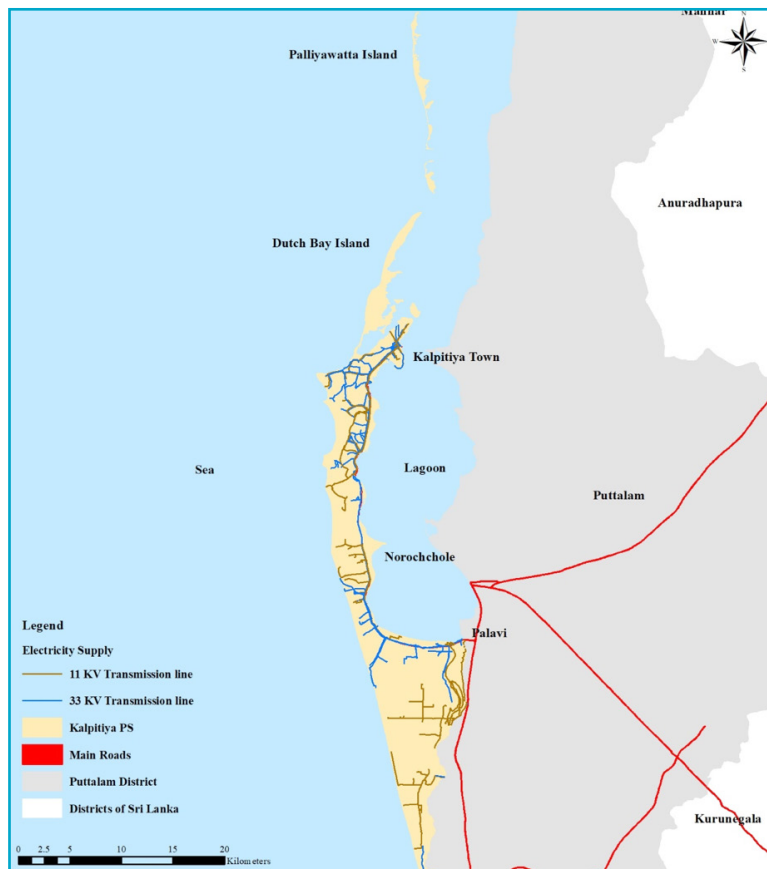
The population in 2030 will be 166,701 according to the estimates, accordingly the number of housing units as computed will be 42,744 housing units. The per capita power consumption, according to the International Energy Agency of Sri Lanka, will be 203 KWh. As per this standard the power requirement of the families computed on the basis of the forecast population in 2030 will be as follows.

Per capita power consumption	= 203 KWh
Power requirement of one housing unit	= 203 X16 = 3248 KWh
Power requirement of families in 2030 As estimated	=3248 X 42,744 = 138, 832,512 KWh = 138,832 MW



The economic sectors of salt industry and prawn and crab farming do not consume much power as their activities are not based on electricity power. CEB office of the DGM is of the view that the current power generation is quite sufficient to meet the needs without any difficulty. The future power need computed on the basis of the population estimates and the developments expected in other sectors such as salt production, tourism industry, agriculture, prawn and crab farming will be 138,832 MW, which will not be a difficult target to cater for as the capacity of the power generation will be sufficient to meet it.

Current power distribution network does not cover the Dutch Bay and Palliyawatta islands despite the fact that these islands have been proposed for tourism development. However, there is a great potential for solar power generation in these two islands, hence areas for installation of solar panels have been reserved in the development plan for this purpose.



**Map No: 6.3.4**  
**Proposed Power Distribution Network Plan-2030**

Source: - Urban Development Authority

### 6.3.5 Proposed waste water and sewerage disposal plan.

The Kalpitiya-Palaviya main road, within the town area, has side drains to discharge the storm water. Rest of the roads in the road network do not have side drains to discharge the storm water. The street network within the town is not provided with side drain facilities, which allow the storm water to flow through the open streets creating difficult environment during the rainy periods. As such this development plan proposes to rehabilitate the selected roads with side drains being provided in accordance with an overall drainage plan prepared on the basis of a comprehensive drainage and sewer

disposal studies undertaken by a competent authority in view of preparing such a plan for the town area by 2030.

A central sewerage disposal system is necessary to be developed within the core area of the town, where plot sizes are comparatively small and do not allow localized sewerage disposal systems to be implemented individually. This localized sewer disposal method outside the core area of the town may be practically possible in the rest of the PS area where the plot sizes are comparatively large. Taking these facts in to consideration the development plan proposes to implement localized sewerage disposal systems individually by the land owners outside of the Kalpitiya town area while a centralized sewer disposal network is implemented within the core area of the town based on a comprehensively designed sewerage system.



**Map No: 6.3.5**  
**Proposed Drainage and**  
**Sewerage Plan-2030**  
 Source: - Urban Development  
 Authority

### 6.3.6 Solid Waste Management Plan

The current solid waste management system in the Kalpitiya PS area is not capable of dealing with the solid waste satisfactorily. This inefficiency of the solid waste management system is vividly reflected from the heaps of solid wastes visible along the Kalpitiya-Palaviya main road and at the sub-urban junction towns, mangroves habitat areas and in areas where more tourists are moving around.

### 6.3.6.1 Solid wastes collected per day within the PS area-2017

Locality	Quantity of solid wastes Collected per day
Within the Kalpitiya town area	Ton 05
Solid wastes collected from the outside of the town area	Ton132

Table no 6.3.6.1.1

The total solid wastes collected from the core area of the town amounts to Tons 05, of which 2.5 Tons were collected from residential areas, 01 Ton from the commercial areas, 0.3 Tons from the hospital area and 01 Ton from the hotels and Government institutional areas.

Use Zone	Solid waste %
Residential	80%
Industrial	15%
Commercial	05%

Table no 6.3.6.1.2

The collection of solid wastes is implemented only in areas falling in 6 GS divisional areas, in rest of the PS areas, this waste collection service is not provided for; as a result the people in those areas are compelled to manage their waste generated within their premises itself. However there people who do not manage their wastes within their premises and tend to dispose them in open areas which are generally close to their houses. This procedure led to many environmental issues in the town outside areas.

The solid wastes collected from the surrounding areas of the town are transported to solid waste processing centre located 2 Km away from the town area. The centre received the wastes collected from 6 GS divisional areas and processed them to produce composts. The investigation of the site revealed that the land area of the waste processing centre is not adequate enough to deal with the total wastes coming in. Therefore it has been proposed to expand this centre while developing a new solid waste management centre in Norochhole area as well.

The analysis of the waste collection system revealed that 80% of the solid wastes are collected from the residential areas where the local people reside, but the balance 20% is generated in the commercial area where more outsiders, who visit the area for commercial purposes, are responsible for majority of the wastes generated.

People employed in Commercial, industrial and service sectors in 2030 = 141,535

20% of the total coming to the area from outstations = 141,535 x 20%

Number of people coming to the area from outstations = 28,307

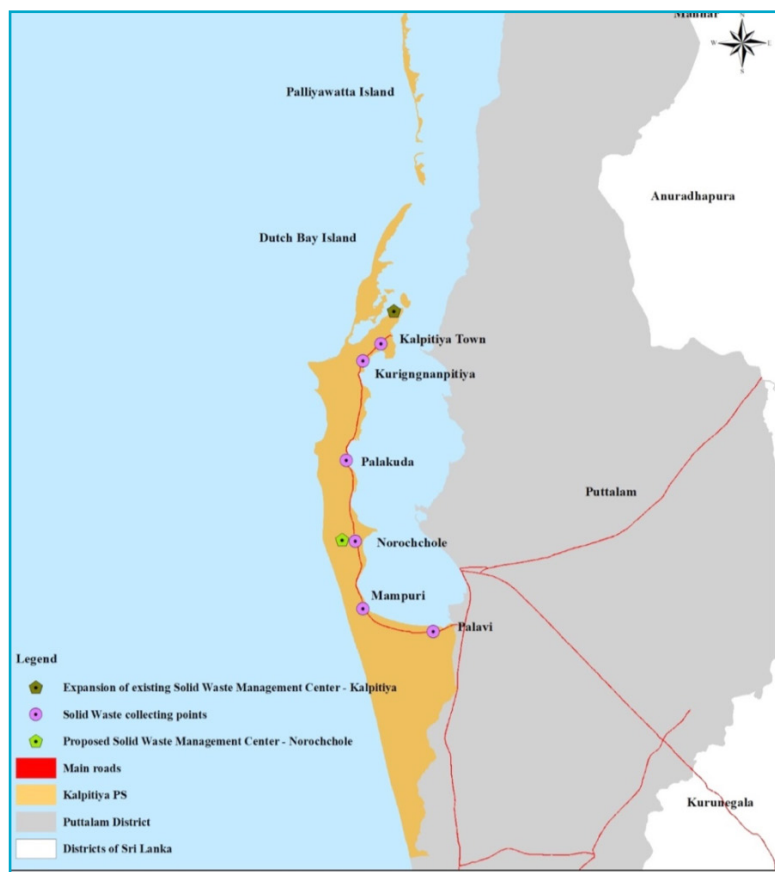
Solid wastes generated by the outsiders in the town (per day) = 141535 x 20%  
= 28,307 Kg

Solid wastes generated by the outsiders coming for commercial Industrial and service purposes = 28,307 x 3%  
= 8492 Kg.

Estimated solid waste generation in 2030 according to the forecast population.

Use sector	Forecast population-2030	Solid wastes generated (per day)
Residential	166701	129 Ton
Commercial, industrial and services	28307	31 Ton
Total	160 Tons	160 Tons

Table no 6.3.6.1.3: Estimated solid waste generation in 2030



**Map No: 6.3.6**  
**Proposed Solid Wastes Management Plan - 2030**  
*Source: - Urban Development Authority*

6.3.6.2 Redevelopment of Anawasala Solid Wastes Management Centre

6.3.6.3 Establishment of a new solid waste management centre at Norochhole.

6.3.6.4 Placement of solid waste (sorted) collection containers at suitable locations in the junction towns



---

## 6.4 Economic Development Strategies

The basic economic sectors of this area, namely, fisheries, tourism and agriculture, will be brought under this plan.

As far as current land use profile is concerned, the land area under the tourism activities amounts to 17.9% of the total land area while those of fisheries, agriculture and salt industry amount to 1.2%, 53.1% and 2.64% respectively.

The view held by the economic development plan of the Kalpitiya area needs the current basic economic sectors' development in order to generate more employment opportunities to the employable people in the planning area and thereby to address the issues relating to increase of the per capita income and the physical development. This plan also envisages to bring more recourses to the area from outside and thereby to increase the investment in service sectors and infrastructure networks of the area.

The North Western province occupies the 3rd place in the ranking of the Provincial Councils in terms of the contributions they make towards the GDP. According to the records of the 2016, the North Western Provincial economic sectors of agriculture, industry and supplies contributed to the GDP by 1.5%, 3.2% and 5.6% respectively in that year. As far as the contribution made by the Kalpitiya PS area towards the GDP is concerned, the tourism industry contributes 5.6%, Fisheries and dry fish industry 17.7%, salt industry 65.5%, power and energy 5.6% and the agriculture 2.1%. This information highlights the fact that the salt industry and the fisheries and associated industries become the most significant economic sectors that can drive the future economic and physical development of the area. The employment of the manpower of the area also revealed that 20.4% of the total employed is in the economic activities associated with the sea and the lagoon resources.

### 6.4.1. Proposed Tourism Development Plan.

The potentials that provide the basis for tourism development in Kalpitiya are spread almost everywhere of the PS area; the sea beach, mangroves and its habitat, bird species, salty wetlands, sand dunes, sea grass, coral reefs and the wider sea fronts are the most attractive natural environmental features that attract the tourists. Further, species unique to this area, the dolphins, sun, sandy plains and the sea (3S'-sun, sand & sea) are prevalent in the area, as well as the places of religious and historical significance too are located in this area. The integrated development plan will provide the basis to develop the area as a tourist resort centre.

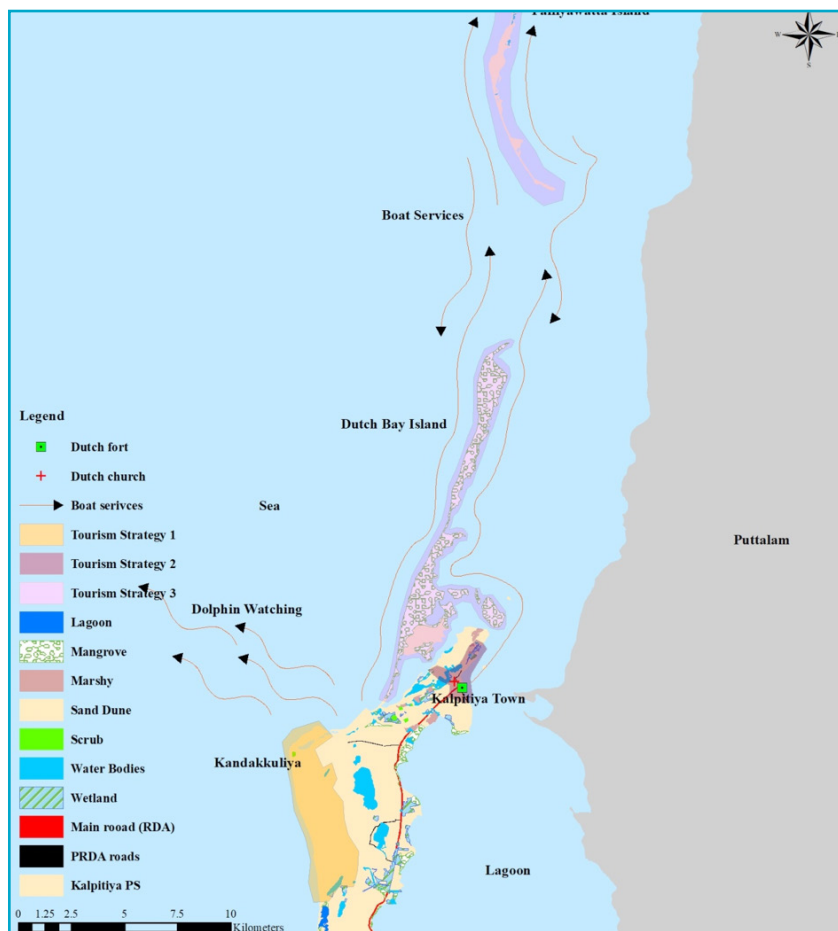
Kalpitiya is now emerging as a tourist resort area based on many on-going leisure activities that are prevalent in areas where sailing, lagoon touring, whales and dolphin watching and fishing are thriving depending on the available potentials even in the absence of necessary infrastructure facilities. The tourist arrivals in the year 2030 is expected to be increased to 18,506 tourists from 15,422 tourists in 2017, following the development of the infrastructure systems that are basic to the tourism development.

The objectives of the tourism development plan.

1. Utilisations of the potentials exist optimally for the tourism development.
2. Establishment of sustainability of the environmental
3. Creation of a better environment in sub-urban centres and in areas where scenic character is attractive.

Accordingly, the tourist development strategic plan includes three strategies.

1. Laying down a tourist corridor along the Kandakuliya beach.
2. Development of a tourist corridor with features of historical and archeological significance.
3. Development of an Island corridor for tourism.



**Map No: 6.4.1.1**  
Proposed Tourism  
Development Plan  
(2030)

Source: - Urban Development  
Authority

### Strategy 01

1. Laying down a tourist corridor along the Kandakuliya beach.

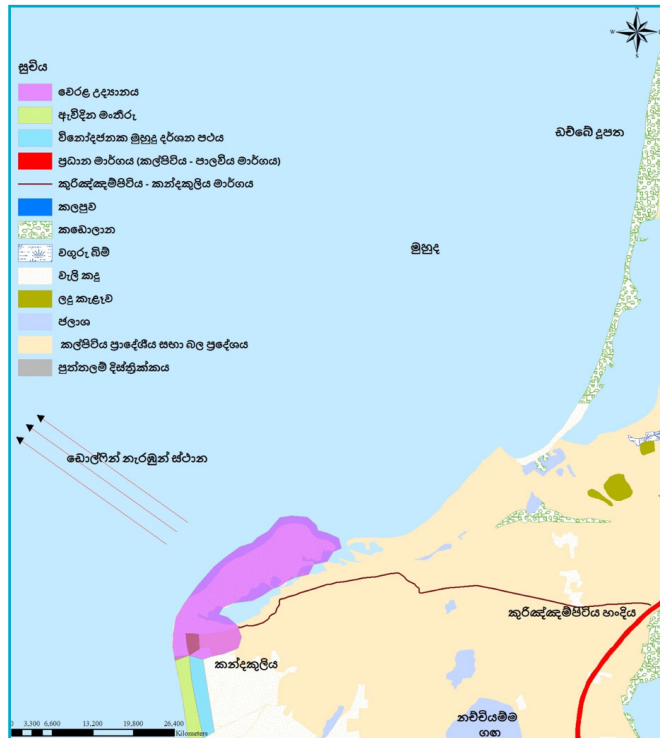
This corridor stretches from Kandakuliya up to the Madalappaliya. This proposed corridor includes the area where leisure activities are on the increase, specially relating to sailing and exists sand dunes which could be made use of in organizing leisure activities. This corridor could be designated as the tourist development corridor.

This proposed tourist development corridor includes three distinguished zones as follows.

- 1 –Implement a planned development in the Kandakuliya area to promote the water based-sports as a beach garden
- 2 –Development of walking tracks to a distance of 1 km from the Kandakuliya beach
- 3 –Development of a entertainment beach frontage in Kandakuliya to a distance of a Kilometer



**Map No: 6.4.1.2**  
**Tourism Beach Corridor (2030)**  
Source: - Urban Development Authority



**Strategy No 02**

Development of a tourist corridor with features of historical and archeological significance.

This corridor development plan envisages to include the Dutch Fort and the Dutch Church in itself as both these archeologically significant features which possess remarkable potentials for tourism development and as a result they are fast deteriorating in appearance and physical conditions due to gross negligence. Therefore this plan envisages including these two significant features for integration with the proposed tourism development plan.



**Map No: 6.4.1.3**  
**Proposed historic and archaeological tourism corridor**  
Source: - Urban Development Authority



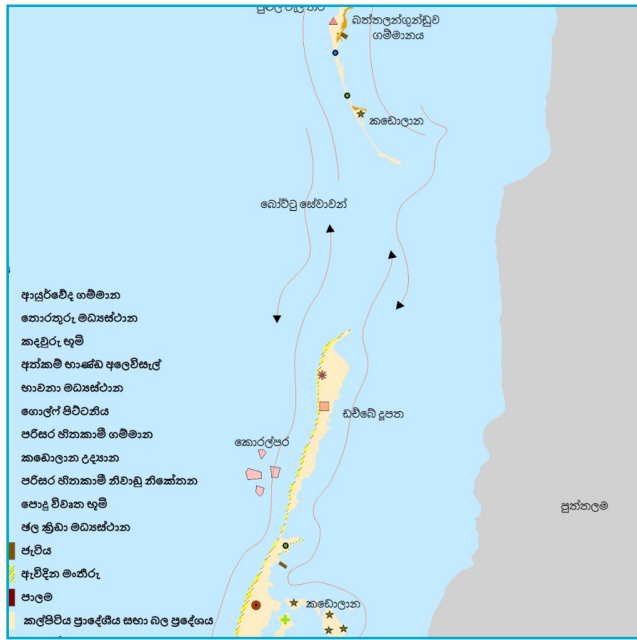
- 1) Dutch Church and the surrounding area development
- 2) Dutch Fort and its surrounding area development to be accessible by public.
- 3) The Mutuwal road that links the Dutch Church and the Dutch Fort to be developed as a tourist corridor with facilities for the public to walk freely.

