Negombo Development Plan 2019 - 2030

Volume I

Gampaha District Office – Urban Development Authority
August, 2019

Negombo Development Plan

2019–2030

Volume I

Urban Development Authority
Ministry of Megapolis & Western Development

Negombo Development Plan – 2019 - 2030 - Volume I

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

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Acknowledgement

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

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

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

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

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

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

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

Honorable Minister's Foreword

Having established under the Act No. 41 of 1978, Urban Development Authority has completed 40 years of excellence service contributing for the urban development in Sri Lanka. It is at this movement; UDA remarks another milestone which is the completion of Negombo Development Plan 2019 – 2030. Following to a comprehensive process which was carried out for nearly one and half years by the Negombo Development Planning Team of Urban Development Authority, Negombo Development Plan now ready to be gazetted and implemented in order to direct the future of Negombo in a planned manner.

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

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

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

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

Patali Champika Ranawaka,
Hon. Minister of Megapolis & Western Development

Chairman's Foreword

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 Negombo has been prepared and enforced under such provisions. As a result of the declaration of the Negombo as an urban development area, the Urban Development Authority initiated the preparation of Negombo Development Plan considering physical, economic, social and environmental aspects of Negombo 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 Negombo: the 'Natural Haven Sprinkling Little Rome"

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

Honorable Mayor's Foreword

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

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

I appreciate UDA attempt to formulate Negombo City plan a collaborative and participatory exercise by in cooperating the recommendations, suggestions and criticisms given by us; the representatives of general public. Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Negombo Development Plan within the next twelve years. Also, I request all citizens and stakeholders of Negombo. Negombo city to act at individual and cooperate levels to lead the city towards the shared vision as envisaged by Negombo Development Plan - 2019 – 2030.

Dayan Lansa
Hon. Mayor of Negombo Municipal Council

Preface

Negombo was declared as "an Urban Development Area" under the Urban Development Authority Law by Gazette No 1000/3 of 3rd of November 1997 and No 1172/7 dated 20th of February 2001. The first significant urban development intervention of Negombo city was initiated in 2001 with the declaring Negombo as a growth centre with combination of three major local authorities and First Development Plan for Negombo Municipal Council Area has been initiated by UDA in 2004 for 20 years. The Development Plan is needed to be updated considering the emerging urban scenarios of the city. The Revised Development Plan has been formulated for 2019 – 2020 considering four major physical, environmental, economic and social aspects with the purpose of achieving a sustainable development. This Development Plan consists of Volume I and Volume II. Volume I contains with Part 01 and Part 02. Similarly, Part 01 consists of three chapters. The Chapter 01,02 and 03 describe the powers and functions of UDA for preparation of Development plan, the major ten steps of the Development Plan, the major stakeholders who were involved in the continuous planning process, Geographical Setting of the Planning Boundary, National and Regional Linkages and the importance, identified key major problems to define the planning need.

Part 02 contains with chapter 04,05 and 06.The Chapters expand the Planning Framework, The Vision, Vision Statement, The Goal, Objectives, Detailed SWOT Analysis for Goals, The Plan, Concept Plan, Proposed Landuse Plan, Social and Physical Infrastructure Development Strategies with Service Plan, Transportation, Water Supply, Electricity, Data Lines, Drainage and Sewer Line ,Waste Management, Economic Development Strategies with Economic Development Plan, Industrial Plan, Environment Sustainable Strategies with Conservation, Public Outdoor Recreational Space, Culture and Heritage Management Strategies, Implementation Strategy with Strategic Action Projects and Institutional Setting.

The Volume II of the Development Plan defines the future Planning and Building Regulations for Negombo Municipal Council Area. Mainly the Negombo Development Plan is formulated for 12 years to enhance the physical, environmental, economic and social wellbeing and comfort of the city achieving a sustainable urban form with the vision of "A Natural Haven Sprinkling Little Rome".

Contents

Acknowledgement III
Honorable Minister's Foreword IV
Chairman's Foreword V
Honorable Mayor's Foreword VI
Preface VII
Contents VIII

PART 01

CHAPTER 01: BACKGROUND OF THE DEVELOPMENT PLAN 01

1.1 Introduction 02
1.2 Stakeholders of the Plan 02
1.3 Scope of the Development Plan 05
1.4 The Planning Process 06

CHAPTER 02: PRELIMINARY SURVEY 09

2.1 The Study Area 10
2.2 Planning and Situational Context 12
2.3 Delineation of the Planning Boundary 17

CHAPTER 03: NEED OF THE DEVELOPMENT PLAN 22

3.1 Planning Need 24

PART 02

Minister's Approval 34
Gazette Notification 35

CHAPTER 04: THE PLANNING FRAMEWORK 36

4.1 The Vision 38
4.2 Vision Statement 38
4.3 The Development Goals 39
4.4 The Objectives 39

CHAPTER 05: SWOT AND DETAILED ANALYSIS 41

5.1 Summarized SWOT Analysis 42
5.2 Detailed SWOT for Goals 46

CHAPTER 06: THE PLAN 67

6.1 Concept Plan 68
6.2 Proposed Landuse Plan 70
6.3 Infrastructure Development Strategies 77

6.3.1 Service Management Plan 77
6.3.2 Roads and Transportation Plan 87
6.3.3 Water Supply Plan 90
6.3.4 Electricity Supply Plan 92
6.3.5 Drainage and Sewer Lines Management Plan 95
6.3.6 Solid Waste Management Plan 100

6.4 Economic Development Strategies 104

6.4.1 Economic Development Plan 104
6.4.2 Industrial Development Plan 106

6.5. Environment Sustainable Strategies 109

6.5.1 Environment Conservation Plan 109
6.5.2 Public Outdoor Recreational Space Plan (PORS) 114

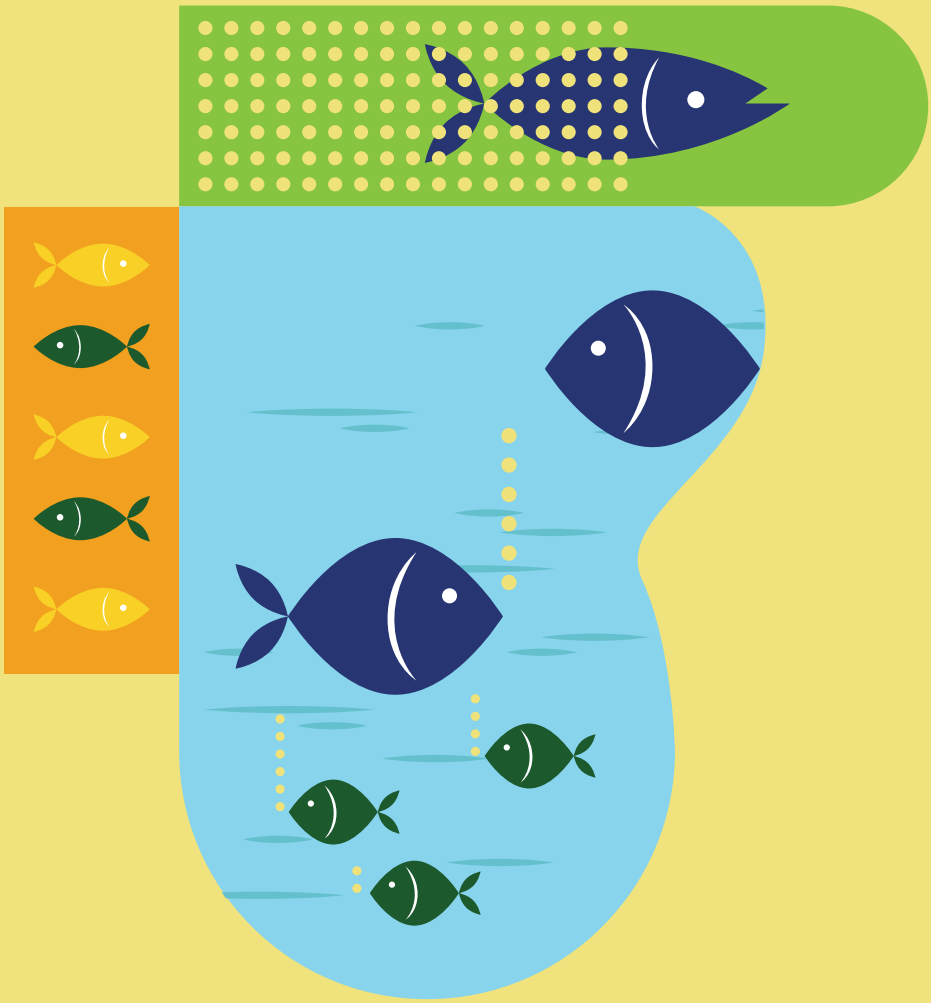
6.6 Culture and Heritage Management Strategies 118
6.7 Implementation Strategy 121

6.7.1. Strategic Action Projects 124
6.7.2 Institutional Setting 177

Definitions 182
Abbreviations 183
List of maps 184
List of tables 185
List of figures 186
Annexures 189
References 227

PART 01

CHAPTER 01



BACKGROUND OF THE DEVELOPMENT PLAN

CHAPTER 01
Background of the Development Plan

Introduction

Stakeholders of the Plan

1.1 Introduction

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

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

1.2. Stakeholders of the Plan

The Planning Process of the Development Plan involves with consultation of stake-holders as it is a major step in the planning process. The following key stakeholders of the diverse streams shown in Table 1.1 are consulted in the initial stage of the development plan.

The Designation/Name	*Institution*
Main Stakeholders	
Negombo Divisional Secretary	*Negombo Divisional Secretariat*
Commissioner	*Negombo Municipal Council*
City Planner	*Negombo Municipal Council*
Engineer	*Negombo Municipal Council*
Development Assistant	*Negombo Municipal Council*

Main Consultancy Agencies	
Director General / Area Engineer	*Coast Conservation and Coastal Resource Management Department.*
Assistant Director	*Fisheries & Aquatic Resources Department*
Director General	*Central Environmental Authority*
Chairman	*Negombo Hoteliers' Association*
Chairman	*National Aquatic Resources Research and Development Agency*
Director General	*Sri Lanka Tourism Development Authority*

Stakeholder Groups	
General Manager	*Sri Lanka Railway Department*
Director General	*Provincial Road Passenger Transport Authority*
Deputy General Manager / Area Engineer	*Ceylon Electricity Board*
Chairman	*Board of Investment Sri Lanka*
Chairman/Mr. Lal Disanayake	*The Hotels Association of Sri Lanka,*
Chairman	*Land Reform Commission*
Director General	*Department of Archaeology*
Director General	*Landuse Policy Planning Department*
Director General / Executive Engineer	*Road development Authority*
Director General	*Disaster Management Centre*
Area Engineer	*Irrigation Department*
Director	*Zonal Education Office, Negombo.*
Manager	*National Water Supply & Drainage Board*
Director	*Zonal Education Office, Negombo.*
General Manager/ Area Engineer	*National Water Supply & Drainage Board*
Chairman	*Lagoon Development Authority*
Chairman	*Negombo Trade Union*
Chairman	*Three Wheeler's Association, Negombo.*
Assistant Superintendent of Police	*Negombo Police Station*
General Public	

CHAPTER 01
Background of the Development Plan

Stakeholders of the Plan

Planning Team	*Urban Development Authority*
Chairman, Dr.Jagath. N. Munasinghe	*Urban Development Authority*
Director General, Eng.Sumedha Rathnayake	*Urban Development Authority*
Additional Director General Plnr K.A.D.Chandradasa	*Urban Development Authority*
Deputy Director General (Planning) Plnr. D.M.B.Ranathunga	*Urban Development Authority*
Director (Western Province) Plnr Janak Ranaweera	*Urban Development Authority*
Director (Development Planning) Plnr Lalith Wijayarathna	*Urban Development Authority*
Deputy Director (Planning) Plnr.J.Somasiri	*Gampaha District Office, Urban Development Authority*
Deputy Director (Planning) Plnr. M. A. D. A. Muthugala	*Gampaha District Office, Urban Development Authority.*
Deputy Director (Planning) Plnr.L.M.Samantha Kumara	*Matale District Office,Urban Development Authority*
Planning Officer, S.M.T. Alosius	*Gampaha District Office, Urban Development Authority.*
Assistant Planning Officer – Strategic Planner, Plnr D.Sauri.N.Jayakody	*Gampaha District Office, Urban Development Authority*
Assistant Planning Officer – Strategic Planner, Ms.A.A.C.J.R. Adhikari	*Gampaha District Office, Urban Development Authority*
Supportive Divisions	*Urban Development Authority*
Development Planning Division	*Urban Development Authority*
Research & Development Division	*Urban Development Authority*
Landscape Division	*Urban Development Authority*
GIS Division	*Urban Development Authority*

Table1.1 *Key Stakeholders of Negombo Development Plan*
Source: *UDA,2018.*

1.3 Scope of the Development Plan

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

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

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

1.4 The Planning Process

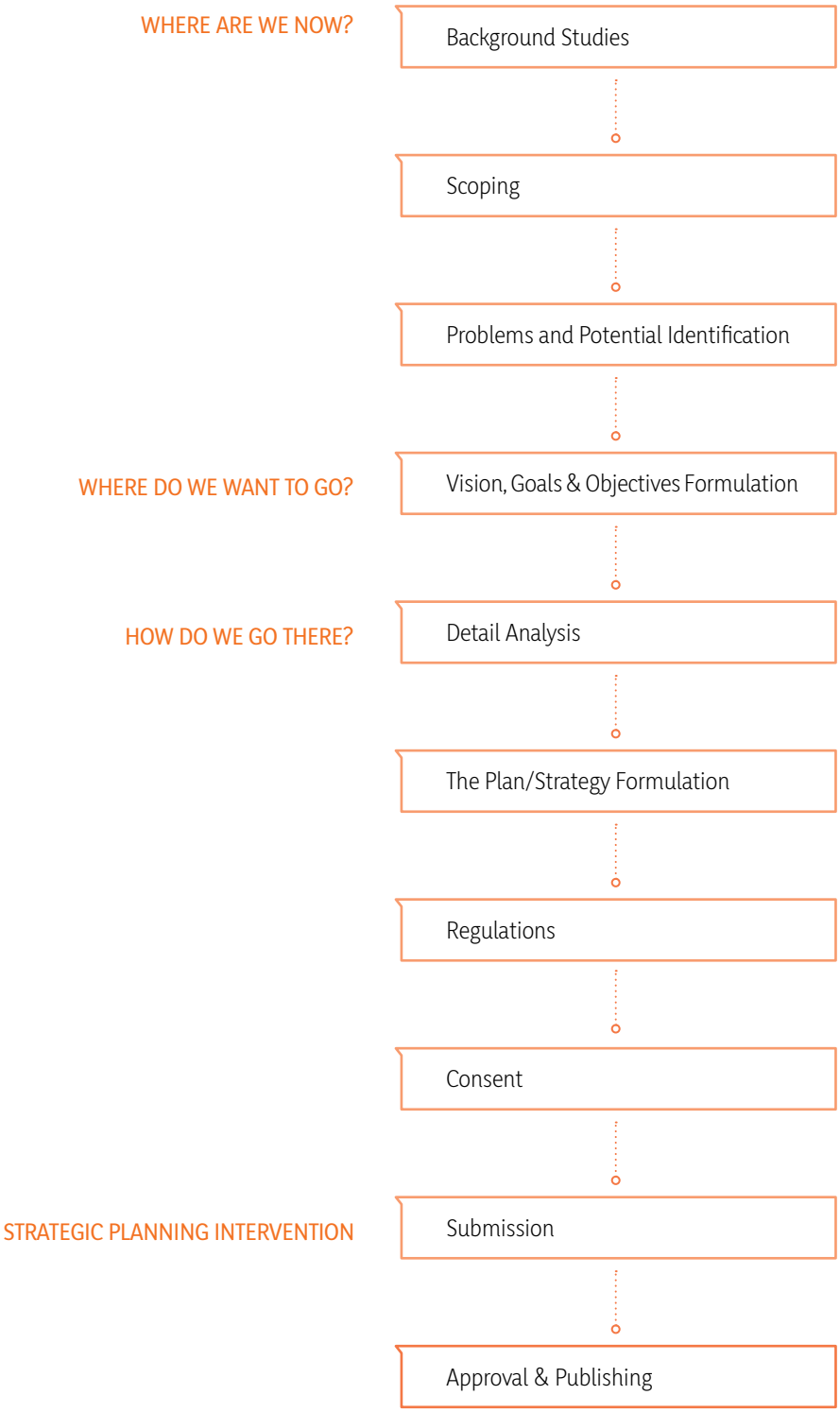


Figure 1.1 *Planning Process of Negombo Development Plan*
Source: *UDA,2018.*

Negombo Development Plan has followed the planning process which contains the 10 major steps shown in figure 1.1 that can be identified as Background Studies, Scoping, Problems and Potential Identification,Vision,Goals and Objectives Formulation, Detail Analysis, The Plan, Strategy Formulation, Regulations, Consent, Submission and Approval and Publishing.

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

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

The sixth step of The Plan/Strategy Formulation enhances the Physical, Economic, Social, Environmental transforms into urban development practical process to achieve the vision. This influences to identify and prioritize the projects with analysis of Physical, Social, Economic and Environmental Impacts. The seven step of Regulations involves with Urban Design Schemes with Form Based Analysis, Simulations, Building and Planning Regulations and Guidelines with Legal Implications and Social/Political Sensitivities. The eighth step of Consent involves with getting public comments, stakeholders' awareness and local authority consent for the draft development plan. The ninth step involves with the Submission of final draft Development plan to Main Planning Committee and Development Planning Division.

The tenth step of Approval and Publishing involves with the formalizing works such as coordination work with stakeholders and Planning committee and internal reviews, obtaining the Minister's approval and working with Gazette Notification and legal procedure for establishment of Development Plan.