**Strategy 03**

**Tourism island corridor.**

The tourists arriving to Kalpitiya love to tour the islands, specially the Palliyawatta and Dutch Bay islands. Therefore these two islands could be included in the proposed tourism corridor development plan.

This environment is rich of natural environmental habitats such as mangroves, diverse bird species, wetlands with salty waters, sand dunes, sea grass, coral reefs and wider sea front are unique features to this area. Further this area is full of dolphins and whales with unobstructed sun in the wide sand plains create an attractive environment for the foreign tourists, as such the development of this island environment has been proposed in the plan.



**Map No: 6.4.1.4**  
**Proposed tourism island corridor**

Source: - Urban Development Authority

**6.4.2. Proposed Fisheries development plan**

Fisheries industry is a unique livelihood- earning activity in Kalpitiya and gave birth to many other fishing related activities such as prawn farming and crab processing. The sea limit of the fishing activities is 55 Km but the same in the South West sea is 74.4 Km. According to the records, 3456 families are involved in the fishing related activities such as fishing, dry fish processing, fishing net industry etc. These fishing families are provided with 27 fishing boat landing sites in PS area to serve 1883 numbers of fishing boats. These fisher folks are organized under 40 fishermen organizations which take care of the common issues encountered by the fisher folks while attending the matters relating to the welfare of them. In the year of 2016, the income generated by the fishing industry was estimated to be Rs 2870.5 Min while the same from the dry fish industry in the same year was estimated to be Rs. 856.5 Mln.



Nowadays, the demand for fisheries products are emerging in the markets of international, national, provincial and local contexts, inspiring the capacity and facility development of the sector. Therefore, the traditional fishing industry and the dry fish industry need modernisation based on a plan.

Strategy 01 : Development of existing fisheries harbours in integration with the tourism plan.

Strategy 02 : Redevelopment of the existing the boat landing sites



**Map No: 6.4.2.1**  
Proposed fisheries  
development plan (2030)

Source: - Urban Development  
Authority

**Strategy 01 –Development of existing harbours in integration with the tourism plan.**



**Map No: 6.4.2.2**  
Proposed harbour  
development plan (2030)

Source: - Urban Development  
Authority

- 1) Redevelopment of the street together with the side drains where the dry fish stalls are located.
  - i. Development of existing fisheries harbours in integration with the tourism activities.
  - ii. Repairing the existing Jetty
  - iii. Ticketing booth
  - iv. Restaurant
  - v. Placement of water filters
  - vi. Installation of ATM machines
  - vii. Public toilets and solid waste collection bins placements
  - viii. Integration of the tourism activities with the harbour administration office building.
  - ix. Construction of new jetties dedicated to the tourists
  - x. Resting places for the tourists.

### Strategy 02 –Redevelopment of existing boat landing sites



**Map No: 6.4.2.3**  
Proposed boat landing site development plan (2030)

Source: - Urban Development Authority

- i. Ten numbers of store room facilities to keep the fishermen's tools
- ii. Provide suitable places for repairing boats and fishing nets
- iii. Provide trade stalls for whole sale and retail sale of fish

### 6.4.3 Proposed Agricultural Development Plan.

The agricultural activities occupy 52.63% of the total land area of the Kalpitiya PS area, which constitute 12796 Hectares.

North Western province of the Country makes an economic contribution of 2.1% of the GDP. The Kalpitiya PS area employs 17% of the entire labour force on agricultural activities.

The Norochchole Economic Centre has emerged as a dynamic commercial centre facilitating the farmers to trade their products daily. This economic centre, according to the records, trades vegetables ranging between 80,000 Kg to 90,000 Kg per day, the daily average revenue received has been ranging from Rs. 200,000 to Rs. 1,000,000.

The increase of agricultural products to satisfy the local and foreign demands has been a difficulty in the past due mainly to the under-utilization of lands and application of unproductive farming techniques. As such, necessity of a comprehensive development plan for the improvement of the agricultural sector has been felt for quite a sometimes in the Kalpitiya area.

Keeping an eye on these factors an agricultural development plan has been prepared.

#### Strategy 01. Development of infrastructure networks required by the agricultural sector

Redevelopment of Norochchole Economic Centre with necessary facilities.

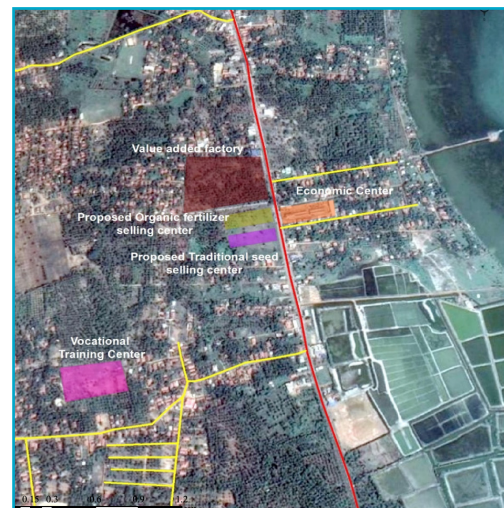
1. Establishment of a Vocational Training Centre with a view of providing training facilities not only to the farmers but also for the fishermen and the tourism employees as well. .
2. Establishment of trading stalls for the handy crafts and vegetables and fruits.
3. These trading stalls should serve the tourism activities as well.

#### Strategy 02 –Steps should be taken to mitigate the Environmental Pollution that has been caused by the agricultural

1. Establishment of compost fertilizer trading stall.
2. Establishment of vegetable processing industry to promote the value additions to the agricultural products.



**Map No: 6.4.3**  
**Agricultural Sector**  
**Development Plan**  
*Source: - Urban Development*  
*Authority*



#### 6.4.4 Wind Power generation Plan

It has been established that the Kalpitiya area has a remarkable potential for wind power generation capacity development. The most suitable locations for installation of wind power generators are lying in areas such as Nirmalapura, Sethapola, Norochchole, Narakkalliya, Nawakkaduwa and Mampuriya areas. There are 06 numbers of wind power generators already installed in these areas and generating electricity to the tune of 173 GW, which is fed to the national grid. The computations revealed that the net electricity power fed to the national grid has been 2.5% of the total power generated by the wind power generators.

The areas surrounding Sethapola, Norochchole, Narakkalliya, Nawakkaduwa and Mampuri are having the most suitable environmental set up for harnessing the renewable energy from solar and wind. Therefore, this plan proposes to utilize unproductive lands for installation of solar panels and wind power generators in those areas to generate renewable energy to feed the national grid.



Map No: 6.4.4  
Proposed wind power generating areas. (2030)

Source: - Urban Development Authority





## 6.5. Sustainable environmental Development Strategies

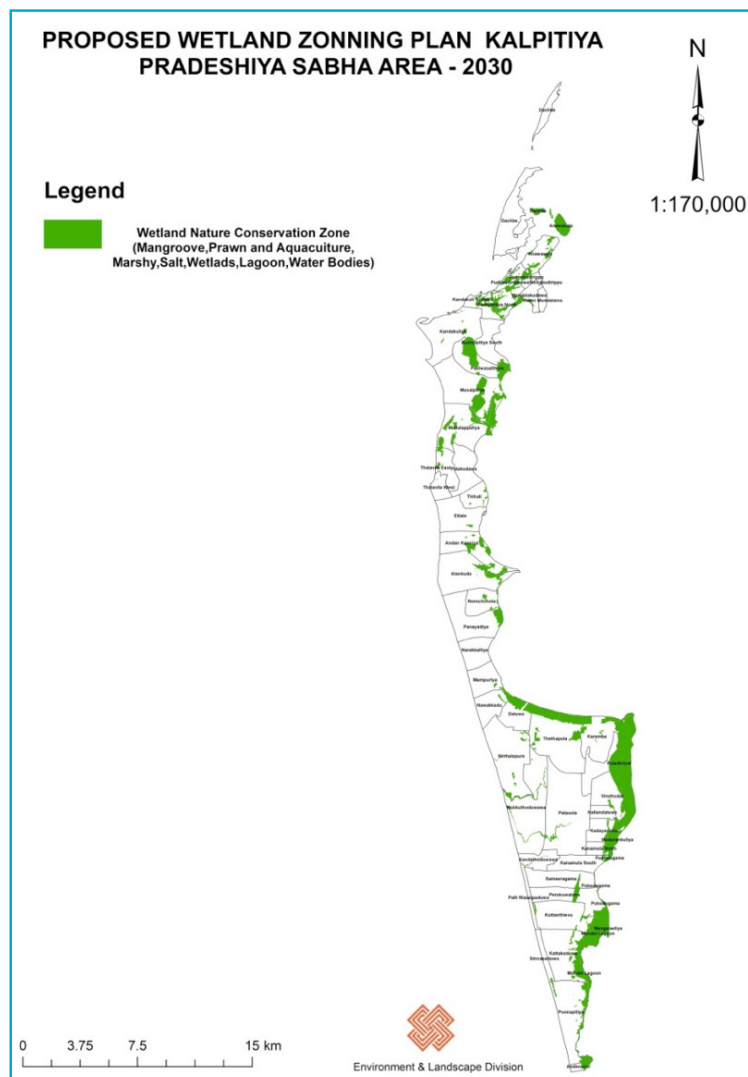
### 6.5.1 Proposed Environmental development plan

#### Conservation areas

- **Wetlands in the Planning area**

Most of the planning area is situated hugging the lagoon, setting out a fertile environment rich of mangroves habitat. It also has been characterized by paddy fields, lagoon wetlands, salterns and fertile areas for prawn and crab farming. These areas are creations of the nature, harnessing their commercial and economic potentials should be cautiously managed sustainably with a long-term conservation plan. Therefore the wetlands which are environmentally significant have been zoned as “natural wetland conservation zone” in the proposed development plan.

The Annexure provides the detailed conditions, guidelines and permissible uses in the “natural wetland conservation zone”



**Map No: 6.5.1**  
Proposed wetland zoning  
plan 2030

Source: - Urban Development  
Authority

## 6.5.2 Landscape Management

The vision that guides the sustainable development of Kalpitiya in to the future can be encapsulated as the “blue peninsular emerging from the nature’s resort”, which envisages achieving three objectives, one of which is to make the Kalpitiya area most attractive tourism resort area in the Country by 2030. In order to approach this vision, following objectives have been set out in the context of landscape plan.

1. Rehabilitation and conservation of the historically and archeologically significant features such as Dutch Church and Dutch Fort by 2030 and to open them for public exhibition.
2. Improvement of the public areas of the Kalpitiya town by landscaping selected places by 2022 with an eye on making the entire town area more attractive and enhancing the environmental scenic characters.

The development plan envisages making an attractive tourist destination and a tourist resort out of Kalpitiya for the foreigners. The ongoing organic development in Kalpitiya has been setting out an atmosphere appropriate for socio-economic development based on the historically and archeologically significant features of the area and the picturesque scenic character of the sea. Accordingly the main objective of this plan is to make Kalpitiya most attractive tourist resort destination endowed with the picturesque sea and the beach.

### Principal objective of the conceptual landscape plan.

Creation of safe and attractive public beach frontage with easy access and unobstructed view.

Conservation and development of old Dutch Fort as the principal public square in the town.

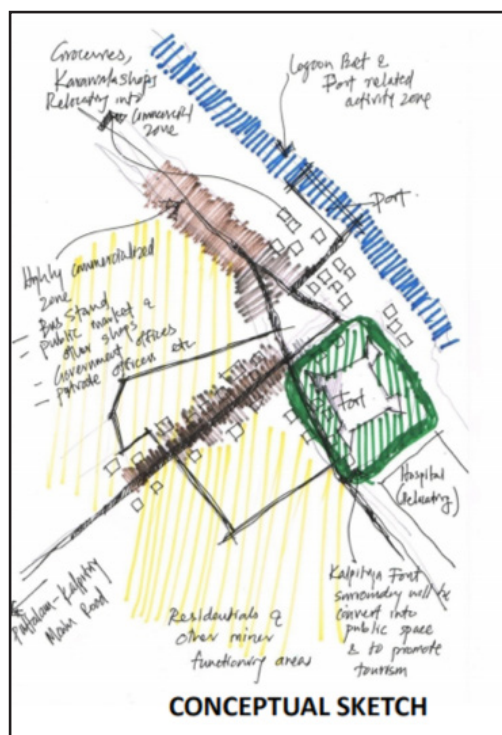


Figure No: 6.5.2.1  
Kalpitiya Conceptual Landscape Plan

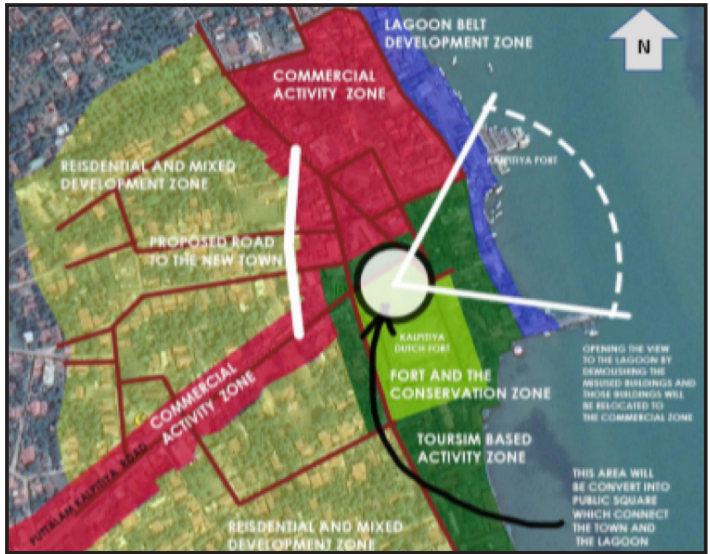


Figure No: 6.5.2.2  
Principal town square in the Kalpitiya town

**Main features of the Conceptual landscape Plan**

1. Creation of physical improvements according to a street plan to maintain a balanced visual and physical interaction between the end and the beginning of every street in the town



Figure No: 6.5.2.3  
Between the end and the beginning of every street



Figure No: 6.5.2.4  
Proposed landscape plan between the end and the beginning of every street

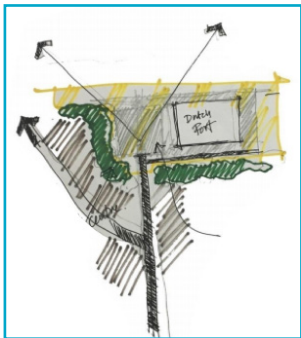


Figure No: 6.5.2.5  
Area proposed to include in the town square

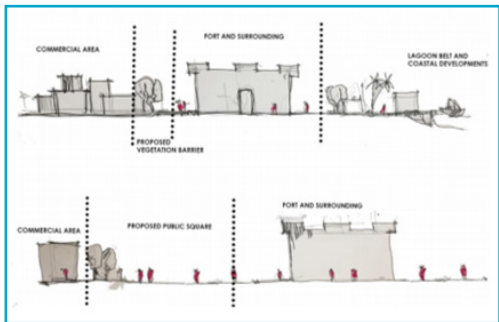


Figure No: 6.5.2.6  
Section of the proposed town square

2. Designing of the Dutch Fort area as a town square and redesigning of the urban façade of the existing buildings to be compatible with the said square.



**Figure No: 6.5.2.7**  
Tourist beach with activities which are unique to Kalpitiya

3. The beach front that defines one of the boundaries of the town, should be redesigned enabling reorganization of mixed activities including those which are unique to Kalpitiya and with a face lift as a tourist activity-dominating beach.

4. Streets to be planted with trees in view of bringing down the heat in the town area and thereby setting out a pleasing environment for the public.

**Proposals:**

- Making the town square area the active focal point of the
- Inspire conservation of physical characters having archaeological significance.
- Promote activities between the beach and the Kalpitiya town in view of increasing interaction.

Development town square and the Dutch Fort to promote tourism



**Figure No: 6.5.2.8,**  
**Figure No: 6.5.2.9,**  
**Figure No: 6.5.2.10**  
Dutch Fort and surrounding tourism development

This area is historically significant and as such it should be landscaped to be compatible and reflecting the historical memories.



**Figure No: 6.5.2.11**  
Dutch Church and tourism development in the surrounding



#### 6.5.4. Public open area plan for the leisure and sport activities within the PS area- 2030

The population projection for the year 2030 within the PS area will be 166700 people, and the number of foreign tourists also could be higher than what it is today by that time. In this future scenario, open spaces for leisure and sport activities should be planned out to meet the needs of the increased population together with the tourists as well. Further such needs also could be inspired by the increased living standards which could make people to expect qualitatively more advanced facilities in public open areas. In this context, the UDA's accepted planning standard for open areas in a town has been 1.4 Hectares per 1000 people, accordingly it has been computed that the total open area requirements of the Kalpitiya PS area will be 233 Hectares by 2030.

The sea beach of Kalpitiya is already full of many leisure activities, namely, swimming, sports involving sea waves and wind blow, walking, diving, collection of ornamental fish and sailing, and fishing in the lagoon area. Touring the environmental scenic areas, watching dolphins, whales and birds are other form of leisure activities that are prevalent in this area. Taking these findings in to consideration this plan will be prepared with the objective of promoting and developing the leisure facilities.

The table no 01 and the Annexure no 1 provide the details of the locations which could be made use of for development of leisure activity centres in order to meet the needs of the people within the PS area.

No	Type	Extent (Ha)
01	Small scale parks (Pocket Park)	0.5
02	Medium scale parks(Mini Park)	3.8
03	Local Park	3.8
<b>Total</b>		<b>8.1</b>

Table no 6.5.4.1 :Leisure activity centres

The details in the above table reveal that the existing open areas are not more than 8 Hectares in extent, but the need as computed will be 233 Hectares. This implies that the short fall comes to 225 Hectares of land extent. However, if the open beach area, with an extent of 959 Hectares, is taken in to consideration, the total extent currently available for leisure activities comes to 1017 Hectares by 2030 together with the current shortfall of 225 Hectares. Accordingly, the plan that indicates the proposed lands for the open area development is depicted in detail in the Annexure 03.

No	Park Type	Extent Ha.
1	Proposed Mini Parks	5.5
2	Proposed Local Parks	22.3
3	Proposed Community Parks	30.4
4	Proposed Beach Parks	959.0
<b>Total</b>		<b>1017.2</b>

Table no 6.5.5.2

---

### 6.5.4.1. Strategies

#### I. **Redevelopment of Play Grounds in the Kalpitiya PS area.**

The play grounds currently in use by the public are not developed with necessary basic facilities, hence they do not conform to any standard. This plan proposes to redevelop those play grounds by attending to the matters such as reorientation of the grounds where necessary, provide with sanitary facilities, such as urinals, toilets and changing rooms where necessary and convert some play grounds as indoor sport stadiums if the extent, expansion possibilities etc. permit.

#### II. **Promotion of social entertainment facilities**

This plan proposes to establish entertainment facilities according to the accepted standards to cater to the tourists as well as the local people. These facilities could include sport associations, circuit bungalows, social clubs etc. in conformity with standards acceptable to the tourists as well as the local publics.

#### III. **Promotion of facilities for tourism**

It has been proposed to provide accommodation facilities to the locals as well as the foreigners at reasonable prices to facilitate those who come to this area for researching and observing the environmental characters that are unique to this area. The development of other facilities in the area such as entertainment events of performances, commercial, transport and sports etc. could compel the visitors to stay in the area longer periods which could be commercially beneficial to the public. The lagoon frontage areas are ideal for the development of such facilities as such areas provide the best local environment for such activities.

Development of tourist bungalows, resort bungalows, health centres, swimming pools and ayurvedic hospitals to cater to the foreign tourists in conformity with high standards could provide a tremendous boost to the local economy

#### IV. **Tree-planted belts**

The Kalpitiya area possesses characteristics of a dry zone, walking on the roads in the day time is not encouraging as the shady areas are not purposely provided to facilitate the pedestrians. If the aim is to develop this area for promotion of the tourism then providing shady areas will be essential without compelling the tourists to walk under the harsh sun. In the circumstance, this plan proposes to plant selected type of trees along the roads section by section with each section distinguished from each other depending on the type of the trees being planted. The selection of the type of the trees will be done with a vision of reflecting the bio-diversity and adding to the beauty of the environment. The tree planting along the main roads should be undertaken according to the landscaped plans developed on the basis of the concepts and visions formed under this development plan.

Roads proposed for tree-planting.

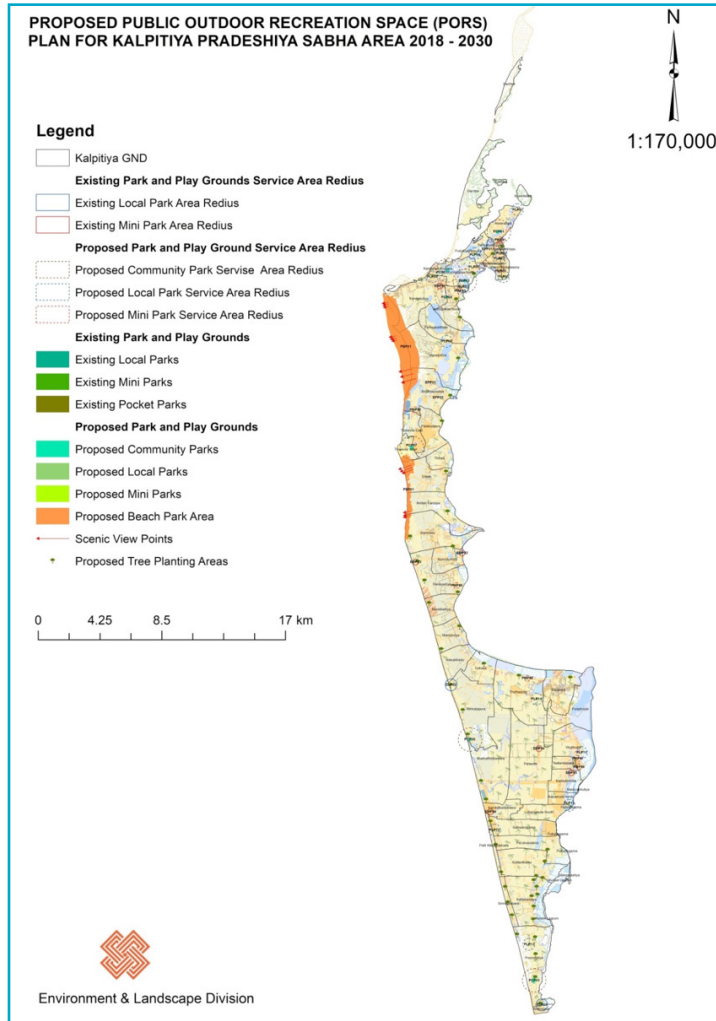
- Main road from Palawi to Kalpitiya.

The selected types of trees that are suitable for this road are listed in the Annexure.



**Map No: 6.5.4.1**  
Public entertainment  
and open area  
development plan-  
2030

Source: - Urban Development  
Authority



## 6.6. Cultural and heritage management Strategies.

### 6.6.1. Places of archeologically significant

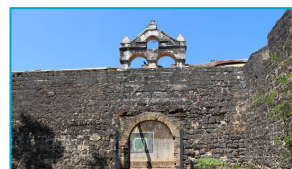
#### - Thalawila St. Anny's Church

The St, Anny's Church located in the Thalawila West GS Divivision in the Kalpitiya PS area is one of the most revered religious location in the island. This church has also been respected by the professional architects for its architectural design characteristics, specially the surrounding area landscape characteristics, which is consisting of large open area with trees planted providing a better environment to bring down the harsh environment to a pleasing atmosphere, with an unobstructed view of the blue sea in the background.



This Church is one of the oldest Churches in the Country, the pine trees grown above the Church building harbour some of the oldest architectural features of significance that area visible vividly to the observers.

### - The Kalpitiya Old Dutch Fort.



The Old Dutch Fort in the Kalpitiya Town is one of the oldest and most attractive locations in the Town. This structure is falling within the purview of the Archeological Department of the Country for its conservation and sustenance for the future generations. Currently this monument is being used by the Sri Lanka Navy as one of their camps. This monument was built in 1666 by the Dutch as a fortress when the Country was under their rule in the history. Some of the remnants still visible within this structure and the surrounding, defying the natural destructive forces, are standing therein reflecting the past heritage.

The history of this Country reveals that this fortress was a special location for the Dutch at that time as it provided easy access to the Wilpattu forest and many other natural resources while it facilitated the collection and storing of the gem, gold, silver and ivory and after collection they were exported to their own Country by the sea. Today it is in a state of disrepair and is functionally and physically deteriorating. The carvings in the fortress depict that it was abandoned by the Dutch authorities in the year of 1759 implying that it had been maintained by the Dutch for a period of 93 years.



### - Dutch Church

This Church was built by the Dutch at a location in Sinnakudaphapuwa within the Kalpitiya town. This historical monument was rebuilt in the year of 1840. It has attractive characteristics of architectural and archeological significance, which are admired by even modern the professional architects and the archeologists. Today this monument is protected by the Archeological Department.

## 6.6.2. Cultural and religious ceremonies

### - Annual Feast held at the Thalawila St Anny's Church

The feast ceremony is held annually in the Month of August over a full week with the participation of diverse devotees and priests arriving at this Church from many parts of the Island. The devotees who participate at this ceremony stay in this area in residence throughout this week long period. The feast is consisting of series of religious services and finally culminate with the last service that will be held on a Sunday. This feast ceremony has been established in the Sri Lankan society as a cultural and religious event and has been passed down from generation to another throughout the past 150 years with no interruption.

## 6.6.3. Strategies

### 1. Thalawila St. Anny's Church, Kalpitiya Old Dutch Fort and Kalpitiya Old Dutch Church

- Conservation of the above mentioned monuments which are historically and archeologically significant.
- Sustenance of such monuments after conservation and management of them with a vision



- Carry out an awareness program among the visitors, both foreign and local, aspiring to tour the Kalpitiya area of the historical significance of the above mentioned monuments with a view of yielding benefits to the local economy.

## 6.7. Implementation strategies

### 6.7.1. Strategic Projects and other proposed projects.

Prioritized project No	Name of the Project	Project's time period	Funding Source
1	Redevelopment of road in the town centre	Medium term	Road Development Authority Kalpitiya PS
2	Redevelopment of roads outside the town limits	Medium term	Provincial Road Development Authority Kalpitiya PS
3	Relocation of hospital	Medium term	Privncial health Department
4	Supply of water to the Kalpitiya PS area by the National Water Supply and Drainage Board.	Long-term	National Water Supply and Drtainage Board.
5	Improvement and reorganization of the public market at the town centre	Short-term	Urban Development Authority Treasury Funds Foreign funds & UDA funds
6	Town Centre harbour development	Long-term	Sri Lanka Fisheries Corporation
7	Redevelopment of Norochhole Economic Centre	Short-term	Kalpitiya PS
8	Development of Beach Garden at Kandakuliya.	Short -term	Urban Development Authority Kalpitiya PS
9	Development of Solid Waste management centre at Norochhole	Medium-Term	Kalpitiya PS
10	Rehabilitation and conservation of Dutch Fort	Short-term	Urban Development Authority (UDA) Treasury funds & Foreign funds
11	Rehabilitation and conservation of Dutch Church	Short-term	UDA Treasury funds Foreign funds
12	Salt water purification plant development	Long-term	National Water Supply and Drainage Board
13	Redevelopment of Anawasala solid waste management project	Short-term	Kalpitiya PS
14	Development of holiday home at Kandakuliya	Short-term	UDA funds Treasury funds & Foreign funds
15	Fishermen's Boat landing site near the Harbour	Medium-term	Ministry of Fisheries UDA Treasury funds & Foreign funds

Prioritized project No	Name of the Project	Project's time period	Funding Source
16	Fishermen's housing scheme-Mohoththuwarema	Medium-term	UDA National Housing Development Authority (NHDA)
17	Official residential Quarters for the Government Officials	Medium-term	UDA funds Treasury funds NHDA funds & Foreign funds
18	Vocational Training centre at Musalpitiya	Medium-term	UDA funds Treasury Funds Foreign funds
19	Development of mangroves garden at Anawasala	Short-term	UDA funds Treasury Funds Foreign funds
20	Boat transport service between Wilpaththuwa and Gangewadiya	Short-term	Sri Lanka navy Sri Lanka Tourism Development Authority (SLTDA)
21	Construction of a bridge from Thoradiya to Dutch Bay	Long-term	SLTDA Kalpitiya PS
22	Development of trade stall for compost fertiliser and vegetable products	Short-term	UDA funds Treasury Funds Foreign funds
23	Development of Thoradiya that provide access to Dutch Bay Island	Medium-term	UDA funds Treasury Funds Foreign funds and Kalpitiya PS
24	Vegetable processing and packaging industry development	Short-term	Sri Lanka navy
25	Development of trade stalls for sale of handicrafts, vegetable products, fruits and local foods	Short-term	Department of small industries development Ministries of Agriculture, economics, and poultry resources, far, irrigation, Fisheries,

### 6.7.1.1 - Project 1 - Road redevelopment in the town and the surrounding area.

#### Project Introduction

**Project Name**  
Road redevelopment in the town and the surrounding area.

**Project**  
Widening and development with the side drains

**Nature of Project**  
Muthuwal Street, Jetty Street, Hospital Road, Kalpitiya-Palawiya main Road and the Anawasala Road starting from the location where the Bus Stand is. Widening and development of roads with the side drains being provided.

#### Project Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Map of Location



#### Project Justification

##### Type of Project

- New  Augmentation
- Redevelopment  Land Development Only

##### Attributes of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

##### Project Vision

- Economic  Social
- Environmental  Physical

##### Project Objectives

- Improvement of conditions living environment of the people coming to the residential areas by providing them with safe drinking water and better road system
- Traffic congestion minimization
- Town beautification
- Facilitate access
- Strengthening of the local economy
- Facilitate pedestrian by providing them with safe pavements.
- Resolution of social issues.

##### Project justification

Existing roads in the Kalpitiya town are currently in poor condition, most of them are extremely narrow and not in a condition suit for vehicular traffic not even for the pedestrian either.

The lack of side drains along the roads in the town area is causing a difficult situation during the rainy season when the storm water flows over the roads denying access to the pedestrians. The roads are considered one of the basic infrastructure requirements that lays the foundation for the city's development. Therefore this road network rehabilitation and improvement is expected to support the city's development in the long run.

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Source of Funding

Road Development Authority and the Kalpitiya PS

### Project Description

01. Widening of the Muthuval Street for 6 Mtrs. to a length of 2 Km with the side drains being provided up to the Jetty.

02.

(i) Widening of the Jetty Street running in front of the Fisheries Harbour for 6 Mtrs to a length of 800 Mtrs with side drains being provided.

(ii) Widening of the Jetty Street running in front of the Nuga Tree for 6 Mtrs to a length of 300 Mtrs until meeting the Muthuval Street.

(iii) Widening of the 1st Cross Street-road running by the side of the Dutch Church from the Muthuval Street up to the Jetty Street- for 6 Mtrs to a length of 62 Mtrs.

03. Widening and development of the Hospital road with the side drains to a length of 1.15 Km.

04. Kalpitiya-Palaviaya Main road development until the road ends at the Kalpitiya town with landscaping including leisure points for the people to sit and chat. seating facilities should be provided.

05. Widening of the Anawasala road from the location of the Bus stand for 6 Mtrs to a length of 2.5 Km with the side drains being provided

## Current Position in Detail

Description	Length (Km)	Width (Mtrs)
main road (Kalpitiya-Palaviaya)	05	15
Muthuval Street	02	6
Jetty Street	02	6
Hospital Road	02	6
Anawasala Road	2.5	6

## Budget Estimation

Activities	Cost (Rs Mln)
Land acquisition	100
Construction of drain system	50
Road widening	150
laying of Pavements	25
Landscaping	25
<b>Total cost</b>	<b>350</b>

## Institutions Responsible

Activities	Agency	Authorized Officer
Land acquisition	Road Development Authority	Executive Engineer
Development of Drain system	Road Development Authority	Executive Engineer
Landscaping	UDA	Director/Landscaping and Management

## Regulations

- Enforcement of standards and the regulations of the Road Development Authority
- Regulations relating to the Building and Street Lines should be enforced.



## 6.7.1.2 - Project 2 - Redevelopment of roads outside of the town centre

### Project Introduction

**Project Name**  
**Redevelopment of roads outside of the town centre**

#### Project

Widening and extension of Selected roads coming within the purview of the Provincial Road Development Authority and the Kalpitiya PS

#### Nature of Project

Sethawadiya-Kudawa road, Kudawa Road, Kurigngampitiya-Kandakuliya Road, Kandakuda-Palliwasalthurai Road, Palakuda- Thalawila Road, Thihili-Eththale Road, Norochhole-Alangkuda Road, NMorochhole-Illanthadiya Road, Pullachchena Internal Road, Mampuriya Beach Road, Karamba-Puldiyawal Road, and development of Daluwa-Thoduwawa Road and the Mukkuthoduwawa road with surface being carpeted with premix.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Map of Location



### Project Justification

#### Type of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Attributes of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

Development of a pleasing environment for the local residents as well as the day population of the town.

#### Project Justification

In order to achieve the objectives of the development plan, such as tourism development, improvement and conservation of the environment and so on need better road network to support the growth of the town economically and that the current road conditions in the planning area is in a disrepair state causing many hardships on the public, which need to be overcome early by improving the road conditions drastically.

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Source of Funding

Roads falling within the purview of the Provincial Road Development Authority and the Kalpitiya PS.

### Project Description

01. Norochhole-Ilanthadity road over a lenht of 4.6 Km to be carpeted with pre-mix and development.
02. Norochhole-Alankuda Road development to a lenht of 3 Km with pre-mix carpet being laid.
03. Development of Palakuda-Thalawila road over a lenht of 2.5 Km with pre=mix carpet being laid.
04. Kandakuda - Palliwasalthurai road development over a lenht of 6Km with a premix carpet being laid
05. Kurigngampitiya - Kandakuliya road development over a lenht of 4.9 Km with a premix carpet being laid and to be promoted to the Grade of Provincial RDA.
06. Karamba-Puladiyawal road development to a lenht of 20 Km with a premix carpet
07. Thihali-Eththale road development to a lenht of 6.3 Km with premix carpeting
08. Pulachchena internal road improvement with premix carpeting over a lenht of 2.7 Km.
09. Mampuriya road improvement over a lenht of 2 Km with premix carpeting.
10. Daluwa-Thoduwawa road development to a lenht of 8.5 Km with a premix carpet being laid.
11. Mukkuthoduwawa road improvement to a lenht of 7.05 Km with a premix carpet being laid

## Proposed Plan and the necessity of a building plan

1. Section of the road plan
2. Leveling plans of drains
3. Landscape plans

## Current Position in Detail

Description	Length (Km)	Width (Mtrs)
Norochhole-Ilatthandiya road	4.6	6
Norochhole-Alangkuda road	3	6
Palakuda - Thalawila road	2.5	6
Kandakuda - Palliwasathurai road	6	6
Kuringngampitiya - Kandakuliya road	4.9	6
Kramba-Puldiyawal road	20	6
Thihili-Eththale road	6.3	6
Pulachchena Internal road	2.7	6
Mampuriya beach road	2	6
Daluwa-Thoduwawa road	8.5	6
Mukkuthoduwawa road	7.5	6

## Budget Estimation

Works item	Cost in Rs. Millions
Land acquisition	500
Side drain development	100
Road widening	500
Pavement development	75
Landscaping	35
<b>Total Estimated cost</b>	<b>1,210</b>

## Institutions Responsible

Works Item	Responsible agency	Authorized Officer
Land acquisition	RDA	Executive Engineer
Side drain constructions	RDA	Executive Engineer (Provincial)
Road widening	RDA	Executive Engineer (Provincial)
Pavement development	RDA	Executive Engineer (Provincial)
Landscaping	UDA	Director (Landscaping & management)

## Regulations

- Road Development Authority
- Determination of street Line and then formulate regulations relevant to the Building Line reservations.

### 6.7.1.3 - Project 3 - Relocation of the Hospital from the town centre

#### Project Introduction

**Project Name**  
Relocation of the Hospital from the town centre

**Project**  
Relocate the Hospital at a specious site at a different location .

**Nature of Project**  
Construction of a new hospital with modern facilities

#### Project Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



**Accessibility**  
Kalpitiya-Palawiya main road

#### Site Location Map



**Land use of the Surrounding Area**  
Mix development

#### Project Justification

**Nature of Project**

- New  Augmentation
- Redevelopment  Land Development Only

**Type of Project**

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

**Project Vision**

- Economic  Social
- Environmental  Physical

**Project Objectives**  
Provide public with efficient and high-quality health service

**Project Justification**  
Present facilities of the hospital is inadequate and accessibility is constrained. The land extent available is insufficient for further expansion. Hospital is currently congested. So relocation has been a better option in the circumstance. The patients seeking treatments from the Puttalam hospital will be brought down by development of a new hospital in Kalpitiya.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

State Land Under the Divisional Secretary

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			Acres 15

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

Provincial Department of Health

### Project Description

Redevelopment of existing wards and buildings of the current hospital with a plan to bring down the warm climatic conditions by improving the environment with greeneries

### Used Zone

Zone no 1 high-density- within the central area of the town

### Zoning Compatibility

- Yes  No

## Proposed Plan and its Necessity

Hospital building plan

## Current Position with Detail

District hospital is located on the Hospital Road in the Kalpitiya town.

Description	Number
Wards	04
Beds	40
Land Extent	Acres 04



## Budget Estimation

Item	Cost in Rs. Mln.
Construction of buildings (Floor area 7000 sqft)	650
Landscape plan	30
Sanitary Facilities	35
Car Parks	20
Total estimated cost	735

## Institutions Responsible

Items of work	Institute responsible	Authorized Officer
Hospital building constructions	Provincial Health Department	Director
Land development	UDA	Director (Landscaping and Management)
Building plan preparation	UDA	Director (North-Western Province)

## Regulations

- Provincial Health regulations in force
- UDA Planning and development Regulations



### 6.7.1.4 - Project 4 - Proposed Water Supply Scheme of the Kalpitiya PS

#### Project Introduction

**Project Name**  
Proposed Water Supply Scheme of the Kalpitiya PS

**Project**

Supply of sufficient quantity of water for 46% of the Population in the PS area which suffered from lack of water.

**Nature of Project**

Water supply scheme envisages to meet the demand inspired by the projects to be implemented under the development plan such as new housing schemes, tourism industry and industrial developments that are expected to be implemented in the Kalpitiya area

#### Project Location

**Location**

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

**Map of Location**



#### Project Justification

**Type of Project**

- New
- Augmentation
- Redevelopment
- Land Development Only

**Attributes of Project**

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

**Project Vision**

- Economic
- Social
- Environmental
- Physical

**Project Objectives**

Provision of piped-borne safe drinking water to the residents of the Kalpitiya PS area.