CHAPTER 02

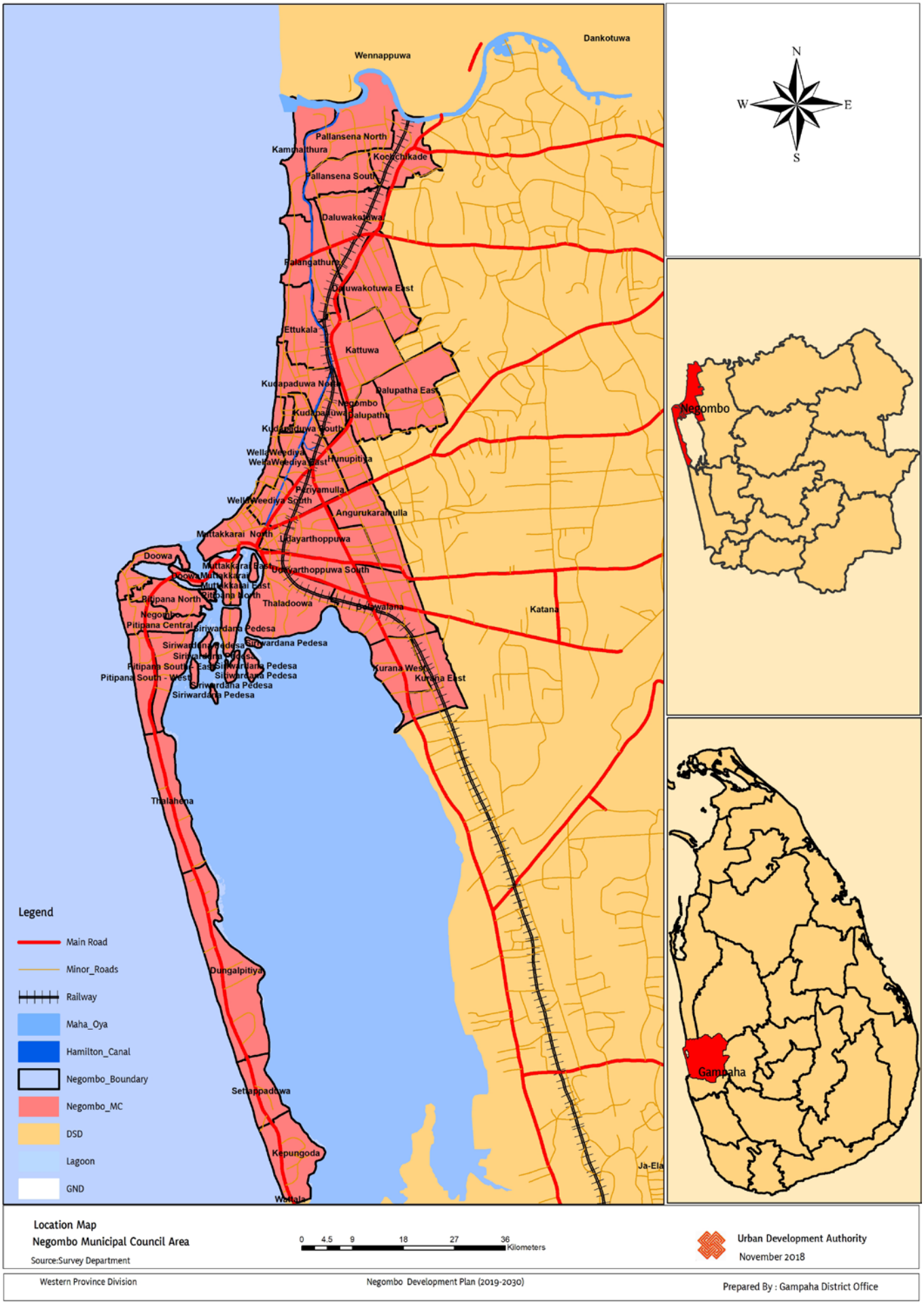
PRELIMINARY SURVEY

2.1 The Study Area

City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province in the west coast of Sri Lanka shown in map 2.1. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and Free Trade Zone. It is bounded to North by Ma Oya, South by Diya Honda Ela, East by Roma Ela and the West by lagoon and the Indian Ocean.

The total extent of Negombo Municipal Council area is 2800 Ha and it is located within the boundary of Negombo Divisional Secretariat with 39 GN Divisions. The total population of Negombo is 148000 and 3406 houses can be identified in Negombo MC Area.

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



Map 2.1 *Location of Negombo MC Area* ***Source:*** *UDA,2018.*

2.2 Planning and Situational Context

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

In 1500 the Portuguese arrived and ousted the Moors and further began to construct a fort in Negombo and took over the trade of cinnamon to the West. The Portuguese restructured the traditional production and management of cinnamon and maintained their control over the trade for more than a century. They propagated the catholic culture and a large number of churches were established with the Catholic faith and as a result of this phenomena, Negombo was popular as a 'Little Rome.'. In 1646 the Dutch captured Negombo from the Portuguese and negotiated an armistice with Portugal for ten years. In 1672, other Dutch buildings, churches shown in figure 2.1 and figure 2.2 and the extensive canal system that runs 120 km (75 miles) from Colombo in the south, through Negombo to Puttalam in the north were constructed.

Figure 2.1 *Dutch Fort in Negombo*
Source: *Negombo MC,2018*

Figure 2.2 *Front Elevation of Dutch Fort*
Source: *UDA,2018.*

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

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

Currently Negombo acts as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is function with both rail and road network together in Gampaha District. There is significantly identifiable well-established trunk road and railway which contributes to create the order of the city. In national context, Negombo is 2nd order city and in accordance with the National Physical Plan, a hierarchy of urban centres for the western province, Negombo urban area is identified as a main functional Economic town within the province.

Negombo has a good transport network which enhances the national, regional and local linkages. Major roads are going via Negombo. Major cities of Minuwangoda, Ja Ela, Divulapitiya, Gampaha and Chillaw are directly connecting to get the services. (Annexure 01. Road Network of Negombo) It is located within the close proximity to Bandaranayke International Airport, Katunayake Free Trade Zone and Katunayake expressway interchange. This contributes to strengthen the self-sufficient economy of the city that is created through three major sectors of tourism, fishery and commerce. Simply 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other services shown in Figure 2.3.

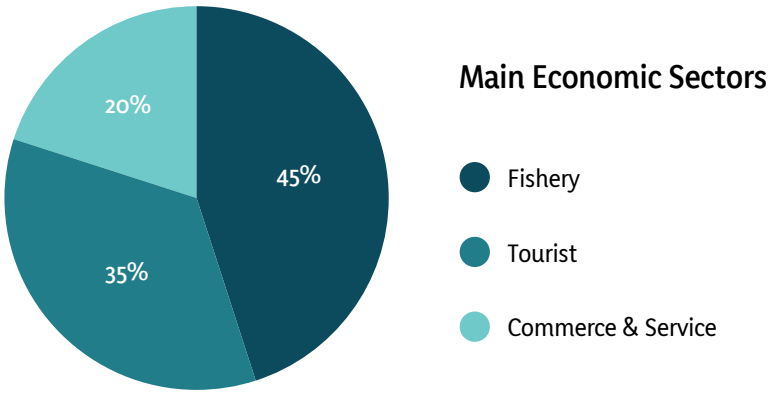


Figure 2.3 *Three Major Sectors of Economy*
Source: *Negombo MC,2018*

Negombo attracts 350000 tourists annually and they arrive to Negombo for leisure activities shown in figure 2.4 and this lead to become the major tourist destination and the recent research of Market Pluse: says Colombo, Katunayake, Negombo Sri Lanka by HIVs India states that Negombo is well connected to the international airport and Colombo city by the Colombo-Katunayake Expressway, Negombo, is located in the Gampaha district, has transformed from a modest fishing village into one of Sri Lanka's popular beach destinations over the past few years, especially attractive for price-sensitive travellers. Its economy largely depends on tourism and fishing"

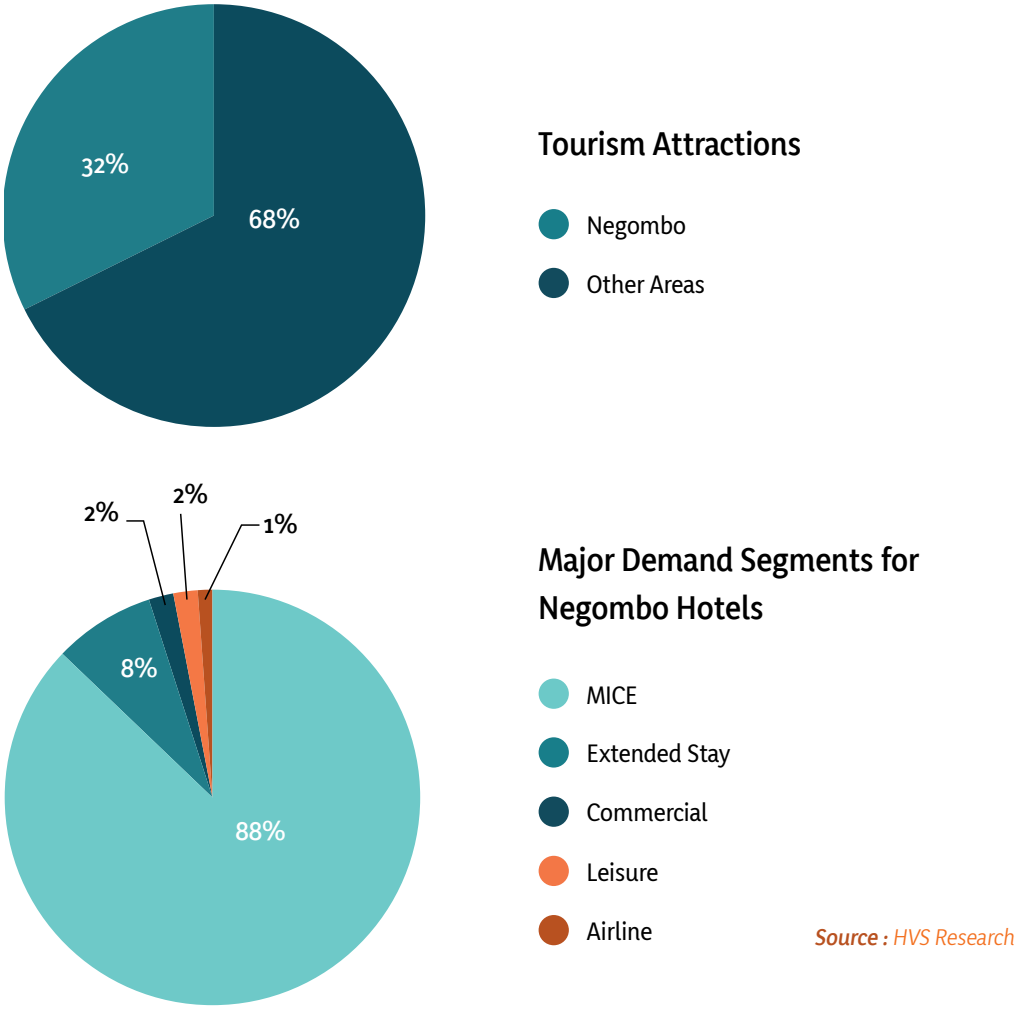


Figure 2.4 *Tourism Attraction Representation*
Source: *Tourism Development Authority,2018*

Negombo has an active fishery industry which has a plenty of fish production. It gets the third place in Sri Lanka and Contributes 16% for the national economy by fish production which is 80% of marine fish and 20% of lagoon fish. Shrimp and prawn's production highly contribute for its economy (Annexure 02. Prawn Breeding Sites of Negombo) and the NARA further researched that the best fish in Asia is recorded in Negombo. The available fishery harbour contributes to upgrade the fishery sector.

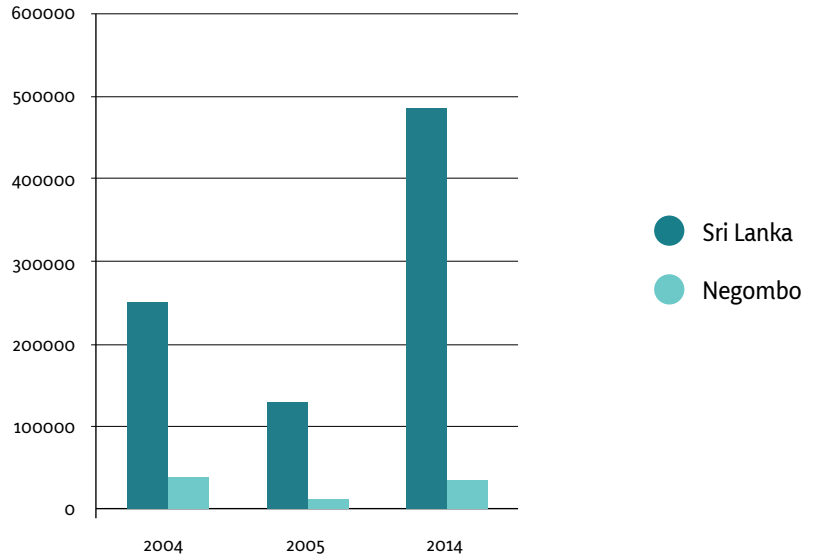


Figure 2.5 *Fish Production of Negombo in National Context*
Source: *Ministry of Fisheries and Aquatic Resources Development,2014*

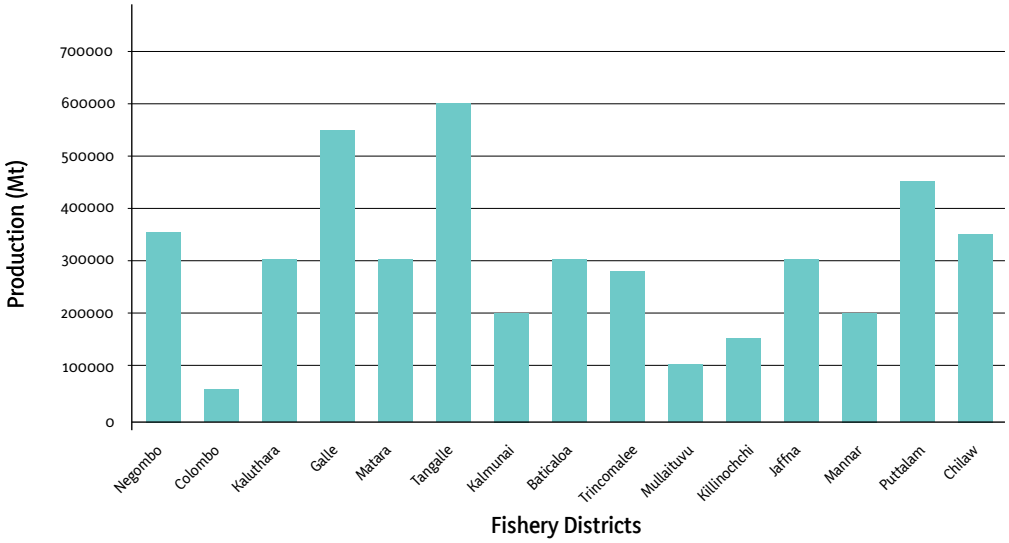


Figure 2.6 *Marine Fish Production by Fishery Districts/Mt-2015*
Source: *Ministry of Fisheries and Aquatic Resources Development,2015*

The total population of Negombo records 141684 in 2001,148000 in 2012 and 2017 and the population is declining due to conversion of the residential spaces into commercial spaces. The area represents the 0.11%of negative AAGR shown in Table 2.1.

District	*Population 2001*	*Population 2012*	*Population 2030*	*AAGR*
Western Province	*5344135*	*5851130*	*6813305*	
Gampaha	*2086869*	*2346948*	*2844275*	*1.05*
Negombo	*141684*	*148000*	*178730*	*0.11*

Table 2.1 *Population Statistics of Negombo MC*
Source: *Census and statistic Department,2011 and Urban Development Authority,2018*

The catholic percentage of 80% which is remarkable in Negombo, existing church network and day night functions of the city contribute to create the special catholic culture and a well reputed western modernized culture that enables to encourage active cultural and urban festivals of Fisherman holy festival, vail cart festival, annual feast ceremony of churches, Doowa passion play and kite festival throughout the year to sustain a live city.(Annexure 03.Urban festivals in Negombo)

The previous planning attempts have been expanded different platforms for Negombo. Western Region Megapolis Plan (CESMA) has given the diverse proposals of Negombo as a tourism Centre, Negombo Lagoon as an integrated tourist destination area, improvement of Infrastructure in Negombo Region such as highway and major road network, Wetland Conservation and as recreational areas from Kelani river to Negombo Lagoon Area.(Annexure 04.CESMA Plan)

Colombo Metropolitan Regional Structure Plan (CMRSP) has identified to develop Negombo as a Tourism area promoting Coastal line with quality sandy beaches, Inland lagoon and water bodies Improvement of the International Airport, Four Star International Hotels,Aurvedic Treatment Centers,Water Supply such as : Kelani River based water supply project, North Colombo water supply project, Construction of tube wells through National Water Supply and Drainage Board, Expansion of Katunayake – Seeduwa & Negombo Water Supply, Sewerage System, Storm Water System (Annexure 05.CMRSP Plan)

Muthurajawela Master Plan (1990) has intervened to plan Negombo as strict conservation area, Buffer Zones, Recreation and Tourism Uses,10-acre Theme park & Folk-art Centre and Water Sport Projects. (Annexure 06. Muthurajawela Master Plan)
The National Physical Plan 2050 has proposed the East-West Economic Corridor and Negombo is under the above and basically it is expecting to increase the population up to 20 -25% by 2012-2050 and further it has identified as the tourism promotion area along the costal belt and the Draft Western Region Structure Plan has promoted Negombo as second order city and Tourism Zone from Aluthgama Up to Negombo. (Annexure 07. National Physical Plan)

The Aero City Plan has proposed the massive development in Katana area which is adjacent to Negombo with Airport Business City, international business facilities, conference halls and congresses centres, range of events, festivals and programs, Socio-Cultural, High Education and innovation with diverse commercial tourism attraction, health and wellness facilities and Airport Business city contained with main development components of; Commercial and Business City Centre development ,Cultural Corridor development, Conferences and congresses Centre development and Common facilities development with Urban Living Upgrade Precinct. Although Negombo has diverse previous planning attempts, the key major potentials of natural environment and the dominant catholic culture oriented social values are not addressed in the previous plans which contribute to sustain a self-sufficient city of Negombo. Therefore, the Prepared Negombo Development Plan opens a platform to develop the futuristic vision to create a sustainable urban form for the betterment of city dwellers and the journeyrs who are experienced in Negombo. (Annexure 8. Aero City Plan and BIA Gate Way project)

2.3. Delineation of the Planning Boundary

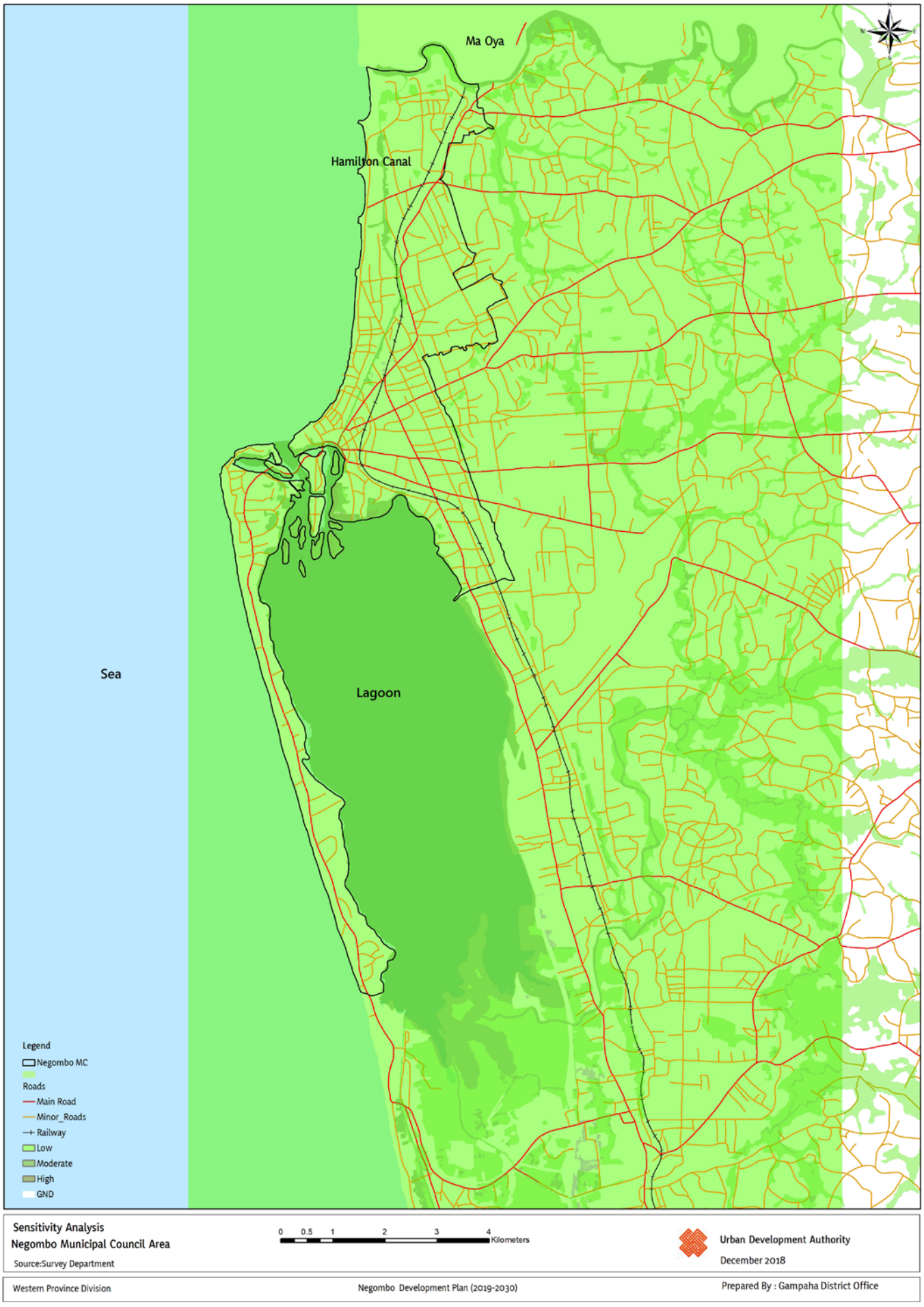
Initially the delineation of the planning boundary associates with the three main criteria of Geographical boundary, functional boundary and administrative boundary. Mainly Negombo acts as the main city shown in Map 2.2 that cater to Bandaranayke International Airport which is the Sri Lanka's major airport and the first free trade zone of Katunayake. Initial study area for the delineation of planning boundary of Negombo considered the importance of economic contribution through tourism, fishery and commercial sectors. As well as Negombo creates its functional boundary with the interaction of the peripheral towns of Minuwangoda, Diwulapitia, Chillaw, Giriulla, Ja Ela and other towns in terms of the economic attractions and fulfilment of the services. Not only that facts but also Lagoon, sea and canals that indicates the natural city limits make the area full of sensitive environmental resources shown in Map 2.3 and cause to expand physical development beyond the administrative boundaries.

This phenomenon influenced declare the Negombo MC area as an urban development area on 3 rd. of November 1997 under the gazette notification No 1000/3 by considering this rapid physical and urban development. Not only, that in 2001 Negombo identified as "Growth Centre" which combining Katana PS area, Katunayake Seeduwa UC area and Negombo MC area. The main accessible corridor of Puttalam – Colombo road create links to national and regional level that cause to identified Negombo as most connected node with connectivity analysis shown in Map 2.4. Present Western region structure plan identified Negombo as a second order city which is located within the tourism zone. Development Pressure Analysis shown in Map 2.5 also proved Ettukala and Lewis place areas have high development pressure with the tourism related physical developments (Annexure 09. Criteria of Development Pressure). These urban trends and facts lead to emerge Negombo's functional boundary beyond the administrative boundary and most of the outer city centres make to used Negombo as their core.

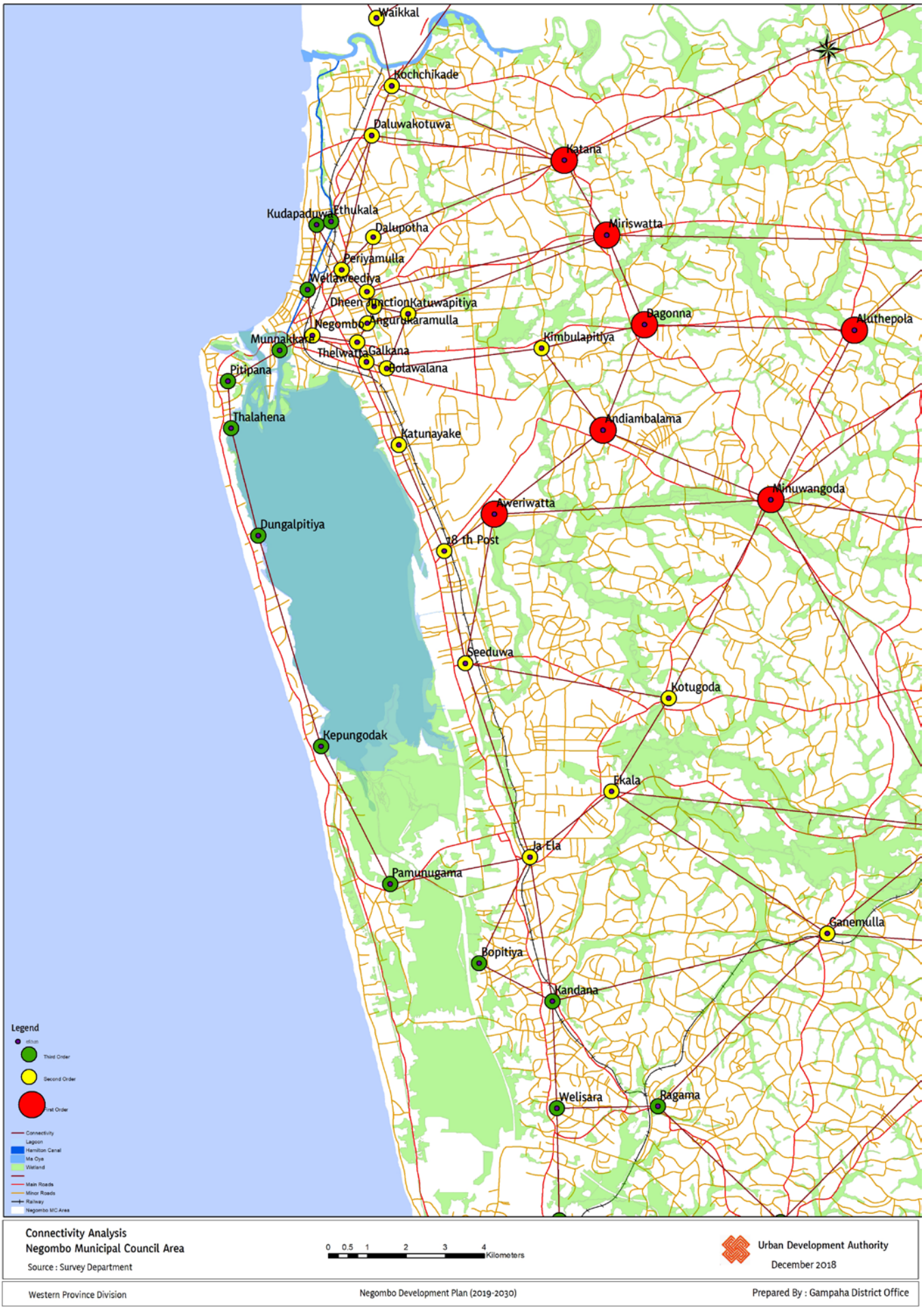
Moreover, for the convenience of planning interventions, the delineation of boundary finally adopts with the existing administrative boundaries which is noted as Negombo MC Area which is gazetted in 1949 and extended in 1987 and 2002. (Annexure 10. Delineation of Planning Boundary) 39 number of Grama Niladari Divisions belong to the administrative boundary of Negombo MC. (Annexure 11. List of GN Divisions of Negombo MC)

Map 2.2 Urban Hierarchy of Gampaha District

Source: UDA,2018

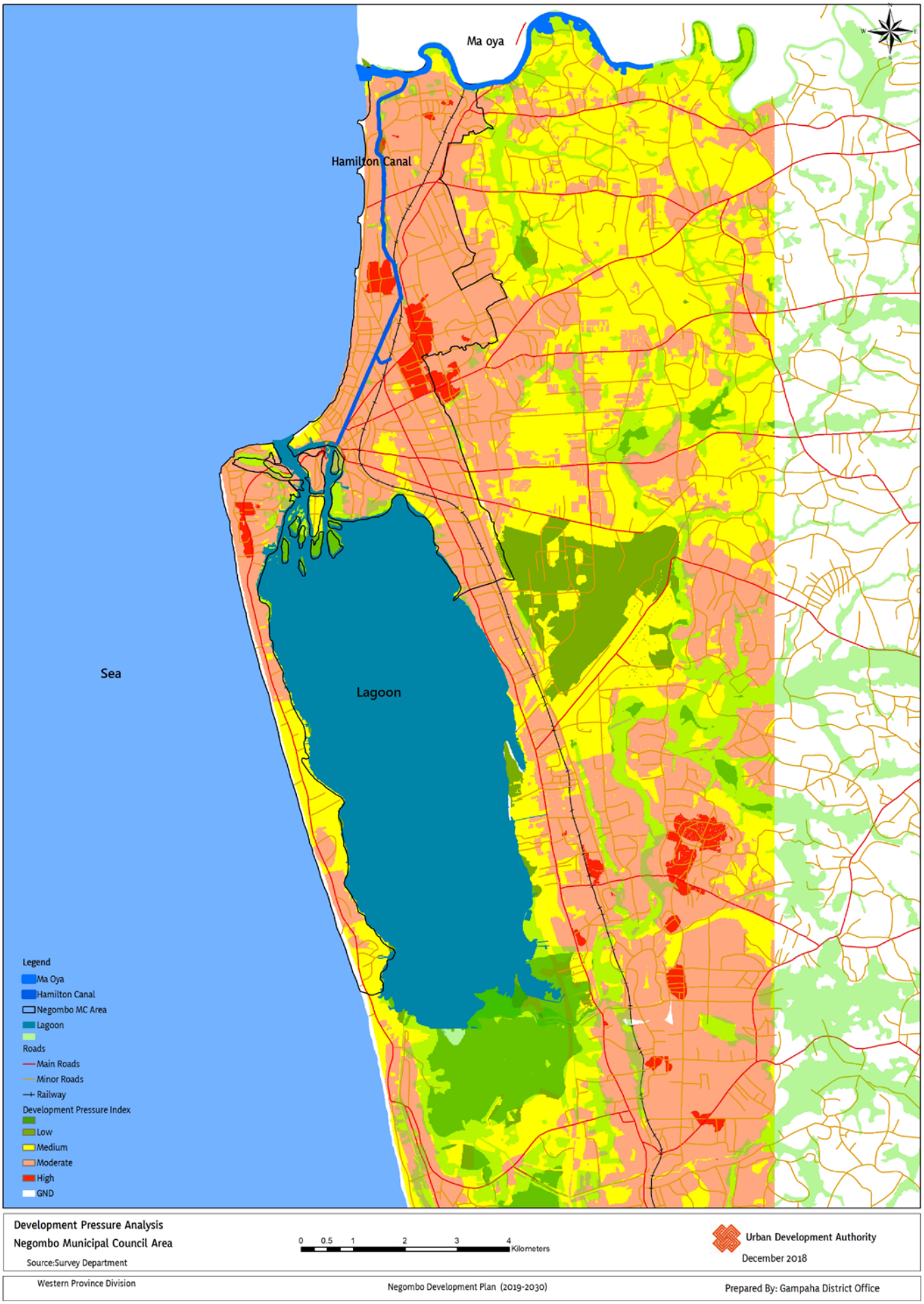


Map 2.3 *Sensitivity Analysis of Negombo* ***Source:*** *UDA,2018*



Map 2.4 Connectivity of Negombo

Source: UDA,2018



Map 2.5 Development Pressure of Negombo

Source: UDA,2018

CHAPTER 03

NEED OF THE DEVELOPMENT PLAN

CHAPTER 03
Need of the Development Plan

Planning Need

Untap the Existing Potentials of Natural Environment

3.1 Planning Need

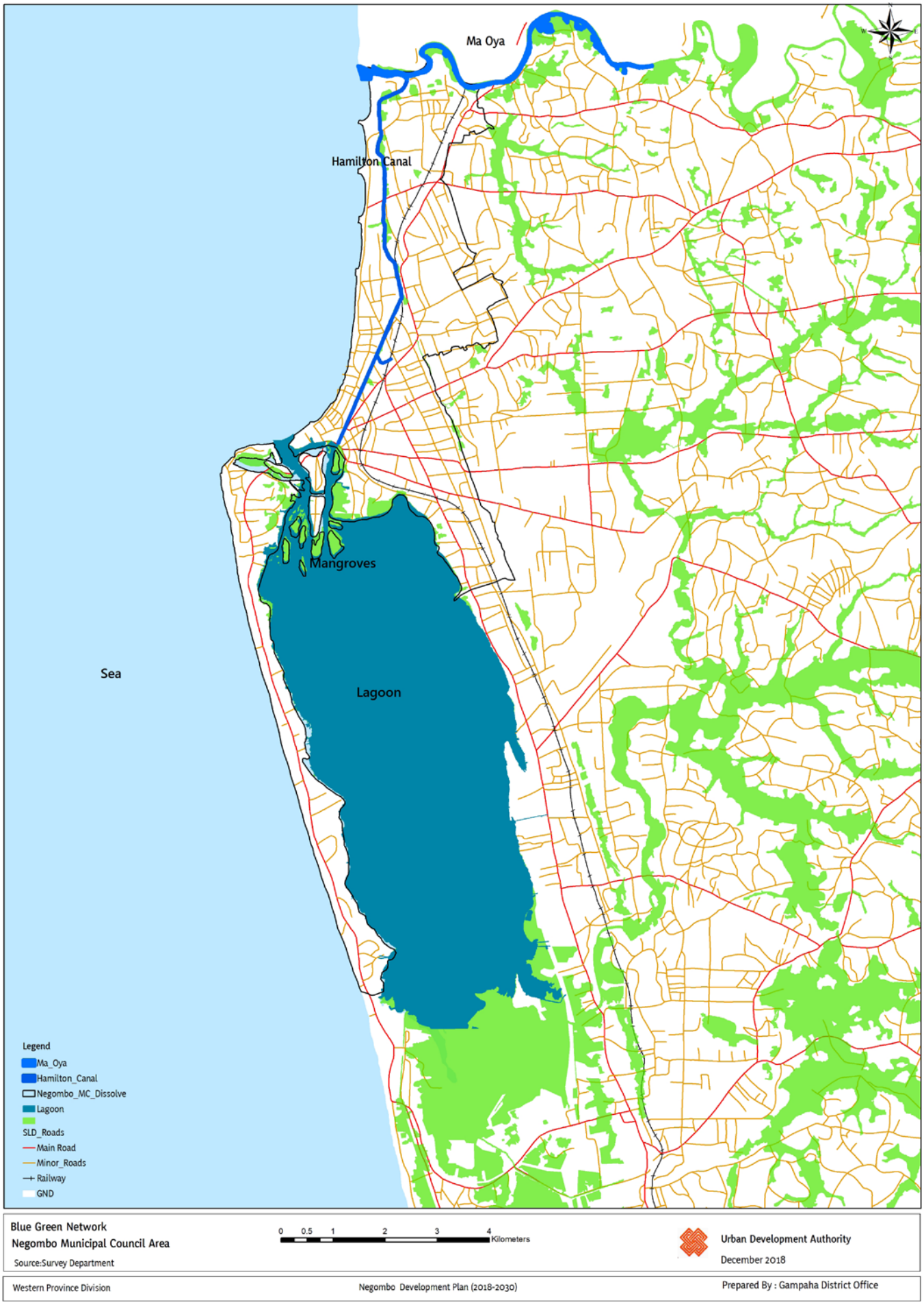
Planning need is critical in Urban Planning and it provides a basis for the development of the city. Basically, in the Strategic Planning Process, identification of problem further enables to forward the planning need. Two major problems have been identified in Negombo considering its background, context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

3.1.1. Untap the Existing Potentials of Natural Environment

Negombo has an extensive blue - green network which blends natural eco systems of lagoon, river, sea, canals, mangroves and bio diversity. Negombo Lagoon, Sea, Ma oya, Hamilton Canal, Depa Ela play a major role assuring the environmental balance of the city. Negombo lagoon is a birds' habitat and provides a breeding place for resident birds like Pond Heron, Little cormorant, Little Egret, Purple Heron, Pond Heron, Whistling Teal etc. Not only that it is a guest home for migrant birds like Greenshank, Redshank, Grey Plover, Lesser Sand plover, Blue –tailed bee, Paradise Flycatcher, Marsh sandpiper and it has endemic species and the 18 number of mangroves act as a fish breeding place which contributes for the fishery sector and economy of Negombo shown in Table 3.1 and Map 3.1.