**Project Justification**

46% of the Kalpitiya PS population suffered from lack of safe drinking water. This population requires pipe-borne water supply scheme as the ground water in the area is not safe for human consumption

## Project Justification

### Project Duration

- Short-term (1> year)
- Medium-term (1-3 years)
- Long-term (3< years)

### Total Estimated Cost

Rs. Mln 12,810

### Source of Funding

National Water Supply and Drainage Board

### Project Description

Water Storing Capacity	- 10500 m <sup>3</sup> /day
Water purification	- 9000 m <sup>3</sup> /day
Water storing capacity of Norochchole water tank	- 1000m <sup>3</sup>
Water storing capacity of Kalpitiya water tank	- 2000m <sup>3</sup>
Beneficiaries	- 72000 (2040)
Water supply per day	- 19500 m <sup>3</sup> /day

## Current Position in Detail

Existing water supply facilities

Area	Community organization	Year established	No of water supply schemes
Kalpitiya	1		170
Kurigngnang-pitiya	1	2005	294
Karamba	1	2008	300
Dutch Bay	1	2006	100
Nirmalapura	1	2006	115
Thihali	1	2010	640
Palliwasalthurai	1	2010	850
Kandakuliya	1	2010	900
Norochchole	1	2011	1526
Mudalappali	1	2011	783
Alankuda	1	2011	903
Marawanchena-	1	2008	250
Alankuda -	1	2008	250
Minniya-Nawakkaduwa	1	2008	100

## Regulations

- According to the Specifications of the National Water Supply & Drainage Board

## 6.7.1.5 - Project 5 - Redevelopment of existing commercial complex at the town centre

### Project Introduction

**Project Name**  
Redevelopment of existing commercial complex at the town centre

#### Project

Redevelopment and landscaping of the surrounding area of the existing commercial complex

#### Nature of Project

Completion of incomplete commercial complex and rearrangement of spaces according to a planned design to provide proper access, increase rentable areas to the maximum possible and provide more facilities to the traders. The surrounding area will be landscaped to enhance the aesthetic value of the complex.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Accessibility

Kalpitiya-Palawiya main road

#### Site Location Map



#### Land use of the Surrounding Area

Mix development

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- i) Provide an attractive commercial centre for trading.
- ii) Promote the aesthetic beauty of the physical environment of the town
- iii) Provide more leisure areas with seating facilities to increase the environmental beauty
- iv) Promote the commercial development of the town
- v) Enhance the aesthetic beauty of the town

#### Project Justification

The public market does not provide an attractive trading environment in these premises, which is the most active commercial centre in the town but without the necessary basic facilities due to haphazard building constructions that constrain the easy access to the market by the public. The most of the building structures standing therein are physically dilapidated and are not attractive in appearance due to their bad designs. As such complete rehabilitation of the public market complex has become a necessity in the Kalpitiya town. The sanitary facilities also need to be provided which are currently lacking.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Kalpitiya PS

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			59.30 Perches

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA (Treasury funds, UDA funds and foreign funds)

### Project Description

- 1) Modernization of the two storied public market
- 2) Redesign to provide more trading stalls
- 3) Provide sanitary facilities
- 4) Provide car parks
- 5) Landscaping the premises with seating facilities for leisure.

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management

### Used Zone

Zone 01

### Zoning Compatibility

- Yes  No

## Current Position with Detail

Details	Number of floors	Length M	Width M
Building	02	50	8



## Budget Estimation

Item	Cost in Rs. Mln.
Refurbishment of the building	63.78
Landscaping	12.75
Lighting of the premises	25
Liquid and solid waste management	6.37
Sub total	107.91
Contingencies 10% of the cost	10.79
Project cost	118.71
Consultant's fee 2%	2.96
Sub total	121.67
VAT	18.25
<b>Total cost</b>	<b>139.93</b>

## Institutions Responsible

Items of work	Institute responsible	Authorized Officer
Refurbishment of the building	UDA	Provincial Director (North-West)
	Kalpitiya PS	Secretary
Landscaping and lighting the premises	UDA	Director (Landscape & Mangement)
Waste water Management	Kalpitiya PS	Secretary
	NWS&DB	General manager

## Regulations

Constructions to be in conformity with the UDA Planning & Development Regulations



### 6.7.1.6 - Project 6 - Town centre harbour development

#### Project Introduction

**Project Name**  
Town centre harbour development

**Project**

Adopt the existing harbour for tourism development

**Nature of Project**

Development of the existing fisheries harbour for the use of the fisheries activities as well as the tourism activities.

#### Project Location

**Location**

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

**Boundaries of the Site**



**Access to the Site**

Jetty Street

**Site Location Map**



**Land use of the Surrounding Area**  
Commercial and residential

#### Project Justification

**Nature of Project**

- New  Augmentation
- Redevelopment  Land Development Only

**Type of Project**

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

**Project Vision**

- Economic  Social
- Environmental  Physical

**Project Objectives**

- 1) Use of existing fisheries harbour for tourism development
- 2) Promotion of tourism industry.

**Project Justification**

- 1) Maximum capacity utilization and increase efficiency
- 2) Harbour infrastructure development
- 3) Create more employment opportunities.
- 4) Provide a better service to the tourists



## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Sri Lanka Fisheries Corporation

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			118.6 perches

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

Sri Lanka Fisheries Corporation

### Project Description

Redevelopment of the existing fisheries harbour together with the facilities for tourism as well :

- 1) Repair the existing jetty
- 2) Construction of a ticketing booth
- 3) Construction of a restaurant
- 4) Installation of an ATM machine
- 5) Construction of a set of public toilets and placement of waste collection baskets
- 6) Integration of administrative building of the harbour with the tourism activities
- 7) Construction of a new jetty for the tourists
- 8) Construction of a resting place for the tourists

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management  
 Implement a program to place waste collecting baskets according to a plan and to educate the public to sort the waste and dump in to the baskets.

### Used Zone

Zone 01 - High density zone in the town centre

### Zoning Compatibility

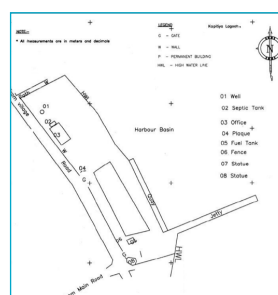
- Yes  No

## Current Position with Detail

Boat anchoring area	02 Hectares
Length of Jetty	61 Mtrs
Depth	4Mt - 6 Mt
Handling Capacity	3.5 - 5 Tons



## Proposed plan and the necessity of architectural plans



## Budget Estimation

Item	Cost Rs. in Mln.
Refurbishment of existing building (10000 Sqr. Ft)	15
Repairing the existing Jetty (1500 Sqr. ft)	100
Construction of ticketing booth ( 25 Sqr. Ft.)	0.8
Construction of proposed restaurant (1000 Sqr. ft)	3.5
Installation of ATM machine	2.5
Construction of a set of public toilets (1500 sqr. ft.)	8
Construction of a new Jetty(2000 sqr.ft.)	250
Construction of a resting room for the tourists (2000 sqr.ft.)	15
<b>Total Estimated Cost</b>	<b>394.8</b>

## Institutions Responsible

Activities	Relevant Institution	Authorized officer
All activities	Fisheries Corp - Kalpitiya	Manager

## Regulations

Building constructions should comply with the UDA Planning and Development Regulations.

## 6.7.1.7 - Project 7 - Redevelopment of Norochhole Economic Centre project

### Project Introduction

**Project Name**  
Redevelopment of Norochhole Economic Centre project

#### Project

Redevelopment of the Norochhole Economic Centre and provision of facilities to increase its efficiency and viability

#### Nature of Project

Rearrange to enclose the trade stalls of the Economic Centre, installation of ATM machines within the premises and provision of fuel filling station with a set of public toilets.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kalpitiya-Palawiya main road

#### Site Location Map



#### Land use of the Surrounding Area

Mixed residential

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

Promotion of the economic standards of the area through increase of the agricultural products and facilitation of the trades.

#### Project Justification

The most significant economic sector of Kalpitiya has been the agricultural sector, its products come to the Norochhole Economic Centre, which is the only such economic centre functioning in the Kalpitiya PS area, for marketing. This centre is currently functioning without basic requirements of a marketing centre, of which, lack of storing facilities for the agricultural products is the most pressing issue. The functioning of this centre is constrained severely by the inefficient design of the complex. These issues resulted in frequent wastage of agricultural products due storing them in the open sun losing the freshness of the vegetables which are not marketable thereafter. This complex has no proper sanitary facilities, no fuel station to facilitate the transport and banking facilities for the traders to facilitate their trading activities. As such installation of an ATM machine, provision of sanitary facilities and development of a fuel station have been the multiple objectives of this project.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Kalpitiya PS

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			02 Acres

## Project Justification

### Project Duration

- Short-term (1> year)  
 Medium-term (1-3 years)  
 Long-term (3< years)

### Source of Funding

Kalpitiya Pradesheeya Sabha

### Project Description

- Covering the trade stalls for shade
- Installation of ATM facilities
- Establishment of a fuel filling station
- Provide toilet facilities to increase the sanitary facilities



### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management

### Used Zone

Zone 05 (high density mix zone)

### Zoning Compatibility

- Yes  No

## Current Position with Detail

Description	Length Mtr.	Width Mtr.
Existing trade stalls	35	15
Existing 02 trade stalls	40	15
Existing 03 trade stalls	75	8
Office	20	10
Building not in use	50	13



## Proposed plan and the necessity of an architectural plan of the building.

Plans of existing buildings

## Budget Estimation

Activities	Estimated cost Rs in Mln.
Widening of existing buildings	20
5000 sqft	
6000 sqft	23
Construction of a fuel filling station (2500 sqft)	28
Installation of ATM facility	2.5
Establishment of a car park 12500 sqft.	10
Improvement of sanitary facilities	10
Landscaping with planting trees to provide shade to the open areas.	8
<b>Total Estimated Cost</b>	<b>101.5</b>

## Institutions Responsible

Activities	Relevant institutions	Authorized Officer
Preparation of detail building plans	UDA and Kalpitiya PS	Director/ North-West
Planting trees at suitable locations in the Economic Centre	UDA and Kalpitiya PS	Director/ Landscaping and management

## Regulations

Building plan should be in conformity with the UDA Planning and Development Regulations.



### 6.7.1.8 - Project 8 - Establishment of a beach park project - Kandakuliya

#### Project Introduction

**Project Name**  
Establishment of a beach park project - Kandakuliya

**Project**  
Development of a beach garden after widening the beach

**Nature of Project**  
Most suitable land will be landscaped and enhance the beauty of the beach.

#### Project Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

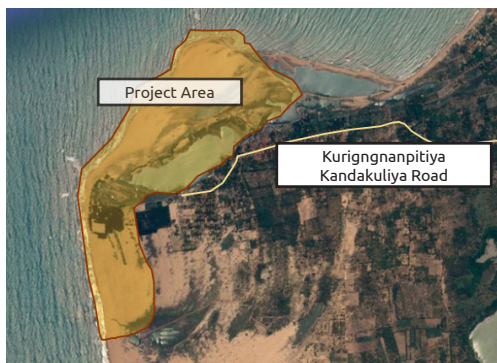
#### Boundaries of the site



#### Access to the Site

Kurignanpitiya-Kandakuliya PS maintained road

#### Site Location Map



#### Land use of the Surrounding Area

Agricultural, fisheries and Civil Security Training Camp.

#### Project Justification

##### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

##### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

##### Project Vision

- Economic  Social
- Environmental  Physical

##### Project Objectives

- Promote tourist attraction.
- Enhance landscaping quality .
- Promote living standards of local residents
- Increase entertainment and leisure facilities
- Creation of an attractive beach

##### Project Justification

Kandakuliya beach is a wider beach with a potential of being adopted in the promotion of tourism activities. This beach could be developed with facilities for multiple leisure activities with a view of supporting the ongoing effort of promoting the tourism industry in the area. This project will also promote the revenue generating capacity of the PS as well as the general local residents.

## Project Details

### Present Land Ownership

- UDA
- Private
- State

### Free External Encumbrances

- Yes
- No

### Ownership Details

Divisional Secretariat

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
n/a	n/a	-	300 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Source of Funding

UDA and the Pradesheeya Sabhaa

### Project Description



### Existing infrastructure facilities

- Water
  - Electricity
  - Solid Waste Management
- Currently not available but could be provided
- Coordinated program involving the PS could be executed to collect sorted solid wastes through placement of collection baskets at suitable locations.

### Used Zone

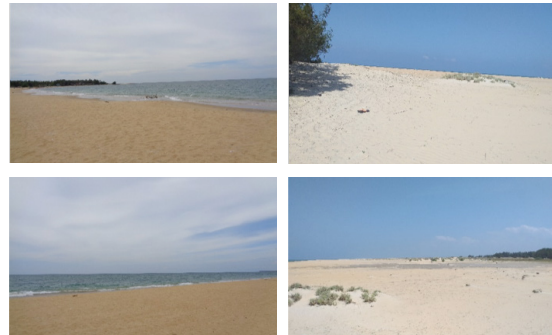
Zone 02 (Medium central zone)

### Zoning Compatibility

- Yes
- No

## Current Position with Detail

### Wider beach



## Budget Estimation

Activities	Estimated cost Rs. in Mln.
Preparation of access road to a length of 500 Mtrs.	20
Construction of three small restaurants each with 50 sqft.	10
Viewing compartments	25
Walking track one Km in length	12
Walking tracks with sea viewing pads to a length of 01 Km.	18
<b>Total Estimated Cost</b>	<b>85</b>

## Institutions Responsible

Activities	Recomend-ed Agency	Authorized Officer
Access road preparation	RDA	Director(North-West)
	Kalpitiya PS	Secretary
Construc-tion of small restaurants	UDA	Director(North-West)
	Kalpitiya PS	Secretary
Viewing Com-partments	UDA	Director(North-West)
	Kalpitiya PS	Secretary
Walking Tracks	UDA	Director(North-West)
	Kalpitiya PS	Secretary
Walking tracks with sea viewing pads	UDA	Director(North-West)
	Kalpitiya PS	Secretary

## Regulations

All constructions should be in conformity with the UDA Planning and Development Regulations

### 6.7.1.9 - Project 9 - Project for solid waste management centre - Norochhole

#### Project Introduction

**Project Name**

**Project for solid waste management centre - Norochhole**

**Project**

Establishment of a solid waste management centre for producing compost fertilizer

**Nature of Project**

Collection, processing and management of solid waste to produce compost fertilizer for the agriculture.

#### Project Location

**Location**

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

**Boundaries of the site**



**Access to the Site**

By road branching off from the Kalpitiya - Palawiya main road.

**Site Location Map**



**Land use of the Surrounding Area**

Vacant lands

#### Project Justification

**Nature of Project**

- New
- Augmentation
- Redevelopment
- Land Development Only

**Type of Project**

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

**Project Vision**

- Economic
- Social
- Environmental
- Physical

**Project Objectives**

- Creation of a pollution free pleasant & attractive environment for the people
- Yield benefits through conservation of environment
- Production of compost fertilizer for the agricultural activities

**Project Justification**

Currently there is no established practice of collecting and managing the solid wastes in the Norochhole area due to lack of a suitable location and established procedure. As such a centre for processing the solid wastes collected has become an absolute necessity. Norochhole area is also having considerable extent of lands under agricultural activities. So composting can support these activities through this proposed solid wastes processing centre. Further it also could reduce the chemical usage in the agricultural activities to some extent and thereby contributing towards the soil pollution control

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Kalpitiya PS

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			06 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

Kalpitiya PS

### Existing infrastructure facilities

- Water  
 Electricity
- } Possible to provide but currently not available

### Used Zone

Zone 05 (High-density mixed use zone)

### Zoning Compatibility

- Yes       No

## Current Position with Detail

Vacant land



## Budget Estimation

Item	Cost in Rs. Mln.
Development of the access road	20
Land preparation and development	40
Construction of buildings for collection and storing solid wastes with a floor area of 6000 sqft.	18
Office building with a floor area of 1000 sqft.	20
Building for storing compost with a floor area of 12000 sqft.	35
<b>Total Estimated Cost</b>	<b>133</b>

## Institutions Responsible

Activities	Recommended agency	Authorized Officer
Access road preparation	RDA	Director/ North-West
	Kalpitiya PS	Secretary
Land development	UDA	Director/ North-West
	Kalpitiya PS	Secretary
Construction of buildings for collection and storing of solid wastes	UDA	Director/ North-West
	Kalpitiya PS	Secretary
Office buildings	UDA	Director/ North-West
	Kalpitiya PS	Secretary
Buildings for storing compost fertilizer	UDA	Director/ North-West
	Kalpitiya PS	Secretary

## Regulations

All the building constructions should comply the UDA Planning and Development Regulations.



## 6.7.1.10 - Project 10 - Dutch Fortress rehabilitation project

### Project Introduction

#### Project Name

**Dutch Fortress rehabilitation project**

#### Project

Tourism attraction through upholding the historical and locational significance of the Dutch Fortress.

#### Nature of Project

Conservation and provide facilities for attraction of tourists

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

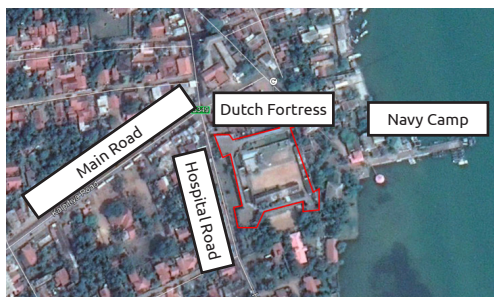
#### Boundaries of the site



#### Access to the Site

End of the Kalpitiya-Palawiya main road and the Hospital road.

#### Site Location Map



#### Land use of the Surrounding Area

Commercial and Administrative

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

Conservation of the fortress and surrounding area as an archeological heritage and then open it up for the public. Appropriate activities can be housed in the fortress after conservation and maintain it as a tourist attraction.

#### Project Justification

Conservation of the fortress and surrounding area as an archeological heritage and then open it up for the public. Appropriate activities can be housed in the fortress after conservation and maintain it as a tourist attraction.



## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Currently Navy Camp is in possession

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			03 Hectares

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA / Treasury Funds / Foreign funds

### Project Description

- Open the Dutch Fortress to the public
- Development of the museum
- Construction of a restaurant
- Landscaping and development of the surrounding area as an open area for the public.
- Development of a car park

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management  
 Place waste collecting containers

### Used Zone

Zone 01

### Zoning Compatibility

- Yes  No

## Current Position

Currently under possession of Sri Lanka Navy and not open for general public



## Proposed plan and the necessity of an architectural plan of the building.

Plan of the Dutch Fort

## Budget Estimation

Item	Cost (Rs M)
Construction of Museum (3000sqft)	35
Construction of cafeteria (1000sqft)	3.5
Construction of open area	20
Total	40.5

## Institutions Responsible

Activities	Relevant institutions	Authorized Officer
Construction of Museum	UDA	Director (North-West)
Construction of Cafeteria	UDA	Director (North-West)
Construction of Open Area	UDA	Director Landscaping & Management

## Regulations

All the building constructions should comply the UDA Planning and Development Regulations.

## 6.7.1.11 - Project 11 - Rehabilitation and conservation of Dutch Church

### Project Introduction

#### Project Name

### Rehabilitation and conservation of Dutch Church

#### Project

Improvement of Dutch church, tree planting and landscaping

#### Nature of Project

In order to attract tourists by regularizing the Dutch church and improvement of land around church by planting of trees

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Mutwal Street

#### Site Location Map



#### Land use of the Surrounding Area

Mixed development

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

Establishment of a tourist attraction by protecting archaeological sites.

#### Project Justification

The Dutch church, which is now an archaeological site, is being renovated. Under this project, not only the Dutch church but also the surrounding area will be developed to attract tourists. The Dutch church is located in the heart of the city and tourists can get a glimpse of the area by establishing a tourist information center. It is proposed to establish an art gallery to enhance the value of this archeological site. Placement of handicraft sales outlets in order to generate income for the people in the area will not only increase their income but also attract tourists. Planting is aimed at providing shade in this area. The project also seeks to develop the church and the surrounding area with landscape plans.