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

Table 3.1 *Bio Diversity of Negombo*
Source: *NARA Environmental Profile,2017*



Map 3.1 *Blue - Green Network of Negombo*

Source: *UDA,2018*

3.1.1.1 Less Optimization of Beach fronts

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

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

Figure 3.1 *Landuse Percentages along the Beach Strip*
Source: *UDA,2018*

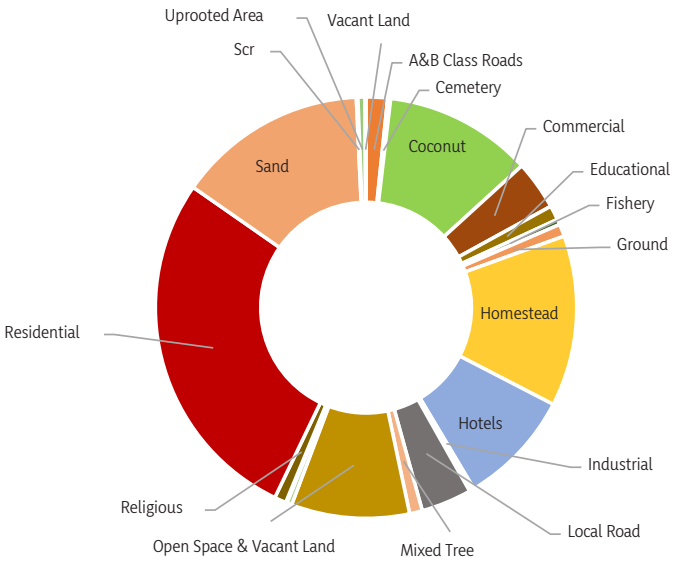


Figure 3.2 *Composition of Landuse along the Beach Strip*
Source: *UDA,2018*

Figure 3.4 Beach Strip of Negombo

Figure 3.3 Brown's Beach Site

Figure 3.5 Ethukala Site

Figure 3.6 Morawala Site

CHAPTER 03
Need of the Development Plan

Planning Need

Untap the Existing Potentials of Natural Environment

Another reasons for less optimisation of beach fronts are limited access and unappealing accesses. The vertical and horizontal development along the beach strip has been disturbed to enter into the beach and only a few number of accessible paths still connect to beach fronts. Most of the time the best visual and wider beach corridors are used for dry fishing and it influences to spread the bad odour and reduction of visitors to the area. Cross Sections shown in figure 3.7, 3.8,3.9,3.10, represent the unappealing access and Figure 3.8 shows those locations in beach fronts.

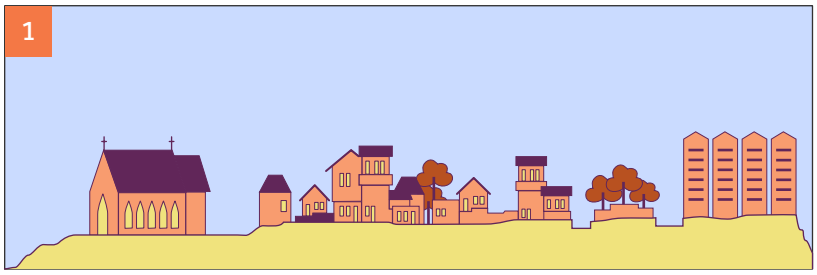


Figure 3.7 Cross Section of Ethukala Area

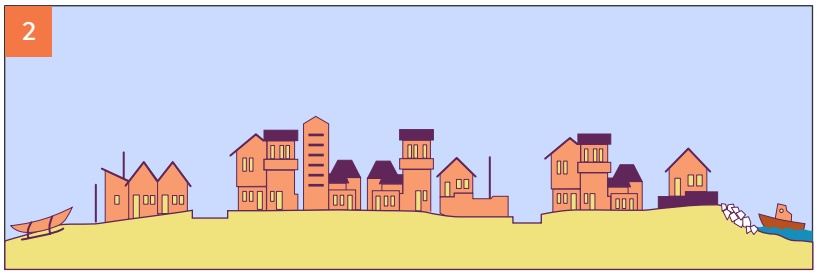


Figure 3.9 Cross Section of Doowa

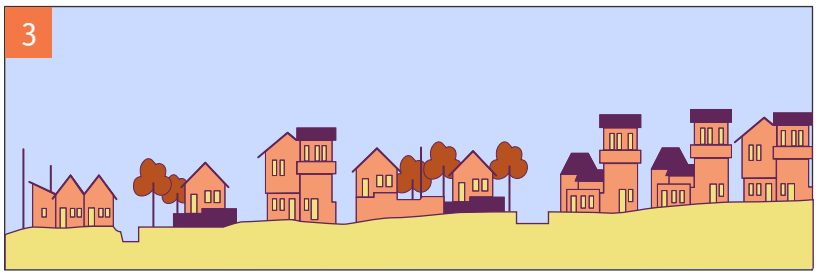


Figure 3.10 Cross Section of Pitipana

Figure 3.8 Locations of Cross Sections
Source: UDA,2018

3.1.1.2. Incompatible Landuse of lagoon and its environs

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

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

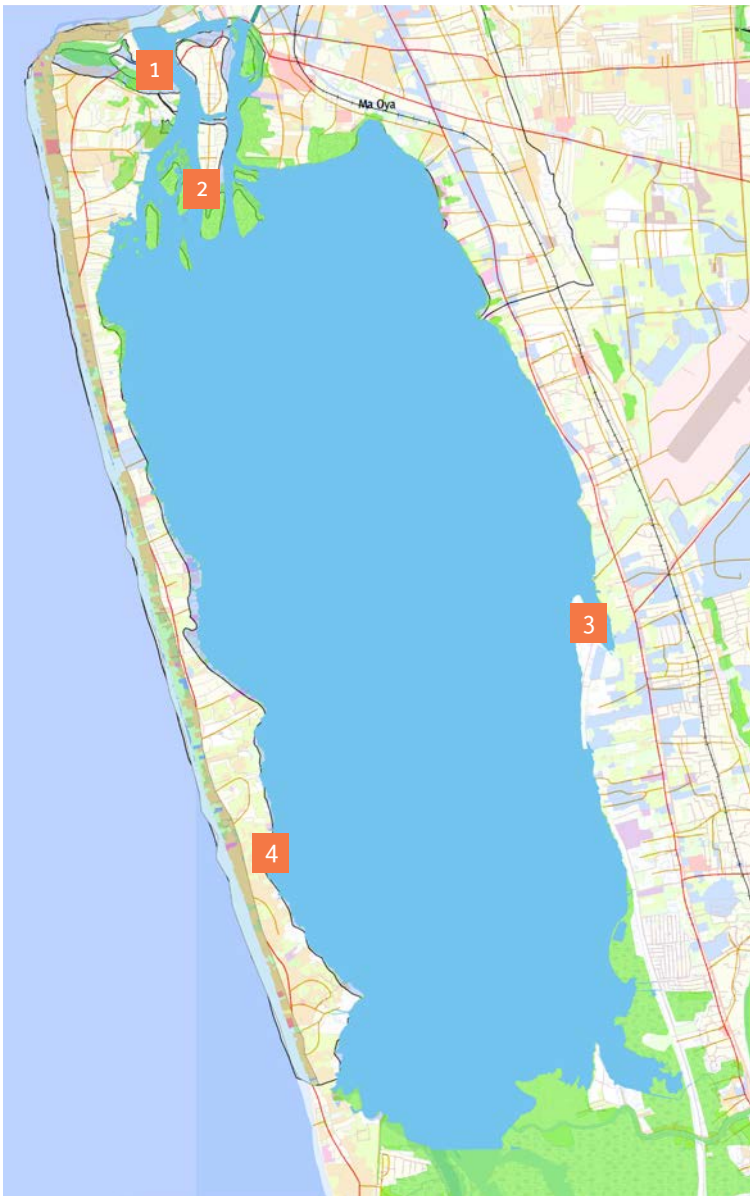


Figure 3.12 *Locations of images*
Source: *UDA,2018*

Figure 3.11 *Illustration of Pitipana Site*

Figure 3.13 *Illustration of Munnakkare*

Figure 3.14 *Illustration of Katunayake*

Figure 3.15 *Illustration of Dungalpitiya*

3.1.1.3 Less Optimization of Canal Network and Ma Oya Environs

The Case Comparison Analysis for the canals and rivers have been carried out to identify how the canals and rivers play their role in the city. Specially the cases of Birmingham, England, South Delhi Greenway, Gondolas on the Woonasquatucket & Providence River, Indianapolis Canal Walk, Okoholama City enhance that the canals and rivers are used not only for mode of transport of goods but also active public spaces, jogging and hiking paths, adventure-oriented sport places and cultural functions-oriented spaces. The following illustrations shown in Table 3.2 and Map 3.5 represent landuse pattern along Hamilton canal.

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

Name	*Area (Sqkm)*	*Percentage*
A&B Class Roads	*0.046*	*1.18*
Coconut	*0.3372*	*8.67*
Commercial	*0.6221*	*15.99*
Educational	*0.1477*	*3.80*
Ground	*0.029*	*0.75*
Homestead	***0.4577***	***11.76***
Hotels	*0.1773*	*4.56*
Local Roads	*0.2106*	*5.41*
Marshy	*0.0223*	*0.57*
Mixed Tree	*0.0601*	*1.54*
Open Space & Vacant Land	*0.1104*	*2.84*
Public Utilities	*0.0019*	*0.05*
Railway	*0.0082*	*0.21*
Religious	*0.0698*	*1.79*
Residential	***1.52***	***39.24***
Sand	*0.0116*	*0.30*
Uprooted Area	*0.0524*	*1.35*

Table 3.2 *Landuse of Hamilton Canal and Its Environs*
Source: *UDA,2018*

Figure 3.16 *Landuse along Hamilton Canal*
Source: *UDA,2018*

3.1.1.4. Encroachment of lagoon and its environs

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

The extent of the lagoon is reducing due to encroachment activities shown in 3.17. It can be clearly identified with the annual data comparisons. The lagoon covers an area of approximately 3200 Ha in 1995 and the lagoon covers an area of approximately 2100 Ha in 2017.It has been reduced with 1100 Ha due to the encroachment.The villages of Nilsirigama is emerging as a result of this phenomena. Currently 820 settlements are scattered in this village. The settlers are using the reservation for the illegal settlements and the construction of roads violating the existing rules and regulations imposed by the Urban Development Authority.

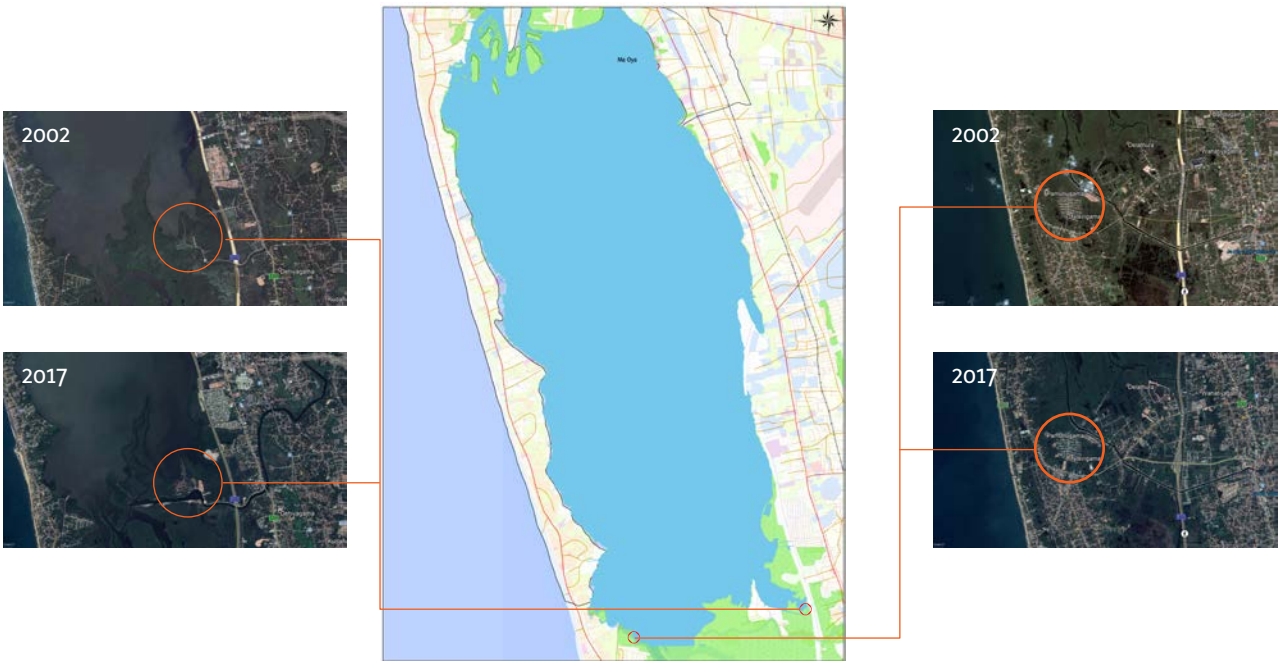


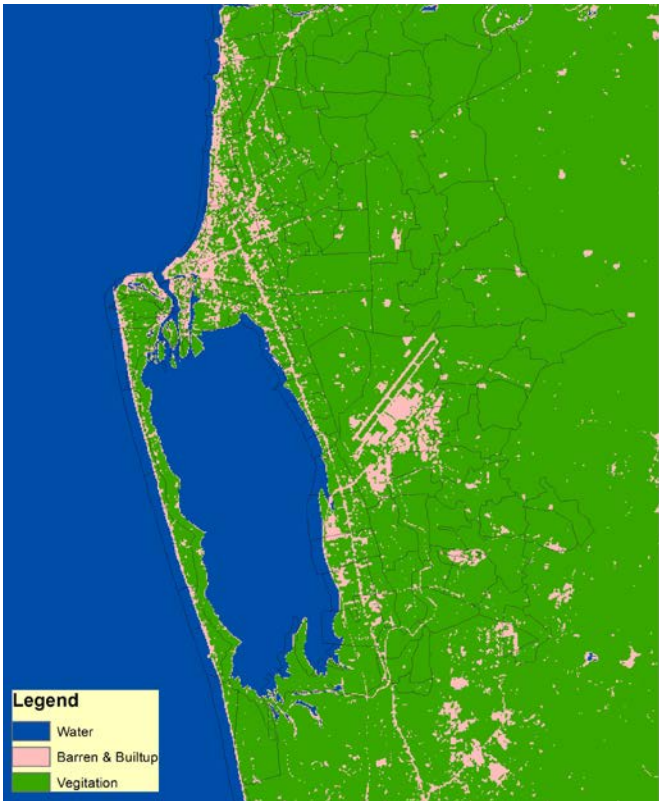
Figure 3.17 *Illustration of Encroachment of Lagoon*
Source: *UDA,2018*

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

CHAPTER 03
Need of the Development Plan

Planning Need

Untap the Existing Potentials of Natural Environment



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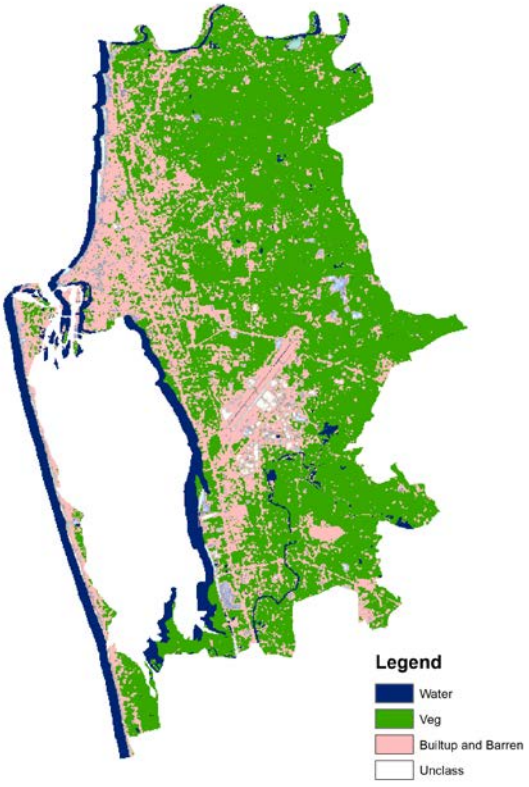

2017

Map 3.2 *NDVI Analysis of Negombo 2005 and 2017*
Source: *UDA,2017*

PART 02

APPROVAL OF THE DEVELOPMENT PLAN FOR THE NEGOMBO MUNICIPAL COUNCIL AREA

I, Patali Champika Ranawaka, Minister of Megapolis and Western Development do hereby approve the Development Plan for the Negombo Municipal Council area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 09th July, 2019 by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982.

.....

Patali Champika Ranawaka,
Minister of Megapolis and Western Development.

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

Date: 01st August, 2019.

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The Gazette of the Democratic Socialist Republic of Sri Lanka
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No. 2135/23 - TUESDAY, AUGUST 06, 2019

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

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

NOTICE is given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, the Minister in charge of the subject of Megapolis & Western Development, by virtue of the powers vested in me under Section 8F of the said Law, have approved the Development Plan for Negombo Municipal Council area on the 01st day of August, 2019.

Patali Champika Ranawaka,
Minister of Megapolis and Western Development.

Ministry of Megapolis and Western Development,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla.
01st August, 2019.

1A - G 30679— 27 (08/2019)
This Gazette Extraordinary can be downloaded from www.documents.gov.lk

APPROVAL OF THE DEVELOPMENT PLAN FOR THE NEGOMBO MUNICIPAL COUNCIL AREA

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, for the Negombo Municipal Council area has been approved on 01st August 2019, by Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development, by virtue of powers vested on him under Section 8F of the said amended Law.

DR. JAGATH MUNASINGHE,
Chairman,
Urban Development Authority.

01st August, 2019.

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CHAPTER 04

THE PLANNING FRAMEWORK

4.1 The Vision

A Natural Haven Sprinkling the Little Rome

4.2 Vision Statement

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

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

4.3 The Development Goals

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

Goal 01

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

Goal 02

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

4.4 The Objectives

The goal-based objectives were formulated.