## Project Details

### Present Land Ownership

- UDA
- Private
- State

### Free External Encumbrances

- Yes
- No

### Ownership Details

Currently Navy Camp is in possession

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			03 Hectares

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Source of Funding

UDA / Treasury funds / Foreign funds & Department of Archaeology

### Project Description

- i. Improvement of Lanmessi Church
- ii. Establishment of a tourist information center
- iii. Establishment of an Art Gallery
- iv. Planting of Masawana plants
- v. Establishment of a Handicrafts Sales Center



### Existing infrastructure facilities

- Water
- Electricity
- Solid Waste Management  
Place waste collecting containers

## Current Position

Description	Length (m)	Width (m)
Dutch Church	24	15

## Proposed plan and the necessity of an architectural plan of the building.

Plans of the Dutch Church and its land

## Budget Estimation

Item	Cost (Rs M)
Dutch Church improvement	10
Tourist Information Centre with a floor area of 1500sqft	20
Establishment of an Art Theatre with a floor area of 2000 sqft.	40
Planting of shady trees along the access road to the Church	5
Establishment of a handy craft centre with a floor area of 100 sqft	15
Creation of a landscaped area behind the Church	5
Landscaping the triangular site in front of the Dutch Church with shady trees	5
<b>Total Estimated Cost</b>	<b>100</b>

## Institutions Responsible

Activities	Agency	Authorized Officer
Dutch Church redevelopment	Dpt. Of Archeology	Director
Establish a tourist information centre	UDA	Director/ North-West
Establish Art Theatre	Dpt. Of Archeology	Director
Tree planting along the access road to the Church	UDA	Director / Landscaping & Management
Landscaping the area behind the Church	UDA	Director / Landscaping & Management
Handy craft trading centre	UDA	Director / North-West
Landscaping the triangular site in front of the Church	UDA	Director / Landscaping & Management
Develop a carpark	UDA	Director / North-West

## Regulations

All the building constructions should comply the UDA Planning and Development Regulations.



## 6.7.1.12 - Project 12 - Desalination project - Kandakuliya

### Project Introduction

#### Project Name

### Desalination project - Kandakuliya

#### Project

Establishment of a desalination project at Kandakuliya

#### Nature of Project

Supply of drinking water in this area is an acute problem and limitation of water sources is another problem that prevent implementing water supply project covering the entire planning area. So desalination has become the option available for this water problem.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

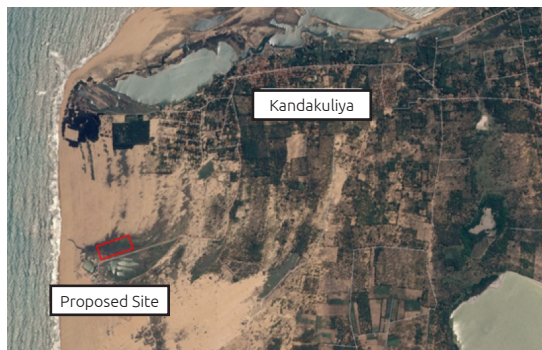
#### Boundaries of the site



#### Access to the Site

Kurignanpitiya-Kandakuliya

#### Site Location Map



#### Land use of the Surrounding Area

Civil Security Force and vacant lands

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

Supply of safe drinking water to the people of Kalpitiya

#### Project Justification

6% of the Kalpitiya population do not have access to safe drinking water and there are no reliable water sources to fetch sufficient water. So desalination is the only option.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Kalpitiya PS

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			10 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Estimated Budget

Rs 250 Mln

### Source of Funding

National Water Supply and Drainage Board

### Used Zone

Zone 02 (Medium – density town centre zone)

### Zoning Compatibility

- Yes       No

## Current Position with Detail

### Vacant land



## Institutions Responsible

Activities	Agency	Authorized officer
Desalination project	National Water Supply and Drainage Board	General manger

## Regulations

Constructions according to the standards of the National Water Supply and Drainage Board

## 6.7.1.13 - Project 13 - Redevelopment of existing solid waste management centre

### Project Introduction

#### Project Name

**Redevelopment of existing solid waste management centre**

#### Project

Secure sufficient land area for the existing solid wastes management centre

#### Nature of Project

Construction of buildings for the use of the existing solid waste management centre

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Anawasala road

#### Site Location Map



#### Land use of the Surrounding Area

Vacant lands

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- Creation of an attractive environment for the people
- Reaping economic benefits of environmental protection

#### Project Justification

Kalpitiya needs an efficient solid waste management centre with sufficient capacity. The improvement of the existing one is constrained due to lack of lands. This project focuses on providing sufficient lands for the expansion of the existing solid waste processing centre.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Kalpitiya PS

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			03 Acres

## Project Justification

### Project Duration

- Short-term (1> year)  
 Medium-term (1-3 years)  
 Long-term (3< years)

### Source of Funding

Kalpitiya PS

### Project Description

Present land area occupied by the solid wastes management centre will be expanded up to 5 Acres

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management

### Used Zone

Zone 02 (medium-density town centre zone)

### Zoning Compatibility

- Yes       No

## Current Position with Detail

Description	Length Mtrs.	Width Mtrs.
Building 01	24	10
Building 02	30	8



## Proposed plan and the necessity of building plans

Plan of existing buildings

## Budget Estimation

Item	Cost (Rs M)
Construction of buildings to keep the solid wastes collected in store until the processing begins	10
Building for storing compost with a floor area of 10000 sqft	25
<b>Total Estimated Cost</b>	<b>35</b>

## Institutions Responsible

Activities	Recommended Agency	Authorized officer
Building constructions	Kalpitiya PS	Secretary

## Regulations

All the building constructions should comply the UDA Planning and Development Regulations



## 6.7.1.14 - Project 14 - Construction of a holiday home at Kandakuliya

### Project Introduction

#### Project Name

**Construction of a holiday home at Kandakuliya**

#### Project

Holiday home development for both local and foreign tourists

#### Nature of Project

Provide accommodation facilities for the local and foreign tourists

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kurignanpitiya-Kandakuliya road

#### Site Location Map



#### Land use of the Surrounding Area

Vacant lands and the wider beach

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

Provision of accommodation facilities for the foreign and local tourists

#### Project Justification

Tourism is emerging as a strong economic sector in the Kalpitiya area due to its picturesque environment characteristics, but the accommodation facilities are currently very limited to satisfy the ever increasing demand. In this backdrop development of holiday home will be an asset to the tourism industry in Kalpitiya to boost the tourism.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secreteriat

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			02 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA/ Treasury funds/ Foreign funds

### Project Description

The proposed holiday bungaloew will be developed with all the facilities necessary to meet the needs of the tourists while accommodating the needs of the officers of the UDA who will visit Kalpitiya on duty. This development will be consisting of number of small buildings with a view of merging them with the environment and to construct them with materials of environmental friendly.

### Existing infrastructure facilities

- Water  
 Electricity
- } Currently not available but could be provided
- Solid Waste Management

Solid waste management is feasible through placement of waste collecting containers at suitable locations and to collect sorted solid wastes with the corporation of the public.

### Used Zone

Zone 02 Medium-density town centre zone

### Zoning Compatibility

- Yes  
 No

## Current Position with Detail

Vacant land



## Budget Estimation

Activity	Cost (Rs Mn)
Holiday bungalow development with a floor area of 3000 sqft	30
<b>Total Estimated Cost</b>	<b>30</b>

## Institutions Responsible

Activities	Recomended Agency	Authorized officer
Construction of a Holiday bungalow	UDA	Director (North-West)

## Regulations

Buildings should be in conformity with the UDA Development Regulations

## 6.7.1.15 - Project 15 - Development of fisheries boat anchorage

### Project Introduction

#### Project Name

**Project for development of fisheries boat anchorage for fishermen - Sangupali**

#### Project

Provide facilities for the anchorage located near the fisheries harbour.

#### Nature of Project

Current anchorage is functioning without facilities. So this project envisages providing necessary facilities for the fishermen. This development will be expected to strengthen the fisheries industry in Kalpitiya.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Jetty Street

#### Site Location Map



#### Land use of the Surrounding Area

Mixed Development consisting of harbour, fishermen's houses and dry fish trading stalls

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

Advancement of living standards of the fishing community through providing facilities to empower them.

#### Project Justification

The Angupali anchorage is currently functioning without adequate facilities to facilitate the fishermen as well as the public who visit this place to buy fish. It has no facilities to repair the boats, no place to keep the fishermen's tools in store and no trading facilities to support the fishermen as well as the customers. So this project is expected to provide such facilities with a vision of redeveloping the project area on a new plan.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secretariat

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			0,342 Hectares

## Project Justification

### Project Duration

- Short-term (1> year)  
 Medium-term (1-3 years)  
 Long-term (3< years)

### Source of Funding

Ministry of Fisheries / UDA / Treasury funds/  
 Foreign funds

### Project Description

- Facilities for fishing boat repairs
- Construction of fishing boat yards to repair the boats
- Construction of store room facilities for the fishermen to keep their gears.
- Fish trading stalls for both whole sale and retail sale



### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management  
 Placement of waste collecting containers and implement a program to collect them

### Used Zone

Zone 02 Medium-density town centre zone

### Zoning Compatibility

- Yes  No

## Current Position with Detail



## Budget Estimation

Activity	Cost (Rs Mn)
Construction of boat yard	2
Construct storing facilities to keep the fishermen's gears with a floor area of 1000 sqft.	7
Construction of trading stalls with a total floor area of 1500 sqft.	15
<b>Total Estimated Cost</b>	<b>24</b>

## Institutions Responsible

Activities	Recommended Agency	Authorized officer
Construction of boatyards	Ministry of Fisheries	Director
Store rooms to keep the fishermen's gears	UDA	Director/ North-West
	Ministry of Fisheries	Director
Construction of whole sale and retail sale fish trading stalls	Ministry of Fisheries	Director
	UDA	Director/ North-West

## Regulations

Building constructions should comply the Development Regulations of the UDA



## 6.7.1.16 - Project 16 - Fishermen’s housing scheme - Mohoththuwarema

### Project Introduction

#### Project Name

**Fishermen’s housing scheme - Mohoththuwarema**

#### Project

Provide better houses to the fishermen currently occupying the temporary and semi permanent houses

#### Nature of Project

Provide houses with necessary facilities to the people involved in the fishing activities

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

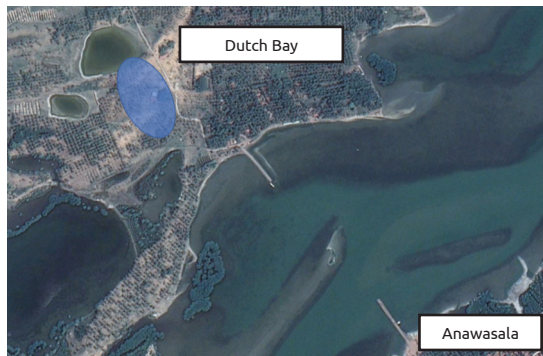
#### Boundaries of the site



#### Access to the Site

Mohonthuwarema- via sandune at Dutch Bay by boat

#### Site Location Map



#### Land use of the Surrounding Area

Residential and vacant lands

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

Uplift the living standards of the fishermen by addressing their basic issue of housing

#### Project Justification

The fishermen living in the Mohoththuwarema area are currently earning a very hard life and are living in substandards houses. Housing is a basic need of the people, so providing those people with better houses in a planned housing scheme could support uplifting their living standards in the long-run. Providing a better housing to the fishermen in this area has been identified as one of the basic needs of the Kalpitiya PS area.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

State Land Reform Commission

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			05 Acres

## Project Justification

### Project Duration

- Short-term (1> year)  
 Medium-term (1-3 years)  
 Long-term (3< years)

### Estimated Cost

Rs.300 Mln.

### Source of Funding

UDA and National Housing Development Authority

### Project Description

Plan and implement Construction of 50 numbers of houses in a 50 Acre land, each house including 1000 sqft of floor space with the necessary infrastructure facilities being provided.

### Existing infrastructure facilities

- Water  
 Electricity } Currently not available but could be provided  
 Solid Waste Management

A program needs to be devised jointly with the PS

### Used Zone

Zone no 07 - low-density tourism zone no 1

### Zoning Compatibility

- Yes       No

## Current Position with Detail

Vacant land

## Institutions Responsible

Activities	Agency	Authorized officers
Construction of 50 nos of housing units	UDA	Director/North-West
	National Housing Development Authority	Director
	Ministry of Fisheries	Director
	Kalpitiya PS	Secretary
Landscape planning	UDA	Director/Landscaping and Management
Power supply	Ceylon Electricity Board	Director
Supply of water	National Water Supply and Drainage Board	Director

## Regulations

Construction of houses should be in conformity with the UDA Development Regulations

## 6.7.1.17 - Project 17 - Official Residential Quarters for the Government's Officers

### Project Introduction

#### Project Name

**Official Residential Quarters for the Government's Officers - Norochhole**

#### Project

Official Residential Quarters for the Government's Officers - Norochhole

#### Nature of Project

Providing residential facilities to the Government Officers transferred to this area for services

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Palawiya-Kalpitiya main road

#### Site Location Map



#### Land use of the Surrounding Area

Mixed use zone with accessibility through a by road branching off from the Kalpitiya- Palawiya main road

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- Provision of houses for the Government officers
- Increase efficiency of Government's public services and make it more productive
- Make Kalpitiya area more attractive to the Government Officers.

#### Project Justification

Most of the Government Officers come to work in Kalpitiya on transfers find it hard to secure accommodations to stay during their office tenure in this area. They are compelled to stay in substandard houses without facilities, which cause them a mental agony through out their stay in such houses and cannot render their services with a peaceful mind. This issue of the Government Officers in Kalpitiya resulted in inefficient public service. Therefore a scheme to provide accommodation facilities for the Government Servants, who come to this area on transfers from outstations, has become imperative. This proposed Residential quarters project will be beneficial for the officers and it will support the increase of the Government service efficiency in a sustainable manner

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secretary

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			0.634 Hectare

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA/Treasury Funds/ Foreign funds/ NHDA funds

### Project Description

Proposed land for the Government Officers' residence quarters, is 2.5 Acres in extent and currently is in vacant position. This scheme will be implemented with other infrastructure facilities to meet the needs of the officers.

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management
- } Currently not available but could be provided

A program needs to be devised to implement a joint program with the Pradesheeya Sabha

### Used Zone

Zone no 05 (High-density mixed development zone)

### Zoning Compatibility

- Yes  No

## Current Position with Detail



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Construction of 150 housing units	15000
Landscaping	70
<b>Total Estimated Cost</b>	<b>15070</b>

## Institutions Responsible

Activities	Recommended Agency	Authorized officer
Construction of houses	UDA	Director/ North-Western Province
	National Housing Development Authority	Director
Landscaping	UDA	Director/ Landscaping and Management

## Regulations

Construction of houses should be in conformity with the UDA Development Regulations



## 6.7.1.18 - Project 18 - Establishment of a Vocational Training Centre at Musalpitiya

### Project Introduction

#### Project Name

### Establishment of a Vocational Training Centre at Musalpitiya

#### Project

Multi Purpose Vocational Training Centre to provide training facilities to those aspiring to be involved in fisheries, tourism, agriculture and so on.

#### Nature of Project

Kalpitiya records a high unemployment rate, so this training centre will provide such unemployed people with an opportunity to develop their skills to enable them to join with an industry as they wish after training.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kalpitiya-Palawiya main road

#### Site Location Map



#### Land use of the Surrounding Area

Undeveloped lands with access from the Kalpitiya-Palawiya main road.

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- Provide training facilities for the prevailing industries in the area such as fishing, tourism and agriculture.
- Increase of skilled labour
- Uplift living standard of the people who will find jobs in the established industries after training.

#### Project Justification

Kalpitiya area is rich in resources and potentials for development, however, it is currently constrained by lack of skilled labour force who can support the industries such as fisheries, tourism and agriculture which have a high potential for further developments. At the same time there is a high-rate of unemployment in existence vis a vis the shortage of skilled labour in the industries mentioned above. So the proposed vocational training centre will help eradication of this mismatch and lay the foundation for a sustainable development in the time to come.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Land owned by the Divisional Secretary

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			05 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA/ Treasury funds/ Foreign funds

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management
- } Currently not available but could be provided  
 Cordinated program will be implemented with the Pradesheeya Sabhaa

### Used Zone

Zone 03 (Medium-density agriculture zone 1)

### Zoning Compatibility

- Yes       No

## Current Position with Detail

Vacant land



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Construction of the Vocational Training Centre with a floor area of 4000 sqft	28
<b>Total Estimated Cost</b>	<b>28</b>

## Institutions Responsible

Activities	Recomended Agency	Authorized officer
Construction of the training centre	UDA	Director/ North-Western province

## Regulations

Training Centre construction should comply with the UDA Development Regulations.

## 6.7.1.19 - Project 19 - Development of Mangrove Garden - Anawasala

### Project Introduction

#### Project Name

### Development of Mangrove Garden - Anawasala

#### Project

Development of Mangroves Garden with a view of conserving the areas of thickly-growth Mangroves

#### Nature of Project

Conservation of the mangrove habitat in integration with the activities related to tourism while enhancing the natural environmental beauty which is unique to the area

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site

Houses and vacany lands  
Anawasala road  Lagoon  
Sangupali Landing site

#### Access to the Site

Anawasala road

#### Site Location Map



#### Land use of the Surrounding Area

Mangroves and mixed development

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

- Promotion of tourism through environmental conservation
- Protection of bio-diversity
- Propmotion of unique natural environmental character and beauty

#### Project Justification

With the view of conserving the depleting mangroves habitat, a mangrove garden will be developed. This proposed project also envisages to attract tourists by the activities that will be introduced within the garden such as viewing decks, wlk-ing tracks through the mangrove habitat, facilities for boat tours and meditation centres. This project is expected to enhance the value of the environment while protecting the mangrove habitat from depletion.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Land Reform Commission

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			02 Acres

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA/Treasury funds/UDA funds/Foreign funds

### Project Description

Proposed activities in the Mangroves Garden:

- Construction of viewing decks
- Development of walking tracks and facilities for boat touring
- Construction of meditation kiosks

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management

### Used Zone

Use zone 02 (Medium density town centre zone)

### Zoning Compatibility

- Yes  No

## Current Position with Detail

Area is under mangroves habitat



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Viewing decks construction	20
Walking tracks construction within the Mangroves garden	10
Construction meditation centres	0.8
<b>Total Estimated Cost</b>	<b>30.8</b>

## Institutions Responsible

Activities	Institute	Authorized Officers
Viewing decks construction	UDA	Director/ North-Western Province
	Kalpitiya PS	Secretary
Walking tracks construction within the Mangroves garden	UDA	Director/ North-Western Province
	Kalpitiya PS	Secretary
Boat touring facilities through mangroves garden	UDA	Director/ North-Western Province
	Kalpitiya PS	Secretary
Construction meditation centres	UDA	Director/ North-Western Province
	Kalpitiya PS	Secretary

## Regulations

Building constructions should be in conformity with the Development Regulations of the UDA



## 6.7.1.20 - Project 20 - Initiation and management of a boat service between Wilpaththu and Gangewadiya

### Project Introduction

#### Project Name

**initiation and management of a boat service between Wilpaththu and Gangewadiya**

#### Project

Initiation of a boat service between Wilpaththu and Gangewadiya project

#### Nature of Project

Proposed to initiate a boat service from the Navy camp via the lagoon to Gangewadiya to view the viewing Gangewadiya and its surroundings

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

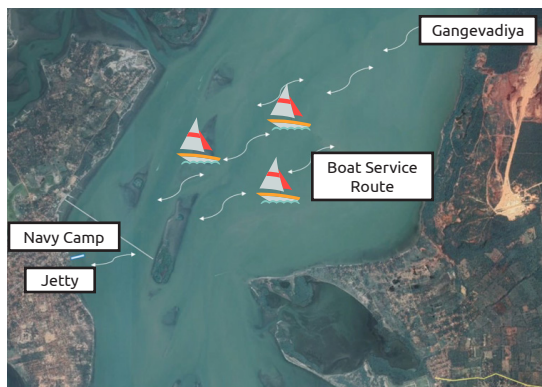
#### Tour start

Kalpitiya navy camp

#### Access to the Site

Anawasala Road

#### Site Location Map



### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

- Facilitate easy access to the tourists to reach Gangewadiya and Wilpaththu viewing compartment.
- Provide an enjoyable journey to the tourists and thereby contribute more to the local economy.
- Promote the attraction of the Kalpitiya town

#### Project Justification

The rich natural environment of the area has not been attractive enough to the tourists as the facilities available to support reaching the most attractive locations to view the real natural beauties of the environment due to lack of vision and guidance in providing such facilities. Hence the attraction of the area prevails at a minimum level. In view of rectifying this drawback it has been proposed to establish and sustain in the long-run an integrated transport network to facilitate the touring of the area enjoyably creating a unique experience to the tourists.

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Estimated cost

Rs. 15 Mln.

### Source of Funding

Sri Lanka Navy and the Sri Lanka Tourism Development Authority

### Project Details

The jetty in existence in the Navy Camp, which is located in the Town Centre could be made use of in starting a boat service therefrom to facilitate people travelling to Gangewadiya, Wilpatthu and the Islands.



## Institutions Responsible

Activities	Institute	Authorized Officers
Boat services	Sri Lanka Navy	Officer in Charge
	Sri Lanka Tourism Development Authority (SLTDA)	Director

## Regulations

Complying with the rules and regulations of the Sri Lanka Navy and the SLTDA



## 6.7.1.21 - Project 21 - Construction of a bridge from Thoradiya to Dutch Bay

### Project Introduction

#### Project Name

### Project for construction of a bridge from Thoradiya to Dutch Bay

#### Project Proposal

To reach the Dutch Bay island people currently use the boat services and during some seasons of the year walking along the beach via sand dunes is also possible. There is no any other way of reaching the Dutchbay easier way than this current method. Therefore construction of a bridge to facilitate reaching Dutchbay island has been proposed.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the bridge bases

From Thoradiya (existing jetty) to Mohoththuwarama at Dutch Bay

#### Site Location Map



### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- Opening up the Dutch Bay for tourism.
- Enhance living standards of people living in the Dutch Bay Island.
- Devgelop the Dutch bay as a viewing centre to attract the tourists

#### Project Justification

As already mentioned, currently people reach the Dutch Bay by boats, which is not safe and this service is not meeting the emergency needs of the residents of the Island too. The second alternative route the people use is walking alone the beach, which is in some seasons impassable as it goes under sea water. This walking along the beach is also very hard as the people have to cross the sand dunes. All these obstacles make the journey to the Dutch Bay very difficult. However the Dutch Bay has a great potential for tourism development, tourists would love to sea this area if a safe travelling can be provided and the residents of the Island will have many opportunities to advance their lively hood when the bridge becomes servicable. In this backdrop this project proposal has been proposed.

## Project Justification

### Project Duration

- Short-term (1 > year)
- Medium-term (1-3 years)
- Long-term (3 < years)

### Estimated cost

Rs. 80 Mln.

### Source of Funding

SLTDA and kalpitiya PS

### Project Details



## Institutions Responsible

Activities	Institute	Authorized Officers
Construction of the bridge	SLTDA	Director





## 6.7.1.22 - Project 22 - Construction of a trading centre for sale of agricultural goods and compost fertilizer

### Project Introduction

#### Project Name

**Construction of a trading centre for sale of agricultural goods and compost fertilizer**

#### Project Proposal

With the aim of reducing the use of synthetic fertilizer, for the benefit of minimizing the environmental pollution which is currently happening through agricultural activities, this project proposal has been made. This project could also promote the compost usage among the farmers in the long run that will be most beneficial in protecting the environment and thereby inspiring the tourism.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kalpitiya-Palawiaya main road

#### Site Location Map



#### Land use of the Surrounding Area

Lands in the surrounds are mostly vacant. There are many projects being proposed to locate in this area by 2030

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

- Minimization of environmental pollution which is currently happening through agricultural activities.
- Convert Kalpitiya a environmental friendly area.
- Create more means of income for the for the residents of the locality.

#### Project Justification

The use of chemical fertilizer has not only polluting the soil but pullute the underground water sources as well. Therefore, sustainably reducing the chemical fertilizer useage has become essential. With this aim in mind this proposal has been made to safeguard the uunderground water sources and the soil of the locality though facilitating the supply of compost among the farmers.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secretariat

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			80 perches

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA / Tereasury funds / Foreign funds

### Project Details

The proposed trade centre will include trading facilities as well as sufficient storing facilities for agricultural goods and compost fertilizer. This complex will be a single storied building.



### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management
- } Currently not available but could be provided  
 Cordinated program will be implemented with the Pradesheeya Sabhaa

### Used Zone

Zone 04 (Medium density agricultural zonell)

### Zoning Compatibility

- Yes  
 No

## Current Position with Detail

### Vacant land



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Proposed trading stalls each with floor area of 900 sqft	5
Proposed compost trading stalls each with a floor area of 800 sqft	4
<b>Total Estimated Cost</b>	<b>9</b>

## Institutions Responsible

Activities	Agency	Authorized Officers
Construction of buildings	UDA	Director/ North-Western province
Supply of water	NWS&DB	The Manager
Power supply	CEB	The Manager

## Regulations

The construction of buildings should be in conformity with the UDA Development Regulations.

## 6.7.1.23 - Project 23 - Development of Thoradiya area providing access to the Dutch Bay Island

### Project Introduction

#### Project Name

**Development of Thoradiya area providing access to the Dutch Bay Island**

#### Project Proposal

This project envisages to develop the Thoradiya area by making use of the existing Jetty in combination with the development of the tourism industry while providing access to the Dutch Bay Island and creating a picturesque environment to please the tourists.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Mohoththuwarema road (Muthuwal Street)

#### Site Location Map



#### Land use of the Surrounding Area

Land use of the area includes dry fish trading stalls, dry fish workers huts, houses and coconut cultivations.

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

- Develop a pleasant environment for the tourists
- Facilitate the dry fish traders to carry out their businesses conveniently
- Planting trees in the surrounding area to create more shady areas bringing down the heat.

#### Project Justification

The existing jetty in this area provides a good opportunity to provide a convenient transport facility to those who wants to visit Dutch Bay Island. Currently this jetty facilitates the people and the tourists to secure the boat transport facilities, but due to inefficiency they have to waste their time until a boat reaches the jetty. Adding to this issue of inefficient boat service the tourists experience insecure feeling regarding their vehicles which they have to park in an ad-hoc manner as there is no vehicle parking facilities provided. Hence the people are compelled to stay at this place for long time in the naked sun as no shady areas being created. A proposal has also been made to construct a bridge by the year 2030 from this place to the Dutch Bay Island. Therefore, this area development starting from now on wards will prepare the necessary conditions for the future developments that will be undertaken in the year 2030.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Land Reform Commission

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			1 Acre

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

UDA / Tereasury funds / Foreign funds

### Project Details

- Redevelopment of existing dry fish trading stalls according to standards.
- Construction of a restaurant for the tourists
- Development of a car park
- Landscape the area to create more shady areas for the public by planting trees

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management

} Currently not available but could be provided

Systematize the waste collection by providing collection facilities (containers) at suitable locations

### Used Zone

Zone 02 (medium-density town centre zone)

### Zoning Compatibility

- Yes  No

## Current Position with Detail

Coconut land



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Modernization of dry fish trading stalls	10
Construction of a restaurant	3
Development of car park	8
Landscaping	10
<b>Total Estimated Cost</b>	<b>31</b>

## Institutions Responsible

Activities	Agency	Authorized Officers
Improvement of dry fish stalls	UDA	Director (North-Western)
	PS	Secretary
Construction of restaurant	UDA	Director (North-Western)
	PS	Secretary
Construction of a car park	UDA	Director (North-Western)
	PS	Secretary
Landscaping	UDA	Director (North-Western)

## Regulations

The construction of buildings should be in conformity with the UDA Development Regulations.



## 6.7.1.24 - Project 24 - Establishment of a fresh vegetable and fruit canning industry

### Project Introduction

#### Project Name

**Establishment of a fresh vegetable and fruit canning industry**

#### Project Proposal

Considerable share of population of the Kalpitiya area depends on agriculture, but they do not get the full benefit of the agricultural products as the surpluses are mostly wasted. This project envisages to cann the surplus agricultural products and to market them over a longer period of time. This proposed industry is expected to facilitate this process and to stabilise the market prices of the fruit and the vegetables. So the farmers will be benefitted ultimately.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kalpitiya-Palawiya main road

#### Site Location Map



#### Land use of the Surrounding Area

Vacant lands and low-income housing areas

### Project Justification

#### Nature of Project

- New
- Augmentation
- Redevelopment
- Land Development Only

#### Type of Project

- Conservation
- Heritage
- Commercial
- Housing Relocation
- Landscape
- Infrastructure Facilities
- Other

#### Project Vision

- Economic
- Social
- Environmental
- Physical

#### Project Objectives

The proposed industry could support the farmers to protect their surpluses of fruits and vegetables and stabilise the price fluctuations seasonally. This industry will also generate more employment opportunities to the unemployed people in the area and in the process general well being of the people will be enhanced over the time sustainably. This development will be a significant development in view of the role of the agricultural sector that plays in the overall economy of the locality.

#### Project Justification

Prevailing conditions that have been made up of marketing of surplus agricultural products and lack of infrastructure facilities cause frustration among the farmers to engage in the agricultural activities over a longer period of time. This industry would greatly help the farmers to stay in the sector and to continue the engagement in the agricultural activities with enjoying the full benefit of this industry as it will eradicate the problems created by the market surpluses of their products.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secretary

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			02 Acres

## Project Justification

### Project Duration

- Short-term (1> year)  
 Medium-term (1-3 years)  
 Long-term (3< years)

### Source of Funding

UDA / Tereasury funds / Foreign funds

### Project Details

Canning of fresh vegetables and fruit industry :

- Office building
- Industry will include two separated sections to facilitaste fruits and vegetables processing separately.
- Car park

### Existing infrastructure facilities

- Water  
 Electricity
- } Currently not available but could be provided

- Solid Waste Management

A method to be imolemented with the PS to manage the solid wastes.

### Used Zone

Use zone 05 (High-density mixed development zone)

### Zoning Compatibility

- Yes       No

## Current Position with Detail



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Construction of the building with a floor area of 10,000 sqft.	40
<b>Total Estimated Cost</b>	<b>40</b>

## Institutions Responsible

Activities	Agency	Authorized Officers
Construction of the building	UDA	Director (North-Western)

## Regulations

Construction of buildings should comply with the UDA Development Regulations

## 6.7.1.25 - Project 25 - Indigenous food and handicraft centre

### Project Introduction

#### Project Name

**Indigenous food and handicraft centre**

#### Project Proposal

A trading centre, at the gateway to the Kalpitiya town has, been proposed to be established with a view of reflecting the uniqueness of Kalpitiya where indigenous foods and handicrafts will be on display for trading purposes to impress upon the tourists. This project will attract the tourists in the first place and thereby the income of the people involved in it will be promoted. The handicrafts will be produced at this centre to display the process to the visitors. The food items also will be processed at this centre in order to display the indigenous food processing methods to the visitors.

### Project Location

#### Location

Province	North-Western
District	Puttalam
DS Division	Kalpitiya
Local Authority	Kalpitiya PS

#### Boundaries of the site



#### Access to the Site

Kalpitiya-Palawiya Main road

#### Site Location Map



#### Land use of the Surrounding Area

An area with Vacant lands, wetlands and salterns

### Project Justification

#### Nature of Project

- New  Augmentation
- Redevelopment  Land Development Only

#### Type of Project

- Conservation  Heritage
- Commercial  Housing Relocation
- Landscape  Infrastructure Facilities
- Other

#### Project Vision

- Economic  Social
- Environmental  Physical

#### Project Objectives

- To display the uniqueness of the area to the visitors
- Market promotion for agricultural products
- Increase the income level of the local people

#### Project Justification

It has been observed that the farmers are losing their enthusiasm in engaging in the agricultural activities sustainably due to multiple reasons. In order to arrest this diminishing interest in the agriculture this project proposal has been formulated to offer the farmers a better opportunity to promote their market by displaying their agricultural products in the proposed trading centre where food processing is also possible through which they will be able to generate additional income. Further this centre will also provide opportunities to the skilled people to produce handicrafts and to display its process to interest the visitors. The tourists love to experience the handi craft producing process and to own some of them so that they take them to their own countries as souvenirs to help themselves memorizing their experiences. Kalpitiya needs good food centres to serve the visitors as currently such places are lacking there. This proposed centre will meet that need too.

## Project Details

### Present Land Ownership

- UDA  
 Private  
 State

### Free External Encumbrances

- Yes  
 No

### Ownership Details

Divisional Secretary

### Details of Survey Plan

Survey Plan No	Name of the Surveyor	Date	Land extent
			01 Acre

## Project Justification

### Project Duration

- Short-term (1 > year)  
 Medium-term (1-3 years)  
 Long-term (3 < years)

### Source of Funding

Dept. of Small Industries, Agricultural Ministry and Fisheries Ministry

### Project Details

This centre will be a single storied building with provision of floor spaces for the following,

- Vegetable and fruit stalls
- Handy craft trading stalls
- Indigenous food stalls

### Existing infrastructure facilities

- Water  
 Electricity  
 Solid Waste Management
- } Currently not available but could be provided
- Implement a waste management program with the PS

### Used Zone

Use zone 05 (High-density mixed development zone)

### Zoning Compatibility

- Yes  No

## Current Position with Detail



## Budget Estimation

Activities	Estimated cost in Rs. Mln.)
Construction of handi craft trading stalls, each with 150 sqft of floor space	1
Fresh vegetable and fruit trading stalls each with 200 sqft of floor space	1.2
Indigenous food stalls each with 250 sqft of floor space	1.5
<b>Total Estimated Cost</b>	<b>3.7</b>

## Institutions Responsible

Activities	Agency	Authorized Officers
Construction of handi craft stalls	UDA	Director (North-Western)
Vegetable and fruit stall construction	UDA	Director (North-Western)
Indigenous food stall constructions	UDA	Director (North-Western)

## Regulations

Construction of buildings should be in conformity with the UDA Development Regulations



## 6.7.2 - Framework of the responsible Agencies

Plan	Sectoral-Plan and the on-going projects	Relevant Agency	Agency responsible for project implementation	
Supply plan	1.Housing plan			
	i.) Official residential quarters for Government Officers	1. National Housing Development Authority		
		2. Urban Development Authority	Preparation of Building plans & provide consultancy services	
		3.		
	ii.) Fishermen's housing project	1. Dept. of Fisheries and Aquatic Resources		
		2.		
		3.		
	2. Health Plan			
	i) Relocation and development of new hospital	1. Provincial Health Dpt.		
		2. Kalpitiya PS		
3.				
Transport Plan	i.) Town Centre road development project	1. Kalpitiya PS		
		2.		
		3.		
	ii.) Road development out side the town area	1. PRDA		
		2.		
		3.		
	iii.) Construction of pavement project	1. Kalpitiya PS		
		2.		
		3.		
	iv.) Construction of a bridge from Tharandiya to Dutch Bay Island	1. RDA		
		2. Kalpitiya PS		
		3.		
Water supply plan	i.) Desalination project	1. National Water Supply & Drainage		
		2.		
		3.		
	ii.) Water Supply scheme of the Kalpitiya PS area	1. National Water Supply & Drainage		
		2.		
		3.		
Power supply and distribution plan	i)	1.		
		2.		
		3.		

Plan	Sectoral-Plan and the on-going projects	Relevant Agency	Agency responsible for project implementation
Waste water and sewer disposal plan	i.) Waste water and sewerage disposal project within the town area	1. Kalpitiya PS	
		2.	
		3.	
Solid wastes management plan	i.) Expansion of the existing solid waste management centre	1. Kalpitiya PS	
		2.	
		3.	
	ii.) Establishment of a solid waste management centre in Norochchole	1. Kalpitiya PS	
		2.	
		3.	
	iii.) Refurbishment of Punlic market	1. Kalpitiya PS	
		2. Urban Development Authority	Provide building plans and consultancy services
		3.	
Economic Plan	1. Agricultral sector plan		
	i.) Redevelopment of Economic Centre at Norochchole	1. Kalpitiya PS	
		2. Urban Development Authority	Provide building plans and consultancy services
		3.	
	ii.) Agricultural goods trading centre	1. Dept of Agricultural Development	
		2.	
		3.	
	iii.) Establishment of agro farm	1.	
		2.	
		3.	
	iv.) establishment of vocational training centre	1.	
		2.	
		3.	
	2. Fisheries Development Plan		
	i.) Fisheries Harbour development	1. Port Development Authority	
		1. Kalpitiya PS	
		3.	
	ii.) Fisheries boat landing sites development	1. Department of Fisheries and Acquatic resource Development	
		2.	

Plan	Sectoral-Plan and the on-going projects	Relevant Agency	Agency responsible for project implementation
Economic Plan	3. Tourism Development Plan		
	i) Dutch Church refurbishment project	1.Dpt. of Archeology	
		2. Kalpitiya PS	
		3.	
	ii) Refurbishment of Dutch Fortress for tourism	1. Dept. of Archeology	
		2. Kalpitiya PS	
		3.	
	iii) Develop a pedestrian walk way from Dutch Church to the Dutch Fortress	1. Dept. of Archeology	
		2. Kalpitiya PS	
		3.	
	iv) Kandakuliya Beach Garden development project	1. Kalpitiya PS	
		2. UDA	Provide building plans and consultancy services
		3.	
	v) Development of walking tracks	1.Kalpitiya PS	
		1. UDA	Provide building plans and consultancy services
		3.	
	vi) Development of Holiday Circuit Bungalow	1. Kalpitiya PS	
		2. UDA	Provide building plans and consultancy services
		3.	
	vii) Development of Mangrooves Garden	1.Kalpitiya PS	
		2. UDA	Provide building plans and consultancy services
		3.	
	viii) Initiation of Boat Service from Wllpaththu to Gangewadiya.	1.Sri Lanka Navy	
		2.	
3.			