Goal 01

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

Objective

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

CHAPTER 04
The Planning Framework

The Objectives

Goal 02

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

Objective

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

CHAPTER 05

SWOT AND DETAILED ANALYSIS

CHAPTER 05
SWOT and
Detailed Analysis

Summarized
SWOT Analysis

5.1 Summarized SWOT Analysis

Goal 01

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

Strengths

Continuous physical connectivity of four different types of water spaces of Negombo

- The existence of the total lagoon front of 12km
- Total extent of 2100 Ha of Negombo lagoon being located in planning area
- The Planning area being bounded from northern direction by 15 km stretch of Ma oya
- The existence of beach front of 24km
- A part of Hamilton Canal of length 7.65km and average width of 10m north wards stretch from Negombo lagoon

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

Play its role as a regional facilitator

- 75000 commuting population
- **Admin** - Court complex, Government offices, Prison
- **Transport Infrastructure facilities** - Main Bus terminal (31 Bus routes) / Railway Station
- **Physical Infrastructure facilities** -98% of Electricity & 95% of Water Supply
- **Social Infrastructure facilities** - District hospital, 44 Schools, 7 Educational institutions

...

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

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

Existing Established fishery related facilities

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

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

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

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

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

Summarized
SWOT Analysis

Weaknesses

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

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

The gradual Increase in encroachment of Negombo lagoon

- 1995 _ 3200 Ha
- 2017 – 2100 Ha

Improper utilization of unique waterscapes

- Hamilton canal
- Beach
- Lagoon

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

Vibration effect due to motor boats
-To physical form of lagoon
The mangrove species (declining Rate of 10%)

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

Opportunities

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

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

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

Threats

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

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

CHAPTER 05
SWOT and
Detailed Analysis

Summarized
SWOT Analysis

Goal 02

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

Strengths

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

Existence of 28 number of buildings with architectural influence

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

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

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

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

Special community behavior associated with ceremonial catholic culture and western modernized culture resulting in vibrant day- night

Existence of Dutch Fort built in 1678

Weaknesses

Gradual deterioration of existing Dutch Fort

Gradual deterioration of archeological valuable buildings & Monuments affluent with Roman architecture due to neglectance

Opportunities

Conservation schemes introduced by Archeological Department for identified 06 number of archeologically important Buildings

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

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

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

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

Ongoing International Shopping Complex Project

5.2 Detailed SWOT for Goals

Goal 01

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

Strengths | 01:

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

The continuous physical connectivity has been activated through

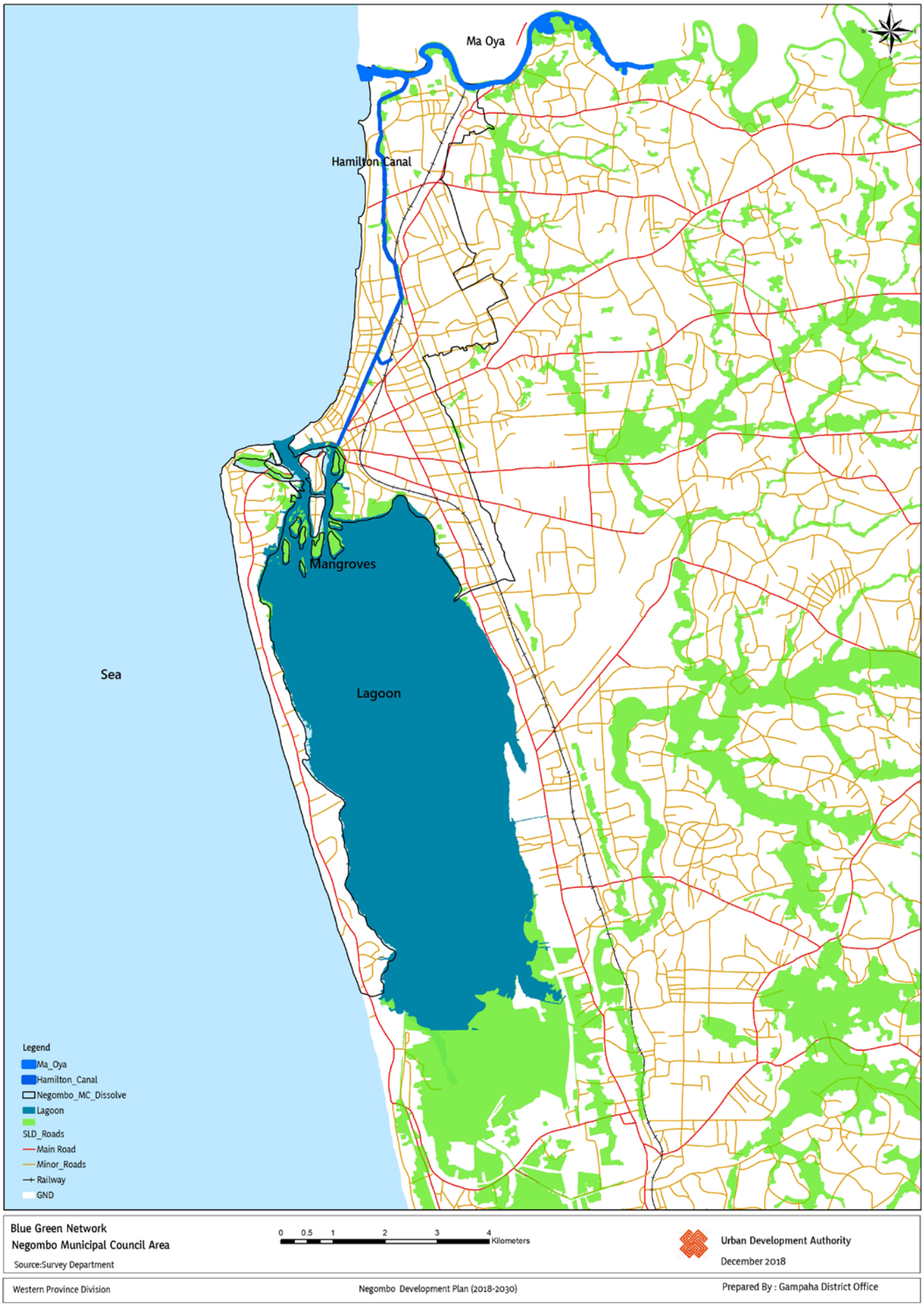
- *The existence of the total lagoon front of 12 km & total extents of 2100 Ha of Negombo lagoon being located in planning area shown in Map 5.1*

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

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

Negombo has 24 km of long beach strip and it is surrounded by lagoon, Ma oya, sea and Hamilton canal which is running across Negombo. These four major water spaces provide diverse experiences. Ma Oya which is bounded from northern direction of Negombo and other tributaries provides inland water experience while lagoon and Hamilton canal are providing the brackish water experience. The sea is providing the sea water experience for the human being and all-natural fauna and flora of Negombo. This unique landscape that is blended with lagoon and sea influences to become as the sole city of the Western Region shown in Map 5.2.

Map 5.1 *Negombo Lagoon and Its fronts* ***Source:*** *UDA,2018*



Map 5.2 *Potentials attached to unique water environment of Negombo* *Source:* *UDA,2018*

Strengths | 02

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

The lagoon and beach area have a unique bio diversity shown in 5.2 and 5.3 that creates a unique picture of Negombo.

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

Table 5.2 *Bio Diversity in Negombo Lagoon Area*
Source: *NAARA,2017*

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

Table 5.3 *Bio Diversity in Negombo Beach Area.*
Source: *NAARA,2017*

Strengths | 03

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

Strengths | 04

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

Strengths | 05

Existing Established fishery related facilities

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

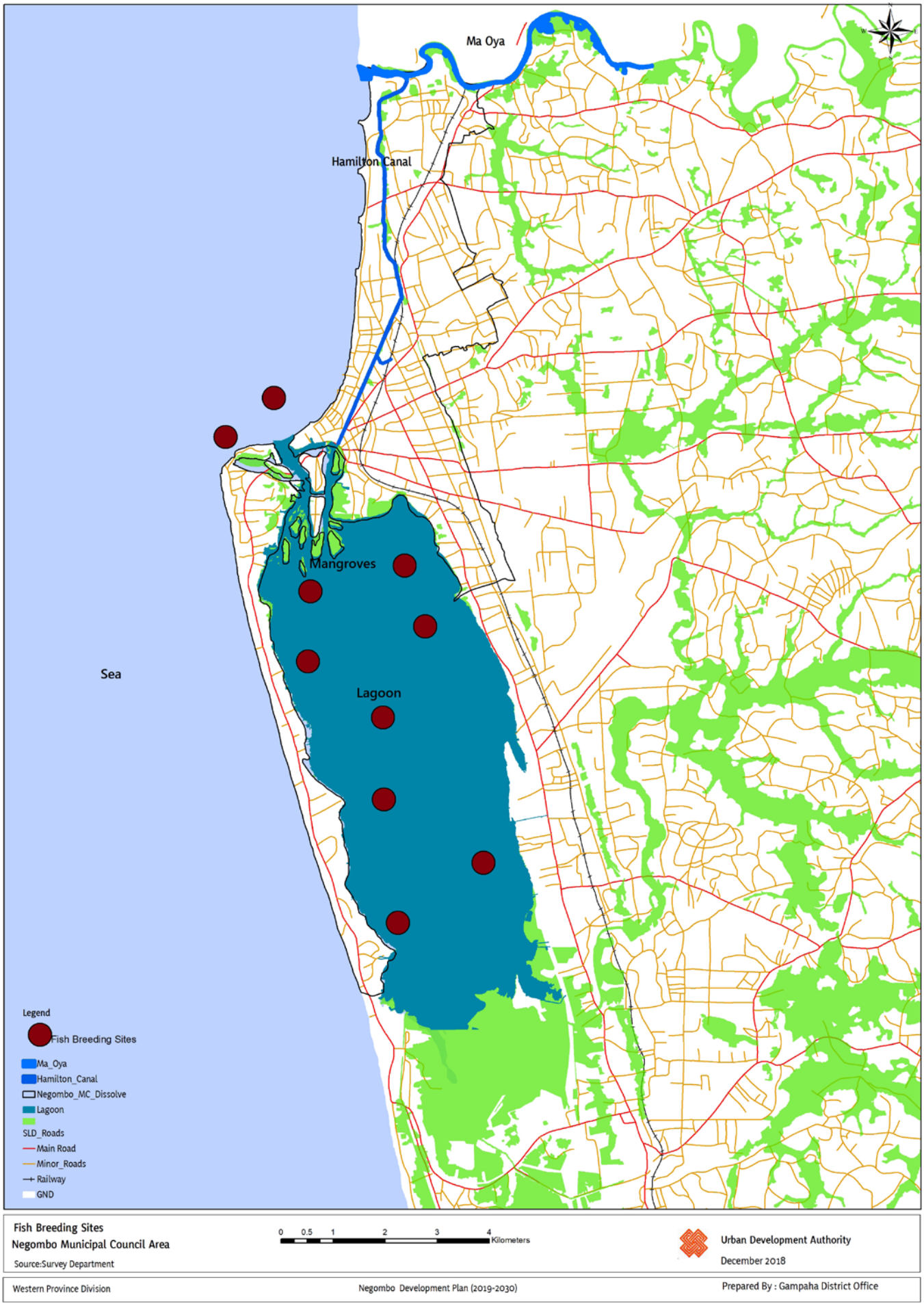
Strengths | 06

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

Strengths | 07

Existence of 17 number of natural fish breeding sites

There are 17 number of fish breeding sites in Negombo and specially lagoon enriches with the fish breeding sites shown in Map 5.3.



Map 5.3 Fish Breeding Sites in Negombo

Source: NARA,2017

Strengths | 08

Negombo Plays its role as a regional facilitator

Physical	*Social*	*Admin*
Main Bus Terminal (31 Bus routes)	*District Hospital*	*High Court Complex, Prison*
Railway Station	*07 Educational Institutions*	*Government offices (Negombo MC, Negombo Land Registry, Divisional Secretariat, Fishery Department, Coast Management &Conservation Department, etc)*
44 Schools	*75000 commuting population*	
98% of Electricity		
95% Water Supply		
Main Dumping Yard of Solid waste at Ovitiyawatta, Kochchikade		

Table 5.4 *Negombo's role as a Regional Facilitator*
Source: *UDA,2017*

Strengths | 09

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

Strengths | 10

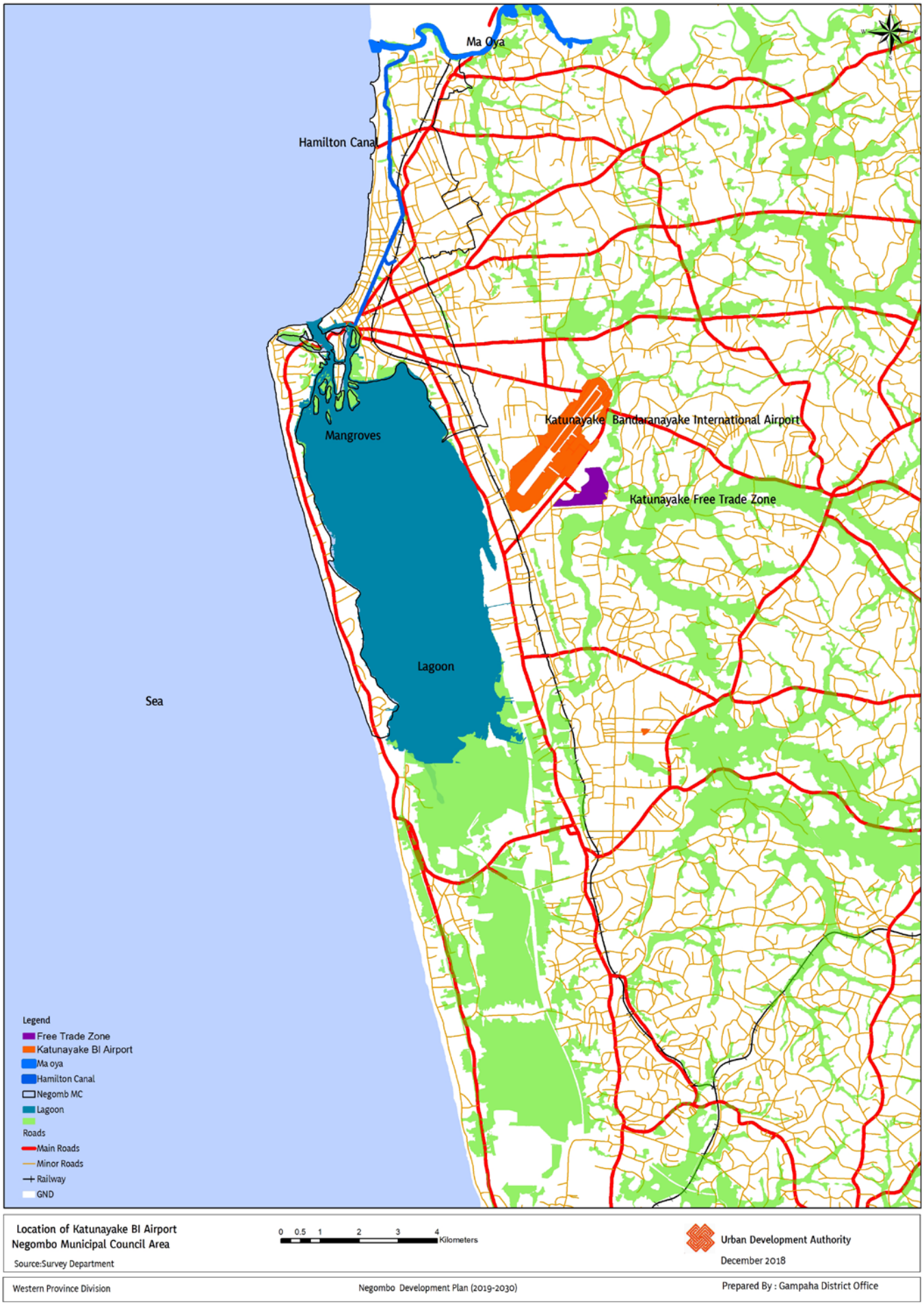
Negombo being in close proximity to Katunayake International Airport and Katunayake EPZ, close proximity (15 min) to Colombo, the commercial capital of Sri Lanka.

Katunayake International Airport and Katunayake EPZ has the close proximity to Negombo which are located 7km away from Negombo shown in Map 5.4.

Strengths | 11

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

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



Map 5.4 Illustration of KBI Airport close proximity to Negombo

Source: UDA,2017

CHAPTER 05
SWOT and
Detailed Analysis

Detailed SWOT
for Goals

Weaknesses | 01

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

50% of Lagoon front beach Front and Canal Front are treated as the back yards of homesteads and underserved settlements shown in figure 3.1 and 3.2. The landuse analysis and recent photographic survey conveyed the above fact shown in figure 5.1,5.2,5.3,5.4,5.5.