# Annexures

## CHAPTER SEVEN





## Annexure 01 : Population 2012

No	Division and no	Grama Seva Division	Population 2012
1	603	Thethapola	2056
2	603A	Karamba	7703
3	605	Nawakkaduwa	1884
4	605A	Daluwa	1010
5	605 B	Nirmalapura	2033
6	619	Mampuriya	2815
7	620	Narakkalliya	2507
8	621	Paniyadiya	2534
9	621A	Norochchole	7029
10	622	Alangkudawa	6608
11	622A	Andankandiya	1168
12	623	Eththala	3267
13	624	Thigali	2503
14	626	Mudalappaliya	4003
15	626A	Thalawila -North	1738
16	626B	Thalawila-West	1091
17	626C	Palakudawa	2464
18	628	Musalpitiya	1963
19	628A	Palliwasalthurai	3897
20	629	Kurigngnanpitiya-North	2120
21	629A	Kandakuliya	4548
22	629B	Kurigngnanpitiya-South	2204
23	629C	Kandakuliya Kudawa	619
24	630	Periya Kudirippuwa	1085
25	630A	Pudukudirippuwa	2063
26	630B	Wannimundalama	2263
27	630C	Mandalakudawa	6217
28	631	Sinnakudirippuwa	1065
29	631A	Anawasala	3482
30	633	Dutchbay	1259
31	633A	Palliyawatta	1207
32	601A	Puladiyawal	2466
33	601	Virathoda	3232
34	599C	Kanamulla North	1944
35	599	Kadayamotte	2028
36	601B	Nallandaluwa	1641
37	601C	Palasola	2498
38	599A	Mukkuthoduwawa	2644
39	599B	Kandathoduwawa	1458

No	Division and no	Grama Seva Division	Population 2012
40	599D	Kanmulla-South	1708
41	598A	Samiragama	1182
42	598B	Palliwasalpaduwa	1937
43	598C	Perukuwatana	1363
44	598	Koththanthiwu	2011
45	597	kattakaduwa	2107
46	597B	Sinnapaduwa	1364
47	597A	Punapitiya	1510
48	594A	Adimunai	2621
<b>Total</b>			<b>120,119</b>

## Annexure 02 : Population distribution by nationality and religion- 2012

Grama Seva Niladhari Division	Nationality						Religion					
	Singhala	Tamil	Muslim	Burger	Other	Total	Buddhist	Hindu	Islam	Catholic	Other	Total
593 Pulichchakulama	1082	507	3058	-	-	4647	836	513	3051	247		4647
593B Tharakudiwil-luwa	878	160	1786	-	-	2824	674	162	1786	202		2824
594 Udappuwa	-	1002	-	-	-	1002	-	938	-	64		1002
594 B Udappuwa	18	2823	246	-	-	3087	18	2770	246	53		3087
594 A ANdimune	-	2967	-	-	-	2967	-	2953	-	14		2967
597A Poonapitiya	66	1413	13	-	-	1492	5	879	13	551	44	1492
597 B Sinnapaduwa	1468	10	-	-	-	1478	31	-	-	1447		1478
598 Koththanthiwu	395	105	1892	-	-	2392	210	6	1892	284		2392
598 B Palliwasal-paduwa	2153	19	4		5	2181	168	-	5	2003	5	2181
598 C Perathuwatana	489	134	1101	-	-	1724	103	130	1101	390		1724
599 A Kandathodu-wawa	1436	-	-	-	-	1436	73	-	-	1363		1436
601 Wiruthoda	11	5	3359	-	-	3375	11	5	3359	-		3375
608 A Welasumana-pura	2562	29	1	-	-	2592	2127	7	1	449	8	2592
608 B Weerapura	2790	179	143	-	-	3112	1814	179	143	976		3112
609 Madurankuliya	2010	235	693	-	-	2938	1340	132	693	735	38	2938
609A Pubudugama	1056	-	376	-	-	1432	551	-	376	505		1432
601A Pulariyawal	164	-	2630	-	-	2794	52	-	2643	99		2794
610Mandalama	765	189	1	-	-	955	318	188	1	448		955
610 C Karathanwil-luwa	994	548	26	-	-	1568	494	514	26	534		1568
610 B Nawadankula-ma	723	2	-	-	-	725	342	-	-	383		725



Grama Sewa Niladhari Division	Nationality						Religion					
	Singhala	Tamil	Muslim	Burger	Other	Total	Buddhist	Hindu	Islam	Catholic	Other	Total
601B Nallandaluwa	97	4	1654	-	-	1755	91	4	1654	6		1755
593A Angunawila	887	16	1	-	-	904	360	16	1	527		904
597A Kattakaduwa	164	1759	186	-	-	2109	164	-	186	1759		2109
599 Kadayamatta	97	19	1978	-	-	2094	14	-	1978	102		2094
599A Mukkuthodu-wawa	3057	47	-	-	-	3104	307	18	-	2766	13	3104
599D Kanamulla	102	16	2106	-	-	2224	34	16	2106	68		2224
610D Kudirippuwa	565	703	8	-	-	1276	255	589	8	412	12	1276
610A Mangalaeliya	1192	6	10	-	-	1208	503	-	10	675	20	1208
601C Palasola	3169	39	74	-	-	3282	702	34	74	2472		3282
598A Sameeragama	43	71	1169	-	14	1297	11	21	1169	92	4	1297
599C Kanamulla North	41	19	2503	-	-	2563	17	12	2521	13		2563
Total	28,474	13,026	25,018	-	19	66,537	11,625	10,086	25,043	19,639	144	66,537

### Annexure 03: Population distribution by age cohort -2012

Gramasewa Niladhari Division	Years 0-14		Years 15-59		Years 60		Total
	Female	Male	Female	Male	Female	Male	
593 Pulichchakulama	864	718	1323	1386	234	122	4647
593B Tharakudiwilluwa	411	398	967	928	73	47	2824
594 Udappuwa	101	82	416	338	38	27	1002
594 B Udappuwa	390	378	1054	1027	125	113	3087
594 A ANdimune	331	310	1019	987	199	121	2967
597A Poonapitiya	227	203	476	490	48	48	1492
597 B Sinnapaduawa	196	176	540	499	40	27	1478
598 Koththanthiwu	392	381	748	739	67	65	2392
598 B Palliwasalpaduwa	285	302	728	729	83	54	2181
598 C Perathuwatana	343	314	552	378	73	64	1724
599 A Kandathoduwawa	198	161	474	459	81	63	1436
601 Wiruthoda	545	570	1031	1047	106	76	3375
608 A Welasumanapura	245	249	799	770	275	254	2592
608 B Weerapura	255	435	1250	1017	92	63	3112
609 Madurankuliya	590	595	788	765	97	103	2938
609A Pubudugama	206	180	475	447	63	61	1432
601A Pulariyawal	643	384	684	880	108	95	2794
610Mandalama	105	96	331	306	64	53	955
610 C Karathanwilluwa	229	198	490	503	79	69	1568

Gramasewa Niladhari Division	Years 0-14		Years 15-59		Years 60		Total
	Female	Male	Female	Male	Female	Male	
610 B Nawadankulama	132	145	194	168	44	42	725
601B Nallandaluwa	228	181	651	603	59	33	1755
593A Angunawila	102	97	318	313	41	33	904
597A Kattakaduwa	341	349	644	597	93	85	2109
599 Kadayamatta	420	531	576	475	59	33	2094
599A Mukkuthoduwawa	352	451	1055	1041	107	98	3104
599D Kanamulla	417	337	664	554	145	107	2224
610D Kudirippuwa	150	131	553	350	42	50	1276
610A Mangalaeliya	156	170	390	400	60	32	1208
601C Palasola	602	529	779	683	393	296	3282
598A Sameeragama	243	231	416	348	33	26	1297
599C Kanamulla North	466	400	796	692	134	75	2563
<b>Total</b>	<b>10,165</b>	<b>9,682</b>	<b>21,181</b>	<b>19,919</b>	<b>3,155</b>	<b>2,435</b>	<b>66,537</b>

## Anexure 04: Population 2017

Division no	GS Division	Female	Male	Total
603	Thethapola	968	936	1904
603A	Karamba	3391	4538	7929
605	Nawakkaduwa	1006	952	1958
605A	DAluwa	563	496	1059
605B	Nirmalapura	1052	1042	2094
619	mampuriya	1520	1430	2950
620	Narakkaliya	1428	1417	2845
621	Paniyadiya	1720	1860	3580
621A	Norochchole	3795	3623	7418
622	Alankudawa	3478	3465	6943
622A	Andankanniya	655	609	1264
623	Eththala	1685	1378	3063
624	Thigili	1220	910	2130
626	Mudalappaliya	2611	2212	4823
626A	Thalawila East	1027	943	1970
626B	Thalawila West	604	552	1156
626C	Palathudawa	1392	1279	2671
628	Musalpitiya	1484	1264	2748
628A	Palliwasalthurai	1411	1309	2720
629	Kurigngnanpitiya-North	1263	1419	2682
629A	Kandakuliya	2213	1684	3897
629B	Kurigngnanpitiya-South	1227	1085	2312
629C	Kandakuliyakudawa	284	262	546
630	Periyakudiruppuwa	782	778	1560

Division no	GS Division	Female	Male	Total
630A	Pudukudiruppuwa	710	762	1472
630B	Wannimandalama	1316	1200	2516
630C	Mandalakudawa	2502	2278	4780
631	Sinnakudirippuwa	659	565	1224
631A	Anawasala	1828	1743	3571
633	Dutchbay	697	742	1439
633A	Palliyawatta	786	774	1560
601A	Puladiyawal	1542	1448	2990
601	Wiruthoda	1980	1838	3818
599C	Kanamulla -North	1180	1369	2549
599	Kadayamotte	1190	1120	2310
601B	Nallandaluwa	937	823	1760
601C	Palasola	1964	1608	3572
599A	Mukkuthoduwawa	1772	1543	3315
599B	kandathoduwawa	753	683	1436
599D	Kanamulla-South	1257	1137	2394
598A	Sameeragama	917	716	1633
598B	Palliwasalpaduwa	1122	1116	2238
598C	Perakuwatana	889	713	1602
598	Koththanthiwu	1268	1218	2486
597	Kattakaduwa	1148	1108	2256
597B	Sinnapaduwa	719	686	1405
597A	Punapitiya	734	792	1526
594A	Adimune	1382	1372	2754
Total		66,031	62,797	128,828

### Annexure 05 : Population Density - 2017

No	Division no	GS Division	Population Density	Land extent (sq.km)	Gross population density (people/sq.km)
1	603	Thethapola	1904	11.6	164
2	603A	Karamba	7929	5.7	1,391
3	605	Nawakkaduwa	1958	3.3	593
4	605A	Daluwa	1059	3.5	303
5	605B	Nirmalapura	2094	10.1	207
6	619	Mampuriya	2950	3.5	843
7	620	Narakkalliya	2845	3.5	813
8	621	Paniyadiya	3580	7	511
9	621A	Norochole	7418	3.2	2,318
10	622	Alankudawa	6943	8.4	827
11	622A	Andankanniya	1264	5.9	214
12	623	Eththala	3063	5.5	557

No	Division no	GS Division	Population Density	Land extent (sq.km)	Gross population density (people/sq.km)
13	624	Thigili	2130	2.4	888
14	626	Mudalappaliya	4823	7.3	661
15	626A	Thalawila East	1970	3.6	547
16	626B	Thalawila West	1156	1.9	608
17	626C	Palathudawa	2671	4.1	651
18	628	Musalpitiya	2748	10.6	259
19	628A	Palliwasalthurai	2720	4.4	618
20	629	Kurigngnanpitiya-North	2682	3.7	725
21	629A	Kandakuliya	3897	8.8	443
22	629B	Kurigngnanpitiya-South	2312	3.9	593
23	629C	Kandakuliyakudawa	546	1.5	364
24	630	Periyakudiruppuwa	1560	0.6	2,600
25	630A	Pudukudiruppuwa	1472	2.3	640
26	630B	Wannimandalama	2516	0.8	3,145
27	630C	Mandalakudawa	4780	1.5	3,187
28	631	Sinnakudirippuwa	1224	0.9	1,360
29	631A	Anawasala	3571	3.2	1,116
30	633	Dutchbay	1439	15	96
31	633A	Palliyawatta	1560	6.1	256
32	601A	Puladiyawal	2990	8.1	369
33	601	Wiruthoda	3818	7.3	523
34	599C	Kanamulla -North	2549	1.5	1,699
35	599	Kadayamotte	2310	3	770
36	601B	Nallandaluwa	1760	14	126
37	601C	Palasola	3572	14.2	252
38	599A	Mukkuthoduwawa	3315	11.8	281
39	599B	kandathoduwawa	1436	2.4	598
40	599D	Kanamulla-South	2394	3.3	725
41	598A	Sameeragama	1633	4.8	340
42	598B	Palliwasalpaduwa	2238	0.9	2,487
43	598C	Perakuwatana	1602	5.4	297
44	598	Koththanthiwu	2486	6.8	366
45	597	Kattakaduwa	2256	7.8	289
46	597B	Sinnapaduwa	1405	1.2	1,171
47	597A	Punapitiya	1526	9	170
48	594A	Adimune	2754	3.7	744
<b>Total</b>			<b>128,828</b>	<b>259</b>	<b>497</b>



## Annexure 06: Vehicles exit from Kalpitiya- 2017 (From Kalpitiya towards Palawiya)

Time :- 11.45 AM to 12.00 Noon.

Transport mode	Total
Bus	01
Cars	07
Vans	04
Three wheelers	58
Motor Bicycles	32
Lorries	10
Heavy Vehicles	03
Other	01

## Annexure 07:- Survey data on vehicle parks

Location	Bus	Small bus	Car	Van	Jeep	Three wheelers	Motor bicycle	Lorry	Heavy vehicle	Other
Main road South	02	01	02	06		32	29	08	01	09
Bazaar street				03		06	17	03		07
Muthuwal road				01		08	04	05		02

## Annexure 08 : Vehicles reaching Kalpitiya - 2017

Vehicles reaching Kalpitiya-2017 (from Palawiya towards Kalpitiya)  
Time : 11.45 AM to 12.00 Noon

Transport mode	Total
Bus	01
Car	04
Van	03
Three wheelers	60

Transport mode	Total
Motor Bicycles	50
Lorry	12
Heavy vehicles	01
Others	20

## Annexure 09 : Vehicles entering Kalpitiya 2017

Vehicles entering Kalpitiya 2017(from Palawiya towards Kalpitiya)  
Time : 9.00 AM to 9.15 AM

Transport mode	Total
Bus	10
Car	27
Van	32
Three wheelers	67

Transport mode	Total
Motor Bicycles	167
Lorry	90
Heavy vehicles	02
Others	13

## Annexure 10 : Vehicles leaving Kalpitiya 2017

Vehicles leaving Kalpitiya 2017 (From Kalpitiya towards Palawiya)  
Time: 9.00 AM to 9.15 AM

Transport mode	Total
Bus	06
Car	20
Van	14
Three wheelers	98

Transport mode	Total
Motor Bicycles	150
Lorry	62
Heavy vehicles	00
Others	02

## Annexure 11 : Housing Density 2001, 2012, 2017

GS Division	Sq.km	2001		2012		2017	
		Units	Density	Units	Density	Units	Density
Thethapola	11.4	456	40	535	46.22	571	50.1
Karamba	5.7	1553	272.45	1773	310.52	1893	332.1
Nawakkaduwa	3.3	385	128.3	481	144.5	514	155.8
Daluwa	3.5	229	65.4	293	81.4	312	89.1
Nirmalapura	10.1	383	37.9	533	52.67	569	56.3
Mampuriya	3.5	610	174.2	717	202	761	217.4
Narakkalliya	3.5	378	108	379	101.14	405	115.7
Paniyadiya	7	537	83.8	658	93.85	702	100.3
Norochchole	3.2	1200	375	1541	469.6	1645	514.1
Alankudawa	8.4	1595	189.8	1468	164.16	1567	186.5
Andankanniya	5.9	266	45.08	296	50.16	316	53.6
Eththala	5.5	526	95.6	758	138.18	809	147.1
Thigili	2.4	509	212	512	210	547	227.9
Mudalappaliya	7.3	782	107	885	121.36	945	129.5
Thalawila - East	3.6	384	106.6	460	128	491	136.4
Thalawila - West	1.9	247	130	287	147.36	306	161.1
Palathudawa	4.1	565	137.8	633	162.19	676	164.9
Musalpitiya	10.6	421	39.7	467	42.73	499	47.1
Palliwasalthurai	4.4	797	181.1	894	201.5	955	217.0
Kurigngnanpitiya-North	3.7	543	146.7	512	138.1	546	147.6
Kandakuliya	8.8	975	110.7	1099	12.32	1173	133.3
Kurigngnanpitiya-South	3.9	443	113.5	543	140.25	579	148.5
Kandakuliyakudawa	1.5	186	143	155	103.33	166	110.7
Periyakudiruppuwa	0.6	247	416.6	233	166.66	248	413.3
Pudukudiruppuwa	2.3	450	195.6	459	200	490	213.0
Wannimandalama	0.8	302	376.8	497	620	530	662.5
Mandalakudawa	1.5	1260	840	1349	883.33	1440	960.0
Sinnakudirippuwa	0.4	239	597	228	567.5	243	607.5
Anawasala	3.2	632	197.5	774	245.62	826	258.1

GS Division	Sq.km	2001		2012		2017	
		Units	Density	Units	Density	Units	Density
Dutchbay	14.8	314	21.2	276	18.51	294	19.9
Palliyawatta	4.9	469	95.71	417	84.4	445	90.8
Puladiyawal	3.7	508	137.29	612	164.4	653	176.5
Wiruthoda	7.3	578	79.17	723	97.9	772	105.8
Kanamulla -North	1.5	311	207.33	416	275.3	444	296.0
Kadayamotte	3	402	134	438	144.3	467	155.7
Nallandaluwa	24	369	153.7	374	15	399	16.6
Palasola	14.2	566	39.85	696	49	743	52.3
Mukkuthoduwawa	11.8	690	58.47	742	63.3	792	67.1
kandathoduwawa	2.4	326	135.83	393	161.25	419	174.6
Kanamulla-South	3.3	368	111.51	372	112.12	410	124.2
Sameeragama	4.8	278	57.91	274	56.66	292	60.8
Palliwasalpaduwa	0.9	377	418.88	491	550	541	601.1
Perakuwatana	5.4	266	49.25	313	91.48	334	61.9
Koththanthiwu	6.8	444	65.29	523	75.55	558	82.1
Kattakaduwa	7.8	508	65.12	545	69.16	578	74.1
Sinnapaduwa	1.2	266	221.66	363	303.33	387	322.5
Punapitiya	9	352	39.11	390	43.33333	416	46.2
Adimune	3.7	553	149.45	610	164	651	175.9
<b>Total</b>	<b>262.5</b>	<b>25045</b>	<b>95.4</b>	<b>28387</b>	<b>108.1</b>	<b>30319</b>	<b>9460.5</b>

## Annexure 12 : Labour force - 2016

Age cohort	Population	Population not coming under labour force	Labour force	Unemployment	Employed	Unemployment %
15 – 18	6838	3681	3157	1305	1852	59%
19 – 60	37323	6648	30675	7803	22872	75%
60 <	5039	2386	2653	1103	1550	58%
<b>Total</b>	<b>49200</b>	<b>12715</b>	<b>36485</b>	<b>10211</b>	<b>26274</b>	<b>72%</b>

## Annexure 13: Employment by age group - 2016

Age cohort	In the country						Over seas					
	Full time			Short time			Full time			Short time		
	Male	Female	Total	Male	Female	Total	Male	Female	Total	Male	Female	Total
Yrs 15-18	495	312	807	667	353	1020	09	07	16	05	04	1852
Yrs 19-60	5225	179	7024	10037	4036	14073	77	52	129	782	864	22872
Yrs 60 <	369	118	487	612	451	1063	0	0	0	0	0	1550
<b>Total</b>	<b>6089</b>	<b>2229</b>	<b>8318</b>	<b>11316</b>	<b>4840</b>	<b>16156</b>	<b>86</b>	<b>145</b>	<b>145</b>	<b>787</b>	<b>868</b>	<b>26274</b>

## Annexure 14 : Employment internal and over seas by age group - 2016

Age cohort	Internal	Over seas	Total
15 – 18	1827	25	1852
19 – 60	21097	1775	22872
60 <	1550	0	1550
<b>Total</b>	<b>24474</b>	<b>1800</b>	<b>26274</b>