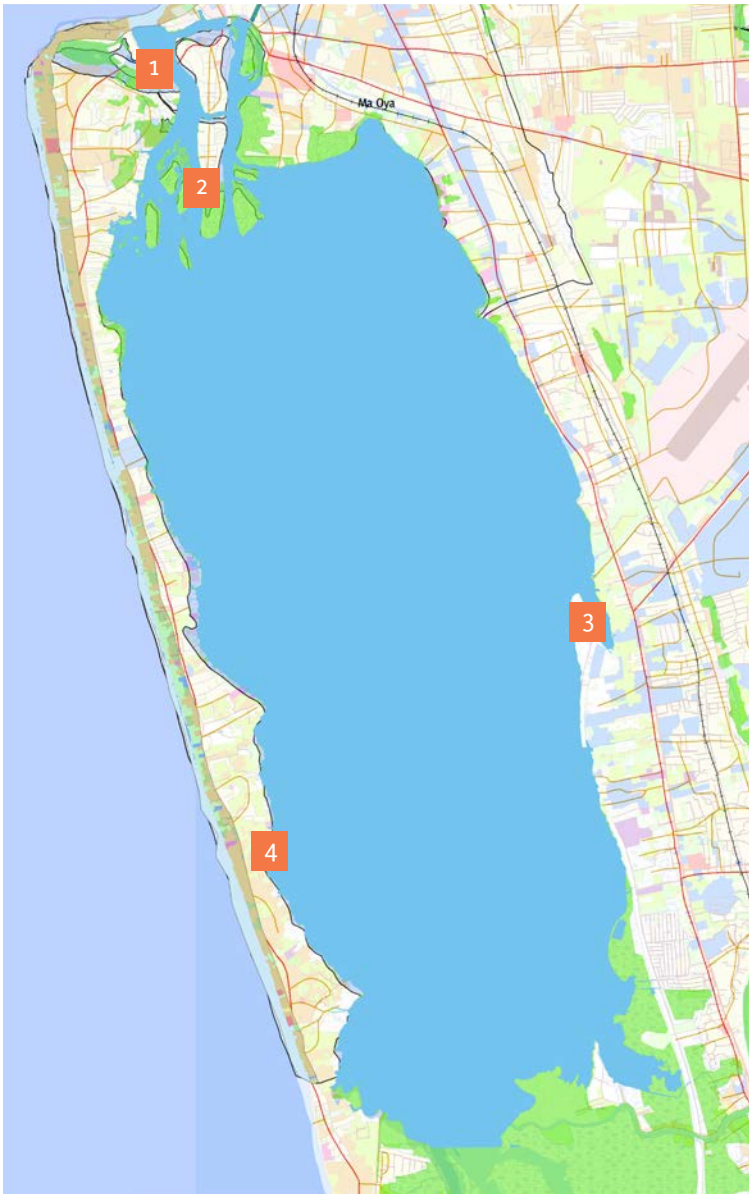


Figure 5.2 *Negombo lagoon and its environs*
Source: *UDA,2018*

Figure 5.1 *Boat anchoring at lagoon*

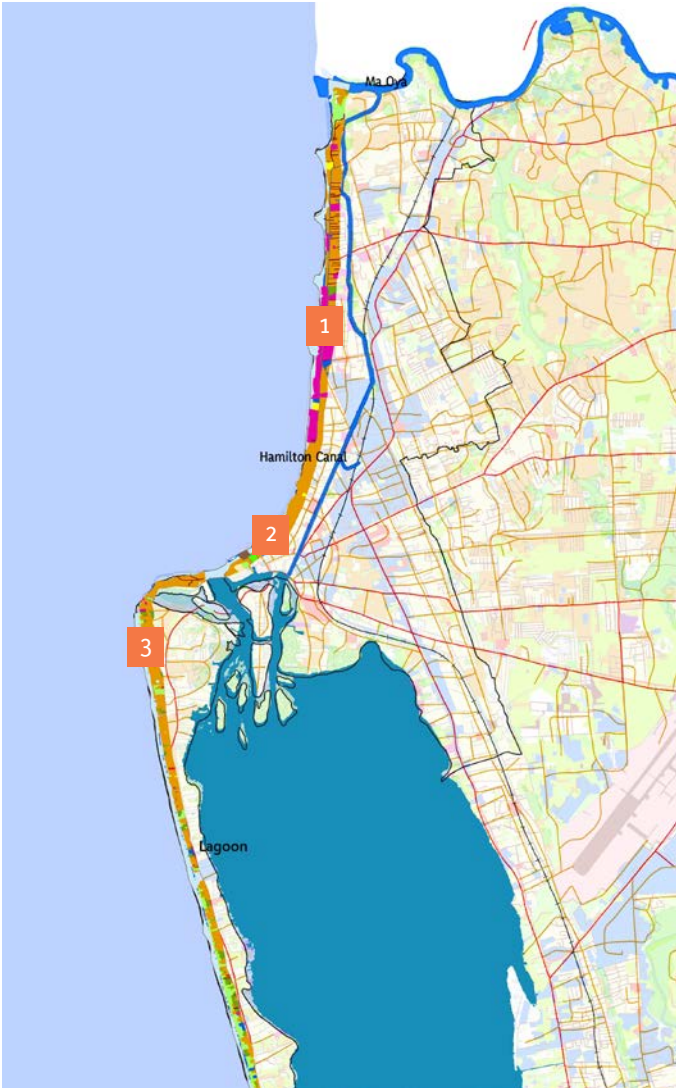
Figure 5.3 *Waste Dumping at lagoon*

Figure 5.4 *Backyards of Homesteads*

Figure 5.5 *Lagoon Mouth*

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

Table 5.5 Landuse Percentage along the beach strip
Source: UDA,2017



Map 5.5 Beach strip of Negombo

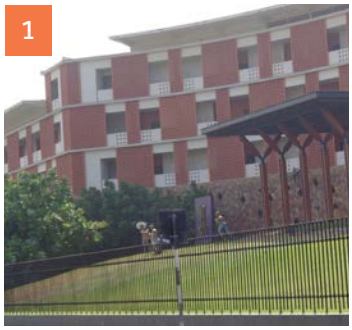


Figure 5.6 Brown's & Ethukala Sites

Figure 5.7 Morawala Site

Weaknesses | 02

The gradual increase in encroachment of Negombo lagoon

The extent of the lagoon is reducing due to encroachment activities. It can be clearly identified with the year wise comparisons. The lagoon covers an area of approximately 3200 Ha in 1995 and the lagoon covers an area of approximately 2100 Ha in 2017.It has been reduced with 1100 Ha due to the encroachment. The villages of Nilsirigama and are emerging as a result of this phenomena. Currently 820 settlements are scattered in this village discussed in Figure 3.17.

Weaknesses | 03

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

The lagoon is polluted due to the motor boats and the vibration effect of motor boats influences to decline the mangrove species and total of about 9000T of CO2 is emitted to build Negombo's boats per year. It leads to decline the mangrove species as declining Rate of 10% shown in figure 5.8.

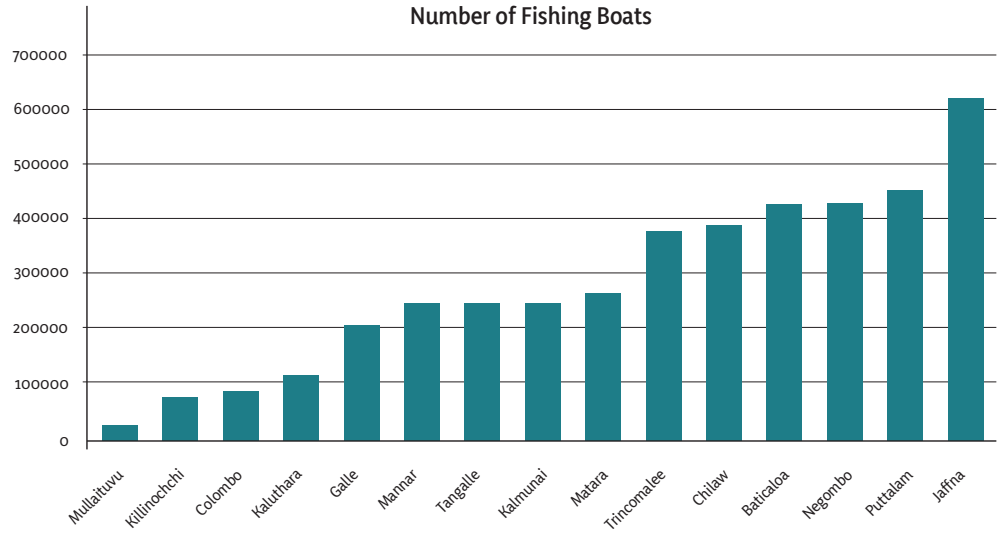


Figure 5.8 *Number of Fishing Boats by Districts*
Source: *Ministry of Fisheries and Aquatic Resources Development,2017.*

Weaknesses | 04

Conflict Between fishery community and Tourism activities

Opportunities | 01

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

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

Opportunities | 02

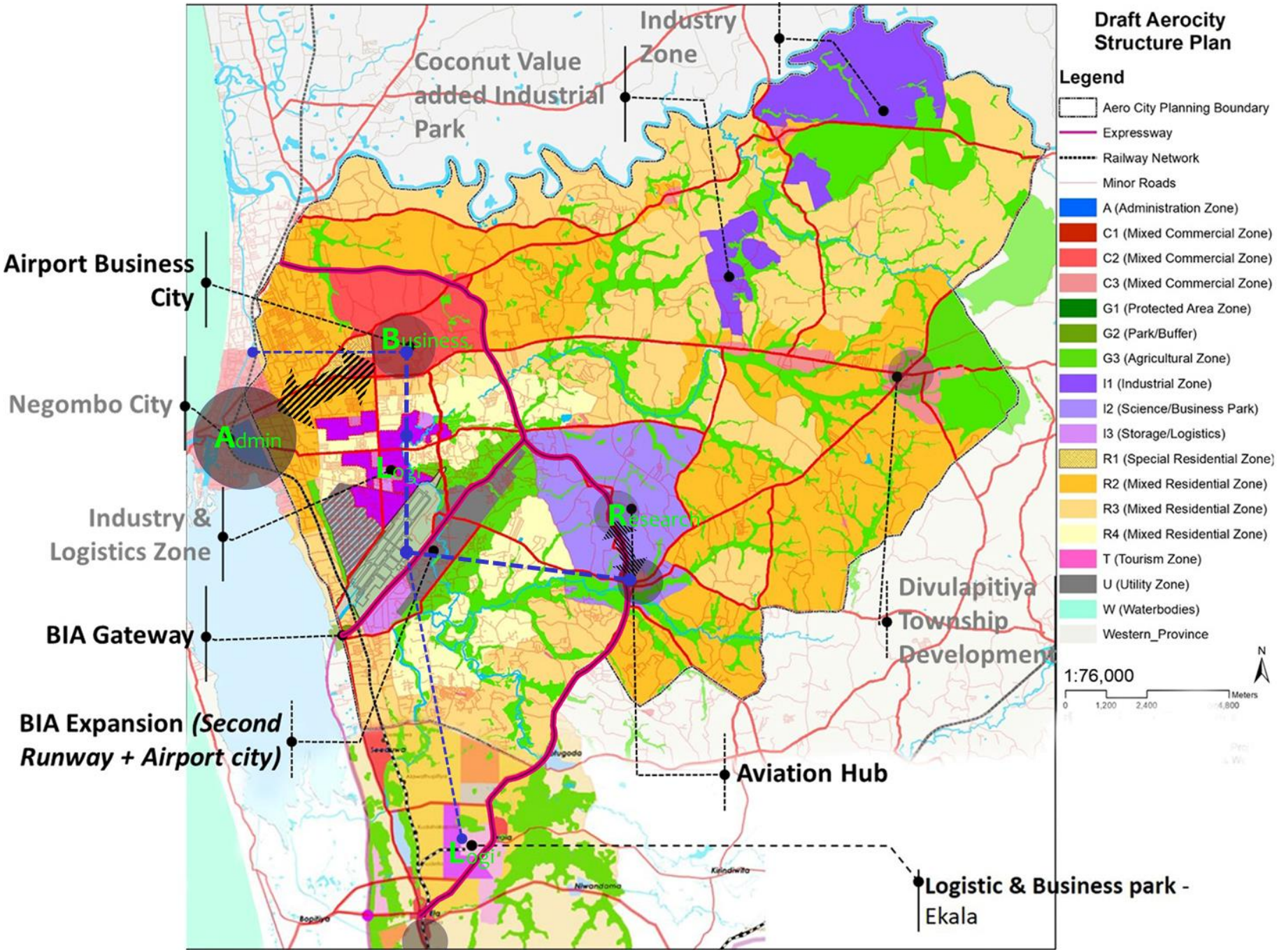
Identification of Hamilton canal as a water transportation mode by Western Region Megapolis Plan.

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

Opportunities | 03

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

The Aero City Plan has proposed the massive development in Katana area which is adjacent to Negombo with Airport Business City, international business facilities, conference halls and congresses centers, range of events, festivals and programs, Socio-Cultural, High education and innovation with diverse commercial tourism attraction, health and wellness facilities and commercial mix. Airport Business city contained with main development components of; Commercial and Business City Centre development , Administration & Service Centres; University & Education cluster - Aviation and innovative Science universities, Entrepreneurship research, Collaboration spaces with industry; Cultural Corridor – Art, Culture, Entertainment, Tourist Hotels and Apartments, Conferences and congresses Centre - Business meetings, gatherings, various events, exhibitions, conferences, Sporting and Entertainment facilities; Medi-tourist cluster - Spa and Ayurveda treatment centers & Health and wellness facilities; Urban Living Upgrade Precinct: Urban housing; Common facilities – Access roads, sanitary facilities and parks shown in Map 5.7.



Source: AERO City Plan,2018

Map 5.6 Aero City Plan

Opportunities | 04

Proposed Sewage and Sanitary Project undertaken by National Water Supply and Drainage Board

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

Threats | 01

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

Negombo lagoon has 17 number of fish breeding sites shown in Map 5.3 and it enriches with a rich bio diversity.The CK Expressway is gong via the Negombo lagoon and it affects for the disturbance to fish breeding sites.

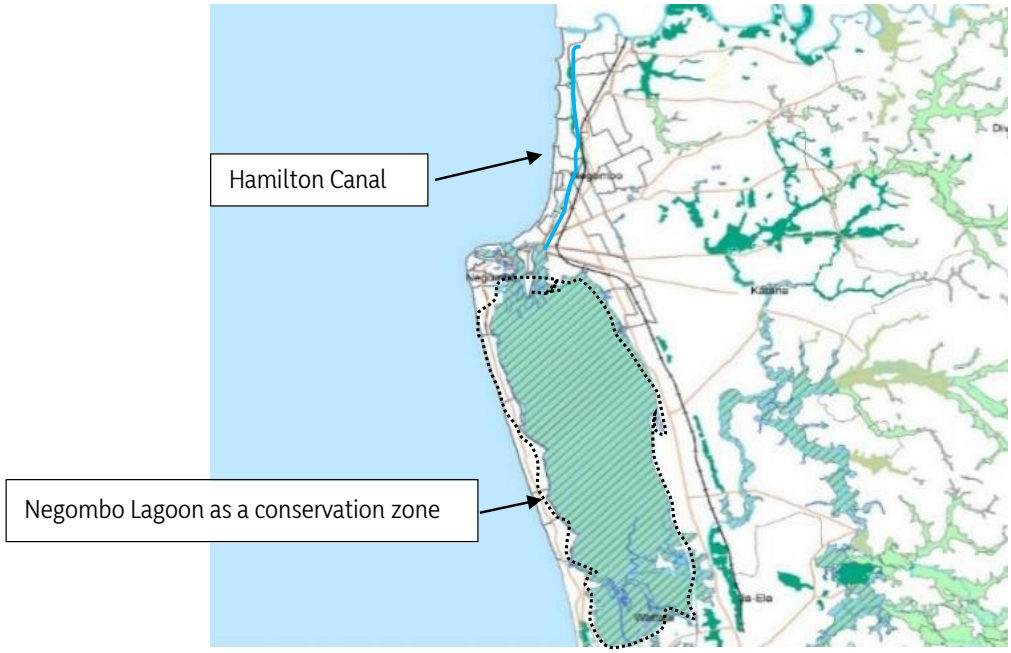


Figure 5.9 *Waterscape of Negombo*
Source: *UDA,2017*

Threats | 02

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

The lagoon has 17 number of fish breeding sites identified by the Fishery and the Aquatic Department shown in Map 5.3. The sea plane landing and its vibration affect for the fish breeding sites and ultimately it affects for the decrease of fishery sector contribution for the self-sufficient city economy.

Goal 02

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

Strengths | 01:

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

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

Strengths | 02:

Existence of 28 number of buildings with architectural influence

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

Dutch Fort

Dutch Church

St Sebastian's Church

Pitipana Church

Figure 5.10 *Architectural Illustration of Negombo*
Source: *UDA,2018.*

Strengths | 03:

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

Strengths | 04

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

Strengths | 05

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

Strengths | 06

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

Strengths | 07

Vibrant day –night functioning bazaar area with specialized business districts with grid iron street pattern

Strengths | 08

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

Strengths | 09

Existence of natural water related attraction sites & Cultural Site

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

Strengths | 10:

Existence of high concentration of tourist related activities and functions.

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

Strengths | 11:

350000 annual tourist arrivals in Negombo area

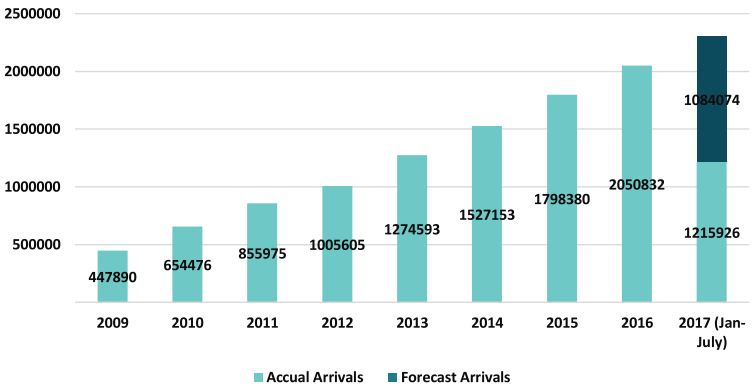


Figure 5.11 *Tourist Arrivals for Negombo*
Source: *Tourism Development Authority,2017*

Hotel	*No Establishments*	*Rooms*
Classified Hotel		
1 star	*02*	*280*
2 star	*05*	*346*
3 star	*04*	*320*
4 star	*03*	*344*
Unclassified Hotel	*95*	*525*
Boutique Hotel	*23*	*2400*
Boutique Villa	*35*	*285*
Total Hotels	*171*	*4724*
Supplementary Establishments		
Guest Houses	*200*	*5400*
Home Stays	*75*	*660*
Rented Apartments	*60*	*172*
Rented Homes	*06*	*19*
Heritage Bungalows	*04*	*19*
Heritage Homes	*02*	*08*
Total (Hotels &Supplementary)	*518*	*11002*

Figure 5.12 *Room Capacity of Hotels in Negombo*
Source: *Tourism Development Authority ,2017*

Weaknesses | 01

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

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

Figure 5.13: *Negombo Dutch Fort*
Source: *UDA,2018*

Weaknesses | 02

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

Weaknesses | 03

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

Opportunities | 01

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

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

Opportunities | 02

Proposed Aero City Project attracts a large number of local and foreign threshold population to the city. (Annexure 8. Aero City Plan and BIA Gate Way project)

Opportunities | 03

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

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

Opportunities | 04

Ongoing International Shopping Complex Project

Opportunities | 05

Acts, Rules & regulations related to archaeological conservation and protection

Part 1 and 2 of Antiquities Ordinance provide a legal basis for the conservation and protection of the identified 28 number of archaeological sites in Negombo MC area.

Opportunities | 06

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

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

Figure 5.14 *Project Brief of Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka*
Source: *National Water Supply & Drainage Board,2018*

CHAPTER 06

THE PLAN

CHAPTER 06
The Plan

Concept Plan

6.1 Concept Plan

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

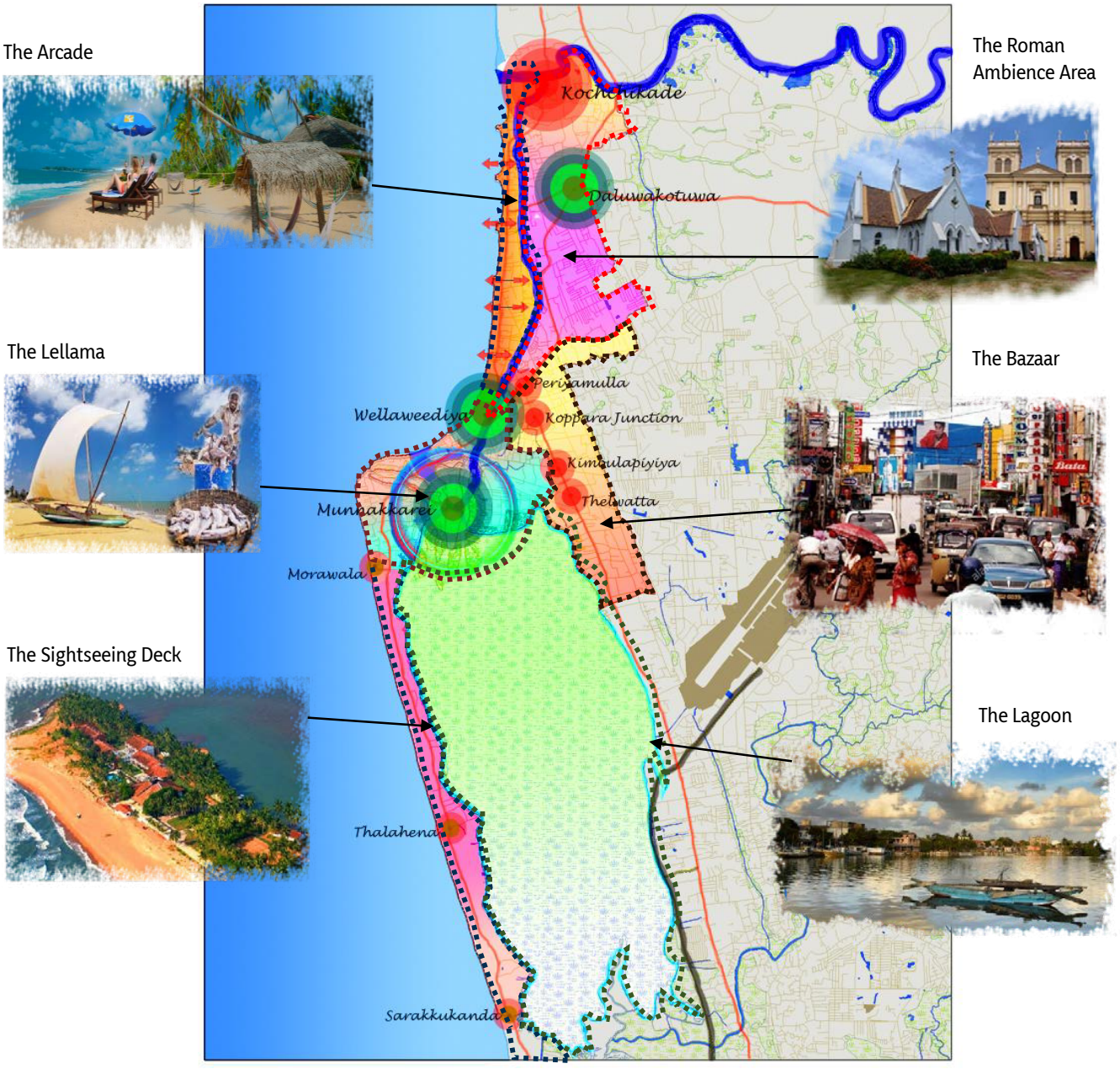


Figure 6.1 Concept Plan of Negombo

Source: UDA,2018

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

The core area of Negombo, the active urban nodes of Galkanda, Thelwatta, Koppara junction, grid iron patterns of Negombo will be developed based on the Bazaar. The pedestrian friendly walkable paths, shopping street and multi-functional commercial spaces and the specialized districts are expected to promote in this Bazaar area. The major source of the economy of Negombo is based on the fishery sector and the Lellama area will be promoted as the major fishery district including Munnakkare, Pitipana, Siriwardena Place and Wella weediya. The fishery related infrastructure of harbour improvement, fishery village, handicrafts making selling centres, Home based dry fish locations, Home stay tourist accommodations, Sea food processing Centres, cafeteria Spaces will be promoted in this area.

The fifth component of the concept is the Sight Scene Deck and it is starting from Morawala beach segment to Kepungoda beach segment. The area is expected to develop as four major beach parks in Morawala, Doowa, Thalahena and Sarakkukanda with the blue and green corridors. The last component of the concept is the lagoon. It is identified as a conservation area and recreational tourist attraction area with green buffers and walking and cycling paths development in order to terminate the encroachment of the lagoon. Ultimately the concept plan of Negombo will develop as a "Natural Haven Sprinkling the Little Rome "and it is expected to provide a memorable destination for the denizens who are living itself and the journeyrs who are experiencing Negombo for the diverse purposes.

6.2 Proposed Landuse Plan

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

Negombo is basically developed as eight major zones of Low Dense Blue Green Tourism, High Dense Promotional Tourism Zone, High Dense Special Commercial Zone, Low Dense Heritage Tourism Zone. Moderate Dense Blue Tourism Zone, High Dense Fishery Oriented Residential Zone. Low Dense Eco Conservation Zone and Moderate Dense Residential Zone. Ma oya and its surrounding are developed as low dense zone with theme and liner park concept with optimising the blue green infrastructure and Kochchikade node acts as the major commercial node of the zone shown in figure 6.2.

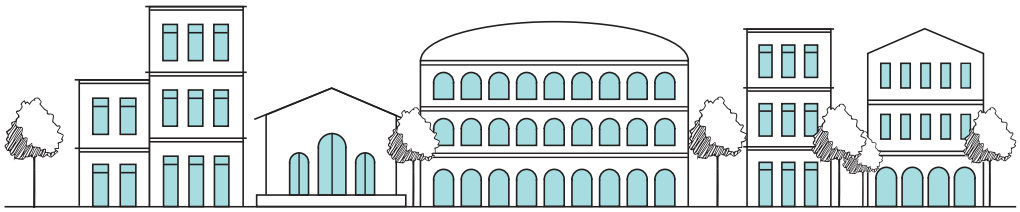


Figure 6.2 *Cross section of Low Dense Blue Green Tourism Zone of Negombo.*
Source: *UDA,2018*

The coastal segment starting from Palagathure to Wellaweeidiya developed as promotional high dense tourism zone with compact buildings with multi stories and tourism character. The mega hotels, guest houses and the tourism related infrastructure is developed in this zone. The roman ambient architecture is promoted in the existing buildings and the future buildings. The network of the churches, green boulevards, user friendly public walkable streets are activated within this zone as shown in figure 6.3.

Figure 6.3 *Cross section of High Dense Promotional Tourism Zone of Negombo.*
Source: *UDA,2018*

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

Figure 6.4 *Cross section of Low Dense Heritage Tourism Zone of Negombo.*
Source: *UDA,2018*

The Moderate Dense Blue Tourism Zone will be promoted from Morawala- Pitipana area to Kepungoda optimising the existing sea fronts and the plan expects to open up the sea and beach fronts with converting the existing use into active open spaces and beach promenade. The promenade is facilitated with the green and blue corridors. The area will be opened as a sight scene deck that can be seen the both sea fronts and the lagoon fronts. The proposed beach park area will be connected with another tourist attraction site of Ambalammulla -Seeduwa area with an open deck as shown in figure 6.5.

Figure 6.5 Cross section Moderate Dense Blue Tourism Zone of Negombo.
Source: UDA,2018

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

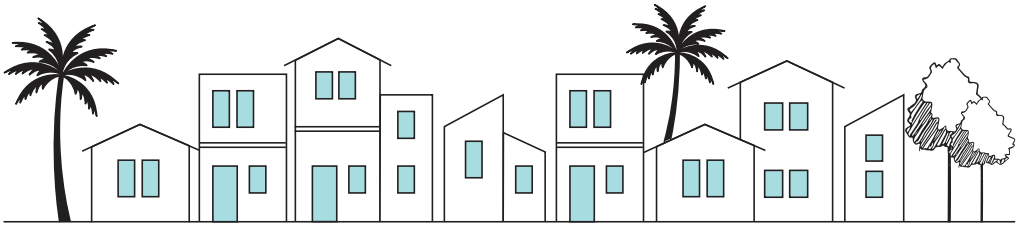


Figure 6.6 Cross section High Dense Fishery Oriented Residential Zone of Negombo.
Source: UDA,2018

Low Dense Eco Conservation Zone will be promoted in the identified Venusian Island, Siriwardena Place and the lagoon area with the intension of controlling the development pressure and conservation of the lagoon area. Further the area is expected to promote the walking and cycling path along the lagoon in order to terminate the encroachment activities and open up the lagoon fronts as a tourist destination point with the aesthetic visual quality as shown in figure 6.7.

Figure 6.7 *Cross section of Low Dense Eco Conservation Zone of Negombo.*
Source: *UDA,2018*

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

Figure 6.8 *Cross section of High Dense Special Commercial Zone of Negombo.*
Source: *UDA,2018.*

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

CHAPTER 06
The Plan

Proposed Land Use Plan

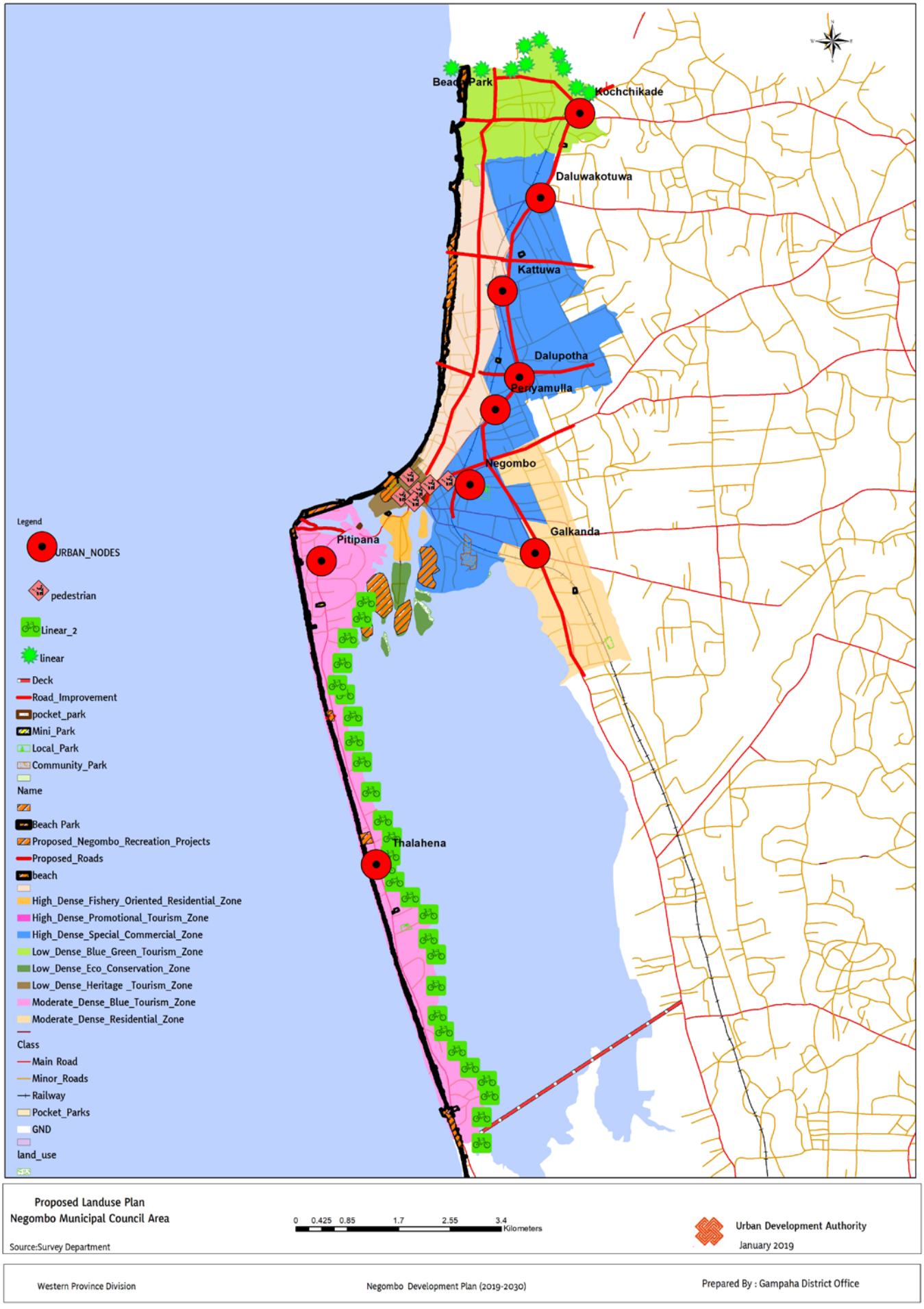
Figure 6.9 *Cross section of Moderate Dense Residential Zone of Negombo.*
Source: *UDA,2018.*

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

Figure 6.10 *Cross section of Negombo City Form*
Source: *UDA,2018.*

CHAPTER 06
The Plan

Proposed Land Use Plan



Map 6.1 Proposed Landuse Plan of Negombo

Source: UDA,2018

6.3 Infrastructure Development Strategies

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

6.3.1 Service Management Plan

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

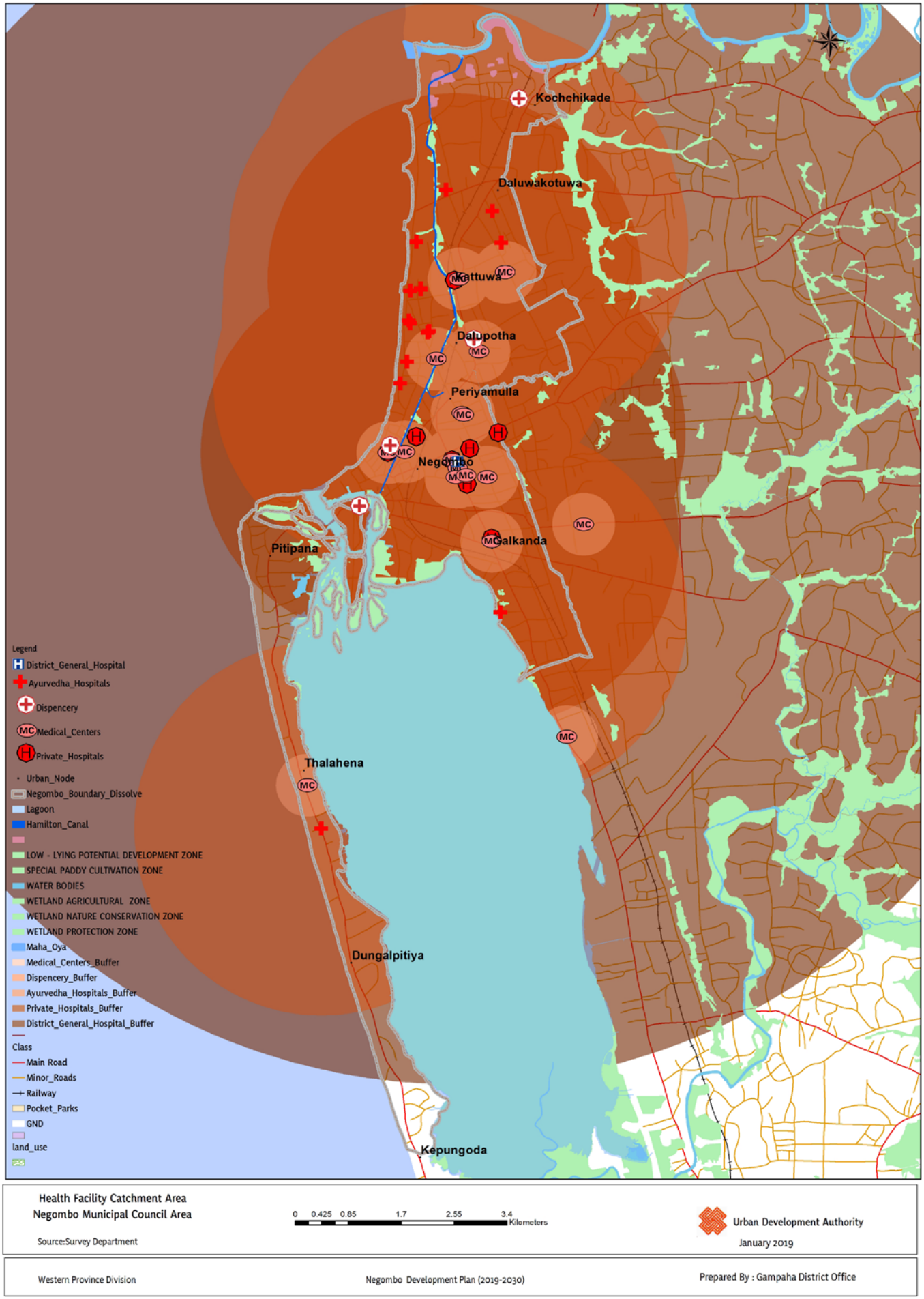
6.3.1.1 Health Services

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

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

Table 6.1 *The Standards of the Distance to Health Facilities*
Source: *Bench marks for the SMART Cities,2017*

Negombo consists with the existing resident population of 143,632. The government and private sector involve to provide the health services for the residents and the 1,25000-commuter population of Mirigama,Minuwangoda, Katana, Diwlapitiya, Giriulla, Ja-Ela, Wennappuwa and Chillaw. The Negombo District Hospital is the major health service provider for the entire Negombo Region with the provision of services of maternity, Dengu prevention unit, central dispensary and laboratories, special channelling centres, Surgery, dental clinics, ECG, family planning unit, CU Unit, blood bank, eye surgery, ambulance service, public health service unit. The District Hospital provides treatments for 1000 patients per day. Further 15 number of Ayurveda hospitals, 19 number of medical centres, 8 number of private hospitals, 6 number of nursing homes,18number of dispensaries which are located in close proximity to Negombo contribute to serve the predicted population of 166,208 of Negombo and it ultimately influences to improve the health sector without any gaps. Map 6.2 elaborate the health facilities in Negombo.