## Annexure 15 : Distribution of employment by sectors

Male/Female	State sector	Private sector	Self-employed		Over seas employment		Mines/estate/daily labour	Other	Total
			Agriculture	Non-agriculture	Fulltime	Short time			
Female	332	426	419	1528	54	814	3683	455	7711
Male	424	612	3594	6765	94	914	4883	1277	18563
<b>Total</b>	<b>756</b>	<b>1038</b>	<b>4013</b>	<b>8293</b>	<b>148</b>	<b>1728</b>	<b>8566</b>	<b>1732</b>	<b>26274</b>

## Annexure 16 : Employment by nature of the job

Position	Number	Post	Number
Executive/Managerial	122	Trade	1332
Teaching	390	Self-employed	5934
Clarical	294	Labour	7213
Technician	323	Farmers	4233
Security	75	Planters	207
Over seas jobs	1800	Other	4351
<b>Total</b>			<b>26,274</b>

## Annexure 17: Fisheries Industry 2017



## Fish capture per month (Metric Tons) - November 2017

Source : Ministry of Fisheries and Aquatic Development

Fisheries sub sector	2013	2014	2015	2016	2016 Jan - Nov	2017 Jan - Nov	Difference % 2017/ 2016	Difference in total as a %
Off shore/Deep Sea	177,950	180,450	183,870	182,830	165,560	174,830	5.6	35.9
Coastal	267,980	278,850	269,020	274,160	250,450	238,550	-4.8	49.0
Total Marine	445,930	459,300	452,890	456,990	416,010	413,380	-0.6	84.9
Inland Capture	55,020	68,820	57,060	58,410	53,750	61,120	13.7	12.5
Inland Culture	7,460	1,780	3,150	9,490	8,610	8,340	-3.1	1.7
Shrimp Farms	4,430	5,150	7,090	6,030	4,630	4,230	-8.6	0.9
Total Inland	66,910	75,750	67,300	73,930	66,990	73,690	10.0	15.1
Sri Lanka	512,840	535,050	520,190	530,920	483,000	487,070	0.8	100.0

## Annexure 18: Land area and the annual yield of crops cultivated under other crops - 2017

Crop	Land area cultivated (Acres)	Annual Yield
<b>Fruits</b>		
Plantain	136.5	569400
Pineapple	5	624
mangoes	3.5	52000
Passion fruit	1.53	5490
Guava	152.25	1907700
Rambutang	0	0
Papaya	221.254	1304760
Orange	0	0
Pomegranade	52.5	143614
Orrange	5	80800
Lime	0.002	100
Watermelon	20	409200
Total	597"536	4,473,688
<b>Vegetables</b>		
Long beans	524.5	970500
Gourd	41	151969.2
Ribguareds	41.3	94300
Brinjal	149.5	653100
Chillies	924.25	4616974
Bitterguard	54.75	315370
Ladiesfingers	301.5	1,249,102.8
Onions	954.5	3896802.5
Capscum	336	1269259.8

Crop	Land area cultivated (Acres)	Annual Yield
	185	902383
	411.5	2069500
<b>Total</b>	<b>3,923.8</b>	<b>16,189,261.3</b>
<b>Grain crops</b>		
Green grams	0	0
Ground cashew	1	600
Pea	0	0
sweet corn	0	0
Sesame	0	0
<b>Total</b>	<b>1</b>	<b>600</b>
<b>Small export crops</b>		
Pepper	0	0
Coffee	0	0
Coco	0	0
Clove	0	0
Cardamom	0	0
Cinamon	0	0
Beetle	0	0
Tobacco	10	8000
<b>Total</b>	<b>10</b>	<b>8000</b>

## Annexure 19 : Rainfall (Climate)

Year	Annual rain fall (MM)	Times of floods experienced
2006	1035.10	October to November
2007	662.60	
2008	280.38	
2009	688.32	
2010	714.90	December
2011	942.80	November
2012	680.20	
2013	228.60	
2014	1012.60	December
2015	1624.70	November
2016	853.00	December

## Annexure20 : Temperrature (Statistics for 10 years)

Year	Annual rain fall MM	Floods experienced
2006	28.69	
2007	29.20	
2008	28.71	

2009	28.59	
2010	29.14	April-May
2011	28.68	February
2012	28.33	March and April
2013	31.00	April and May
2014	32.87	June
2015	28.80	May and June
2016	30.15	June

## Annexure 21: Sustainable development strategies: Provincial Guidelines, conditions and permissible uses.

### Conditions

01. Prior approval of the Agencies listed under the numbers of 01, 03, 04, 06 and 10 in the Circular no 13 dated 24th of September 1990 issued by the Urban Development Authority should be secured for development of any wetland within the Kalpitiya radesheeya Sabhaa area. IN the event when the ownership of any wetland is falling within the purview of agencies listed under the numbers of 02, 05, 07, 08, 09 and 11 the recommendation or approval of relevant agency shall be secured.
02. Development of any wetland that potentially could have an impact on the environment should be recommended or cleared by the agencies listed under the numbers of 03 and 06 and such letter of clearance or recommendation issued by such an agency should be renewed annually.
03. The Clearing Certificate or recommendation issued by the agency listed under no 01 for development of any wetland as recommended by the Planning Committee should be renewed annually.
04. Development of any wetland falling within the area of beach zone should be approved by the agencies listed under the 05 and 12 prior to the development.
05. The water ways, water badies and reservations declared under the Circular no 1662/17 dated 14/12/2010 should be maintained.
06. Any development within a wetland that could cause obstructions to the capacity of flood water detention areas or watercourses should not be carried out.
07. Elimination of species, except for the invasive plants and species, from the environmentally sensitive wetlands should not be carried out.
08. Every development permitted within wetlands should be carried out according to the professional standards and the green-building requirements.
09. Motor boats or any other power driven vehicles should not be used in catching the fish or any other aquatic species.

### Guidelines

1. Permitted wetlands for filling should be developed with provisions for storm water drainage.
2. The approved developments within the wetland areas should be carried out strictly according to the specifications of the approved plans, professional guidelines and the

specifications without causing obstructions to the storm water drainage and storm water detention capacities of the existing wetlands subject to the approvals of the agencies listed under from 01 up to the 13.

3. Action should be taken to conserve areas having landscape, cultural, archeological and bio-diversity significances.
4. Developments permitted within the wetlands should be carried out with precautionary measures to protect foot paths and public bathing places or they can be relocated appropriately at a closest location to the existing location.
5. Tehe permitted developers should secure the guidance and advices of the qualified professionals or professional institutions in planning, implementation and supervision of approved developments.
6. Breeding grounds of fish and other aquatic species should be protected.
7. Dumping solid, liquid, electronic and clinical wastes in to the wetlands is strictly prohibited.
8. Discharge of waste water, after treatment, in to the wetlands will be allowed only subject to the approval of the Central Environmental Authority.
9. Fishing should be carried out only with the man-powered boats..

01. Sri Lanka Land Reclamation and Development Corporation
02. Department of Irrigation
03. Central Environmental Authority
04. Urban Development Authority.
05. Department of Coast and Coastal Resource Conservation
06. Relevant Local Authority
07. Department of Forest Conservation
08. Department of Wild Life Conservation
09. National Building Research Organization
10. Department of Agrarian Development
11. Department of Archeogy
12. Marine Environment protection Authority.
13. National Aquatic Resources Research and Development Authority.

#### **Permissable uses within the wetland conservation areas.**

- i. Natural Gardens prepared in the manner to conserve the wetlands.
- ii. Facilities for environmental tourism-such as Cabanas stand on stilts
- iii. Natures-friendly entertainment activities
- iv. Fishing
- v. Transport by water- only if safely implementable.
- vi. Watching sea turtles
- vii. Collection of ornamental fish
- viii. Watching Dolphins
- ix. Camping closer to the beach
- x. Watching birds
- xi. Diving
- xii. Government approved public infrastructure projects of national significance
- xiii. Agriculture.



*Other uses are prohibited in this zone.*

## Annexure 22: Special conditions for development of wetland conservation areas.

Conditions for development	Natural Wetland Conservation Zone.
1. Flood detention Capacity	The development should conform to the conditions of the approval of the Sri Lanka Land Reclamation and Development Corporation and the standards of the Department of Irrigation
2. Minimum land extent required for construction of a building	4 Hectares (10 Acres) Permissible uses will be allowed in small plots of lands but construction of buildings shall not be permitted.
3. Maximum permissible land extent for reclamation	2% of the land or 32 Perches which ever is the lowest Reclaimed land area can be used for roads, vehicle parks, toilets or treatment of waste water.
4. Plot coverage-Foot print of the building	Should not exceed 1% of the reclaimed area (toilets – 16 perches) The buildings within the reclaimed area should be constructed on stilts.
5. Approved infrastructure projects-Power, Water supply, Telephone cables and internal roads	5% of the project area or maximum of 64 perches which ever is the minimum
6. Maximum ground floor extent of individual buildings permissible.	100 sqmtrs-4 Perches
7. Maximum height of permissible buildings	7 Mtrs above the natural ground level-should be constructed, in conformity with the overall concept of conservation, on stilts, in hidden locations to be able to observe the nature- Ground Floor + 1 Floor
8. Type of buildings	The individual or group of buildings could be designed in environmentally friendly manner with roof to be able to merge with the nature and should not obstruct the view of the nature from the roads or public areas.
9. Sub division of lands	Prohibited
10. Establishment of boundaries	Boundary walls are prohibited. Non masonry constructions along the boundaries parallel to an edge of a highland without obstructing the storm water flow and the view of the nature, of a fence may be considered for approval subject to the condition that boundary marks should be located at intervals of 10 Mtrs of each other and with the approval of the UDA.
11. Relaxation of above conditions	Only when relaxation are necessary to implement an approved public infrastructure project.

**Note :** Work places or yards falling within the purview of the defined projects under the Central Environmental Authority Act, belonging to the Central Environmental Authority, Sri Lanka Land Reclamation and Development Corporation, Agrarian Service Department, Coast Conservation and Marine Resource management Department, Department of Irrigation and Urban Development Authority could be considered for permission.

Any development in contravention of the above mentioned guidelines and conditions

will be dealt with under the powers of the Urban Development Authority Act.

## Annexure 23: Existing Play Grounds within the Pradesheeya Sabha

No	Type	Extent	Current use	GS Division
<b>Pocket Parks</b>				
01	EPP1	0.2	Play ground	630 Periyakudirippu
02	EPP2	0.2	Play ground	626 Mudalappaliya
03	EPP3	0.1	Play ground	626 Mudalappaliya
	<b>Total</b>	<b>0.5</b>		
<b>Mini Parks</b>				
04	EMP1	0.3	Play ground	629 A Kandakuliya
05	EMP2	0.7	Play ground	621 A Norochchole
06	EMP3	0.5	Play ground	621 Paniadiya
07	EMP4	0.9	Play ground	
08	EMP5	0.7	Play ground	599 Kadayamotai
09	EMP6	0.7	Play ground	599 B Kandathoduwawa
	<b>Total</b>	<b>3.8</b>		
<b>Local Parks</b>				
10	ELP1	1.0	Play ground	629 Kurugngnanpitiya-North
11	ELP2	1.5	Play ground	605 B Nirmalapura
12	ELP3	1.3	Play ground	( 597 A ) Punapitiya
	<b>Total</b>	<b>3.8</b>		
	<b>Sub Total</b>	<b>8.1</b>		

## Annexure 24: proposed direct and indirect entertainment facility projects within the Kalpitiya PS area for the year 2030.

No	Proposed gardens	Extent in Hectares	Current use	GS Division
<b>Mini Parks</b>				
1	PMP1	0.4	Vacant Land	( 631 A ) Anawasala
2	PMP2	0.3	Vacant Land	Sinnakudirippuwa
3	PMP3	0.7	Vacant Land	( 630 C ) Mandalakudawa
4	PMP4	0.9	Vacant Land	( 630 C ) mandalakudawa
5	PMP5	0.6	Vacant Land	( 629 ) Kurigngnanpitiya
6	PMP6	0.5	Vacant Land	( 601 ) Wiruthodaya
7	PMP7	0.3	Vacant Land	( 601 ) Wiruthodaya
8	PMP8	0.5	Vacant Land	( 603 ) Thethapola

No	Proposed gardens	Extent in Hectares	Current use	GS Division
9	PMP9	0.6	Vacant Land	( 621 ) Paniyadiya
10	PMP10	0.7	Vacant Land	( 626 ) Madalappaliya
	<b>Total</b>	<b>5.5</b>		
<b>Local Parks</b>				
11	PLP1	1.4	Vacant Land	( 631 A ) Anawasala
12	PLP2	1.1	Vacant Land	( 630 C ) Mandalakudawa
13	PLP3	1.5	Vacant Land	( 630 C ) Mandalakudawa
14	PLP4	1.5	Vacant Land	( 630 B ) Wannimundalama
15	PLP5	2.0	Vacant Land	( 630 B ) Wannimundalama
16	PLP6	2.8	Vacant Land	Pudikudirippuwa
17	PLP7	1.1	Vacant Land	( 629 ) Kurigngnanpitiya North
18	PLP8	1.1	Vacant Land	( 628 ) Musalpitiya
19	PLP9	2.1	Vacant Land	( 629 A ) Kandakuliya
20	PLP10	1.0	Vacant Land	( 601 ) Wiruthodaya
21	PLP11	1.3	Vacant Land	Kanamula South
22	PLP12	1.8	Vacant Land	Sameeragama
23	PLP13	2.7	Vacant Land	Poonapitiya
24	PLP14	1.9	Vacant Land	(603 ) Thethapola
	<b>Total</b>	<b>22.3</b>		
<b>Communing Parks</b>				
25	PCP1	5.5	Vacant Land	( 631 A ) Anawasala
26	PCP2	3.6	Vacant Land	( 629 ) Kurugngnanpitiya-North
27	PCP3	3.4	Vacant Land	( 629 ) Kurigngnanpitiya North
28	PCP4	3.0	Vacant Land	(629 B Kurigngnanpitiya South
29	PCP5	5.5	Vacant Land	Poonapitiya
30	PCP6	3.7	Vacant Land	Nirmalapitiya
31	PCP7	5.7	Vacant Land	Thalawila West
	<b>Total</b>	<b>30.4</b>		
<b>Proposed Beach Park</b>				
32	Proposed Beach Park	959.0	Sand dunes	
	<b>Total</b>	<b>959.0</b>		
	<b>Sub Total</b>	<b>1,017.2</b>		

## Annexure 25: Permissible uses in public open entertainment areas

No	Gerden type	Extent	Permissable uses
01	Pocket Parks	Between 1-2 Hectares (0.5-2.5 Acres)	<ul style="list-style-type: none"> <li>- Play grounds dedicated to Children</li> <li>- Pocket Play grounds</li> <li>- Linear forest garden</li> <li>- Leisure garden</li> </ul>
02	Local Gardens	1-3 Hectars (2.5-7.5 Acres)	<ul style="list-style-type: none"> <li>- Foot ball ground with a children's garden</li> <li>- Resting places</li> <li>- Mini forest gardens</li> <li>- Training tracks</li> </ul>
03	Community Gardens	3-6 hectares (15-7.5 Acres)	<ul style="list-style-type: none"> <li>- 2 hectare play ground with training facilities for foot ball, Hocky, and track and</li> <li>- Cricket gound1-1.5 hectares</li> <li>- Play ground for netball, volley ball .5-2.5 Hectares</li> <li>- Special play ground for children 0.25 hectares</li> <li>- Garden 0.25 hecetsares</li> <li>- Leisure areas in the nature.</li> </ul>
04	Beach garden	Extent of the beach will be dependent on the Kalpitiya beach	<ul style="list-style-type: none"> <li>- Restaurant</li> <li>- Mobile trade stalls</li> <li>- Souvenir trade stalls Changing rooms/ places</li> <li>- Children's play areas</li> <li>- Police post</li> <li>- Seating facilities</li> <li>- Small dustbins</li> <li>- Drinking water taps</li> <li>- Sport equipments</li> <li>- Lighting of the beach</li> </ul>

## Annexure 26 : Type of trees for tree planting

### Large trees

01. Tamarindus indicus
02. Dialium ovoideum
03. Bombax ceiba
04. Mimosups elengi
05. Pterocarpus indicus
06. Tamarindus indicus
07. Cassia siamea
08. Sterculia foetida
09. Berrya cordifolia



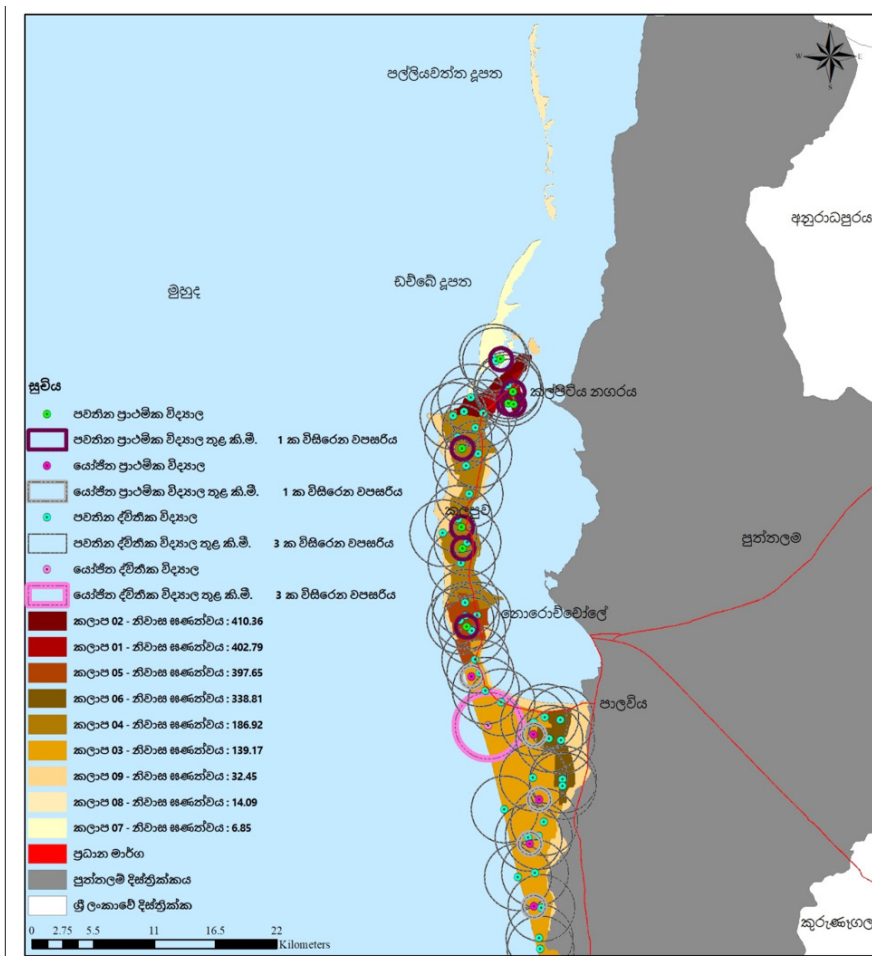
**Medium size trees**

01. Azadirachta indica
02. Cassia fistula
03. Albizia lebbeck
04. Butea mosperma
05. Cassia roxburghii
06. Nauclea orientalis
07. Gmelina arborea
08. Cassine glauca
09. Erythrina variegata

**Small tress**

01. Bauhinia tomentosa
02. Morinda tinctoria
03. Cochlospermum religiosum
04. Cordia dichtoma
05. Aegle marmelos
06. Bauhinia racemosa
07. Bauhinia variegata
08. Saraca indica
09. Hibiscus tiliaceus
10. Phyllanthus acidus

**Annexure 27: Education Service Plan-2030**







**Urban Development Authority**  
PUTTALAM DISTRICT OFFICE  
2019