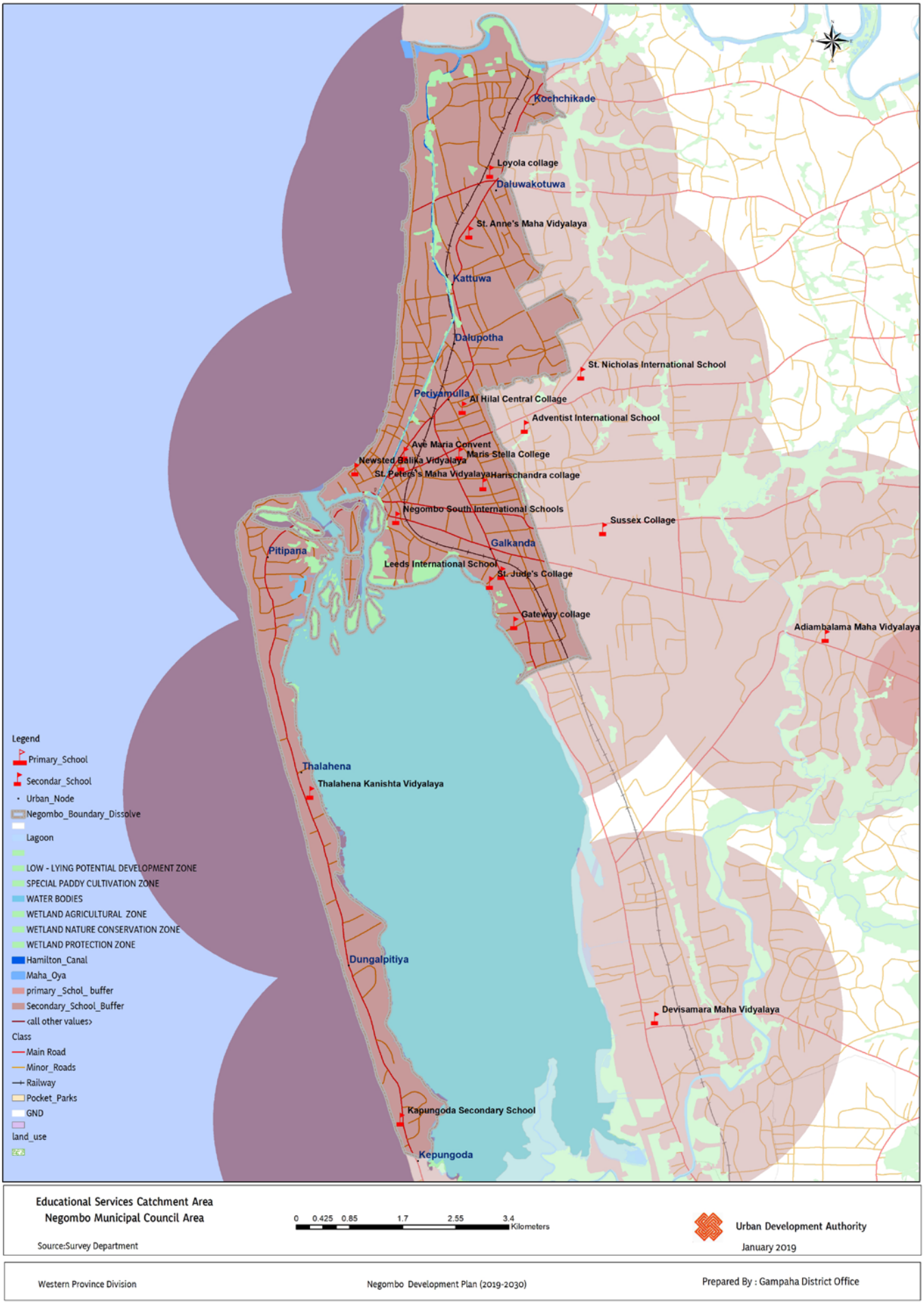


Map 6.2 Health Facilities of Negombo

Source: UDA,2018

6.3.1.2 Educational Services

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



Map 6.3 Educational Services Catchment Analysis of Negombo

Source: UDA,2018

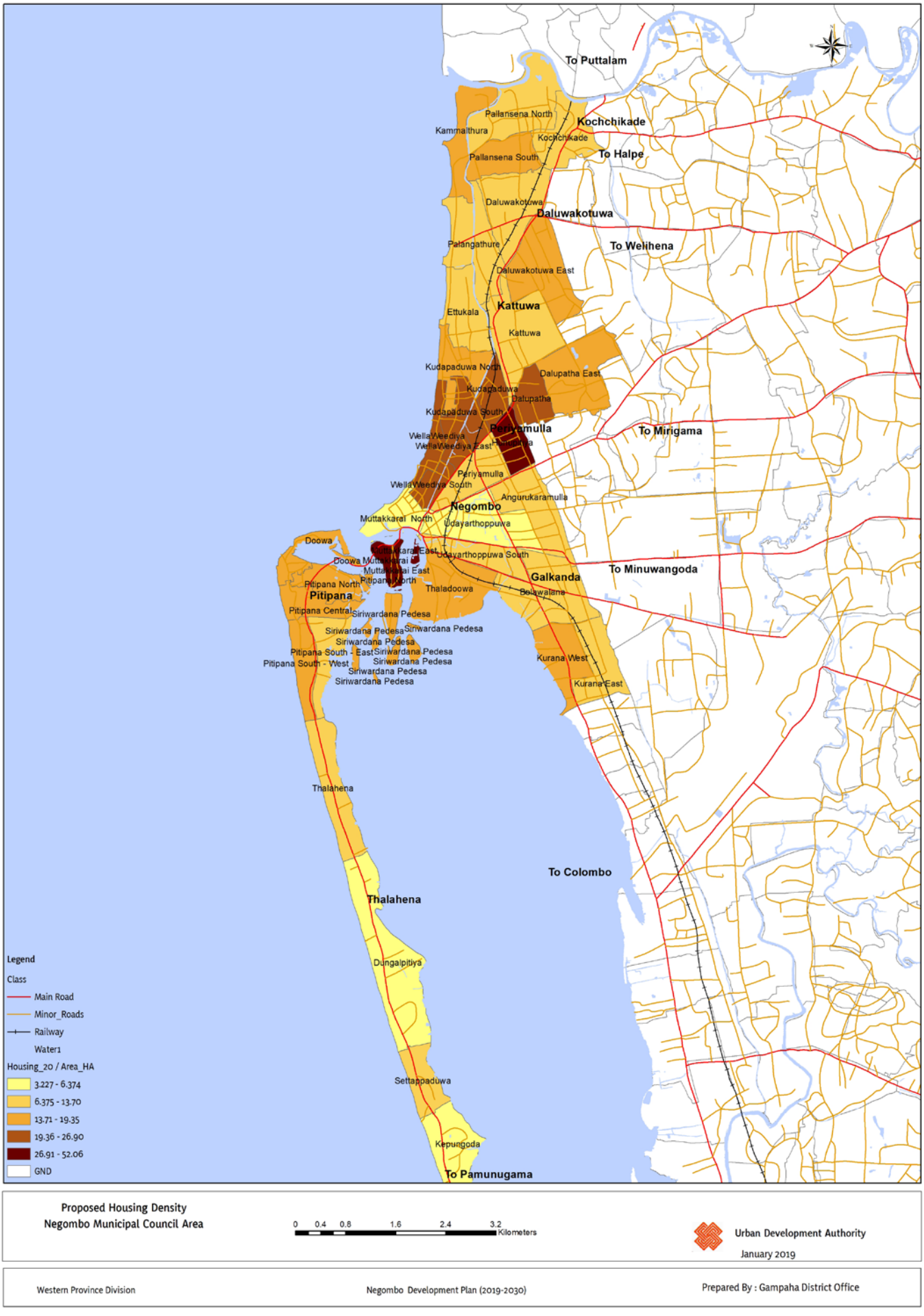
6.3.1.3 Housing

The Third component of the service plan is the housing strategy. It provides the futuristic perspective of the housing development in Negombo. The number of housing units for 2030 in eight major zones have been calculated considering the demand for major eight zones. Existing total population of Negombo is 148000 and 3689 families approximately in 2016 which is occupied in 33406 housing units. The predicted population of 166,208 in 2030 to be facilitated with the 19,110 housing units which illustrated in Table 6.2.

Zone	*Housing Units (2030)*	*Area (Ha)*	*Housing Density (Ha) (2030)*
Low Dense Blue Green Tourism Zone	*1252*	*339*	*12*
High Dense Promotional Tourism Zone	*1900*	*365*	*19*
High Dense Special Commercial Zone	*1436*	*933*	*02*
Low Dense Heritage Tourism Zone	*637*	*53*	*12*
Moderate Dense Blue Tourism Zone	*1035*	*659*	*02*
High Dense Fishery Oriented Residential Zone	*4982*	*48*	*103*
Low Dense Eco Conservation Zone	*272*	*367*	*01*
Moderate Dense Residential Zone	*7596*	*55*	*139*
Total	*19,110*		

Table 6.2 *Zonal Residential Distribution of Negombo*
Source: *UDA,2018*

The futuristic housing density has been calculated in accordance with the main three planning basis of National Physical Plan, natural growth rate and plus median growth rate of Negombo and the same planning basis has been applied for the calculation of housing density for 2030.The analysis has been proved that Hunupitiya, Periyamulla, , Munnakare, Munnakare East, Munnakare west are the GN divisions which represent the high dense residential distribution with 26–52 houses per hectare and Daluwakotuwa, Daluwakotuwa East, Dalupotha, Dalupotha East Kudapaduwa, Wellaweediya, Wellaweediya East, Wellaweediya South, Pitipana Central, Pitipana North represent the 19 –26 houses per Hectare. Munnakkare North, Udayarthoppuwa, Siriwardena place, Dungalpitiya and Kepungoda represent the lowest distribution of houses of 3 – 13 per Hectare.The proposed housing development project undertaken by NMC contributes to fulfil the future requirement of the housing in NMC area. Map 6.4 elaborates the proposed housing density in Negombo.



Map 6.4 *Proposed Housing Density in Negombo*

Source: *UDA,2018*

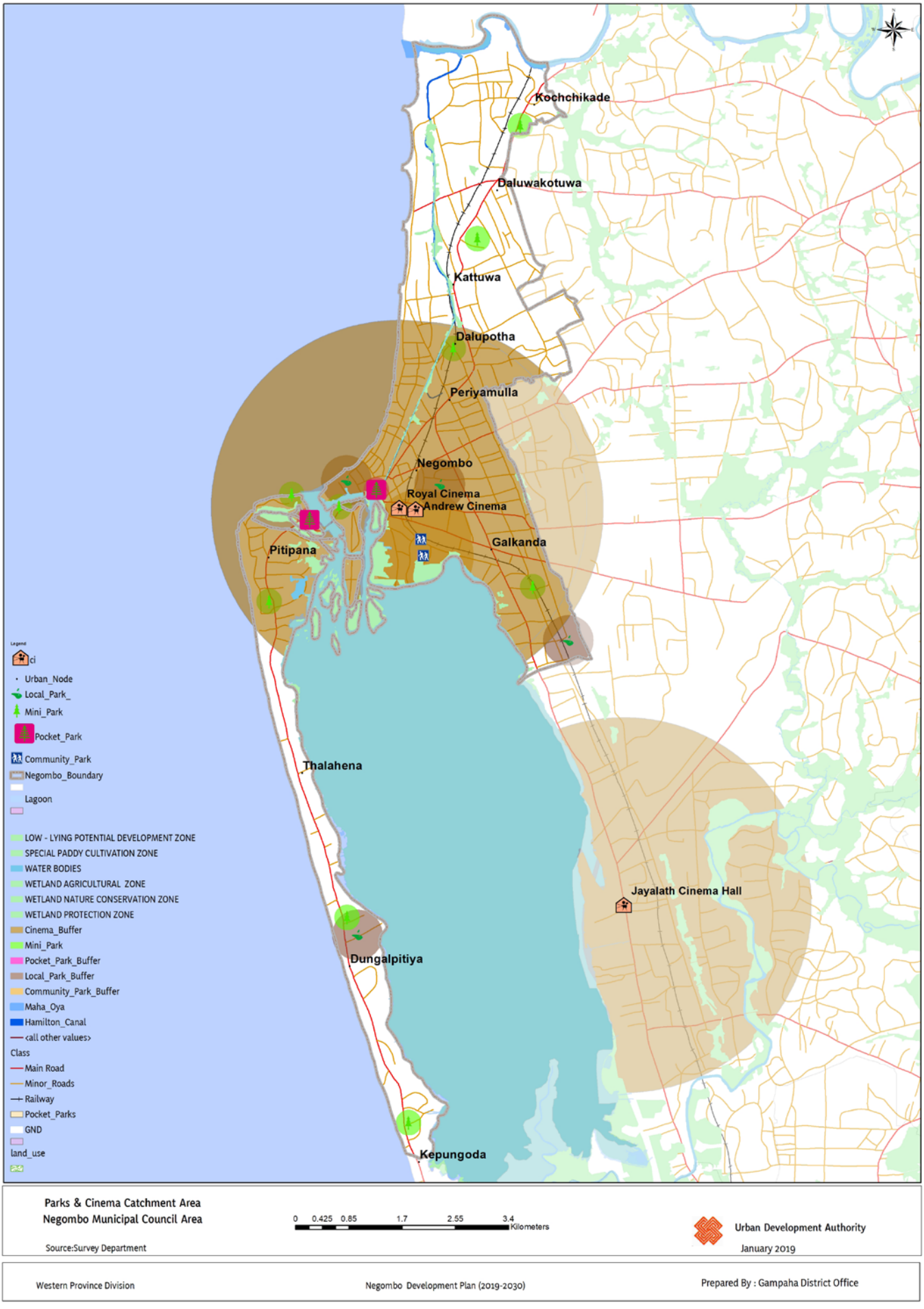
6.3.1.4 Recreational Services

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

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

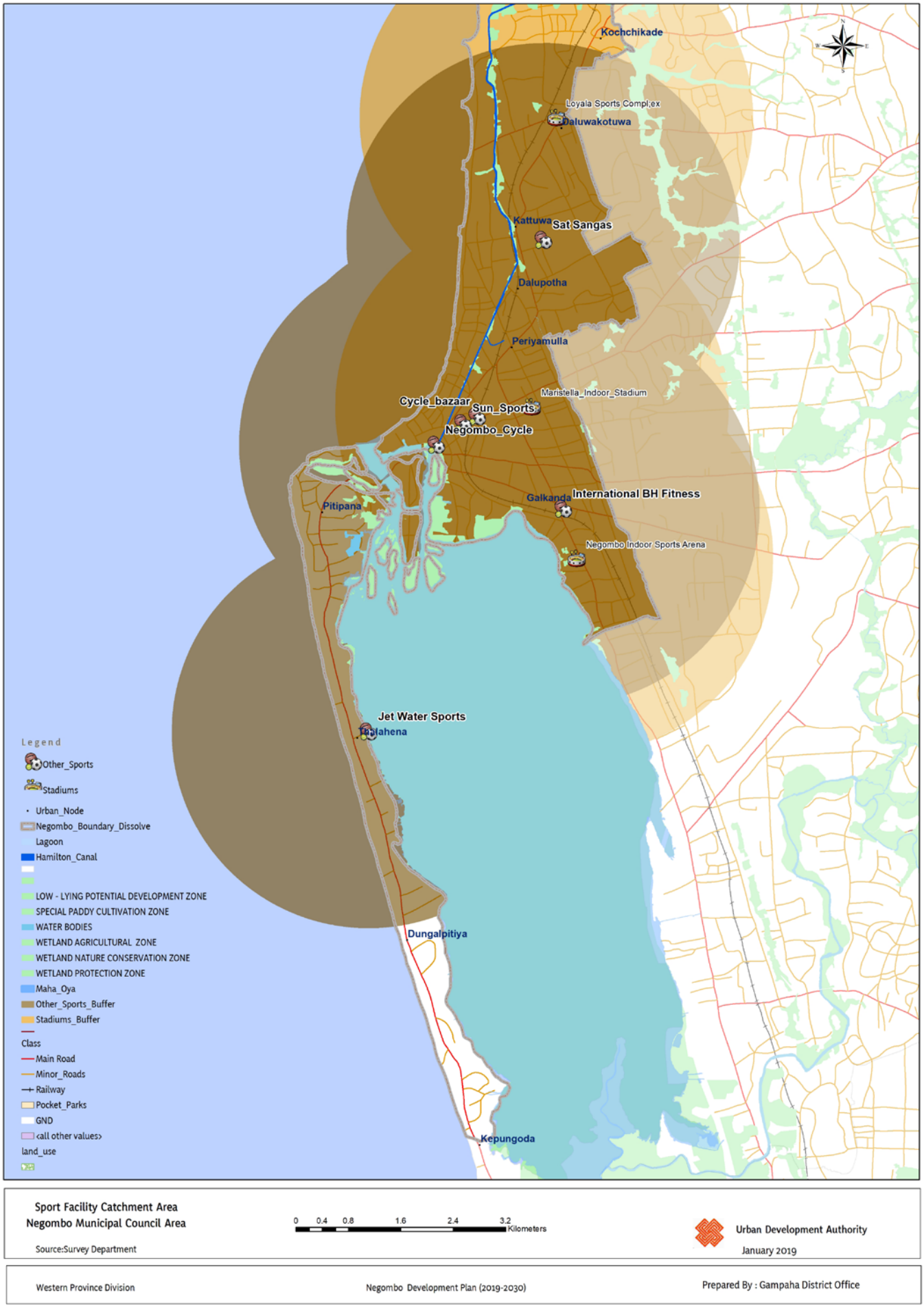
Table 6.3 *The Standards of the Distances to Recreational Facilities*
Source: *Benchmarks for the SMART Cities,2017.*

The sport facility catchment analysis proves that the existing sport facilities of Loyala Sports Complex, SatSangas,Maristella Indoor Stadium, Cycle bazaar, Sun Sports, Negombo Cycle, International BH Fitness, Negombo Indoor Sports Arena, Jet Water Sportsman serve the entire area of Negombo except Dungalpitiya and Kepungoda areas. The proposed central beach park under the Sigh Scene Deck strategy in Kepungoda provides a solution to the shortage of sport facilities for the above-mentioned areas and it can serve another 3km distant buffer areas as shown in Map 6.6.



Map 6.5 Parks &Cinema Facilities in Negombo

Source: UDA,2018

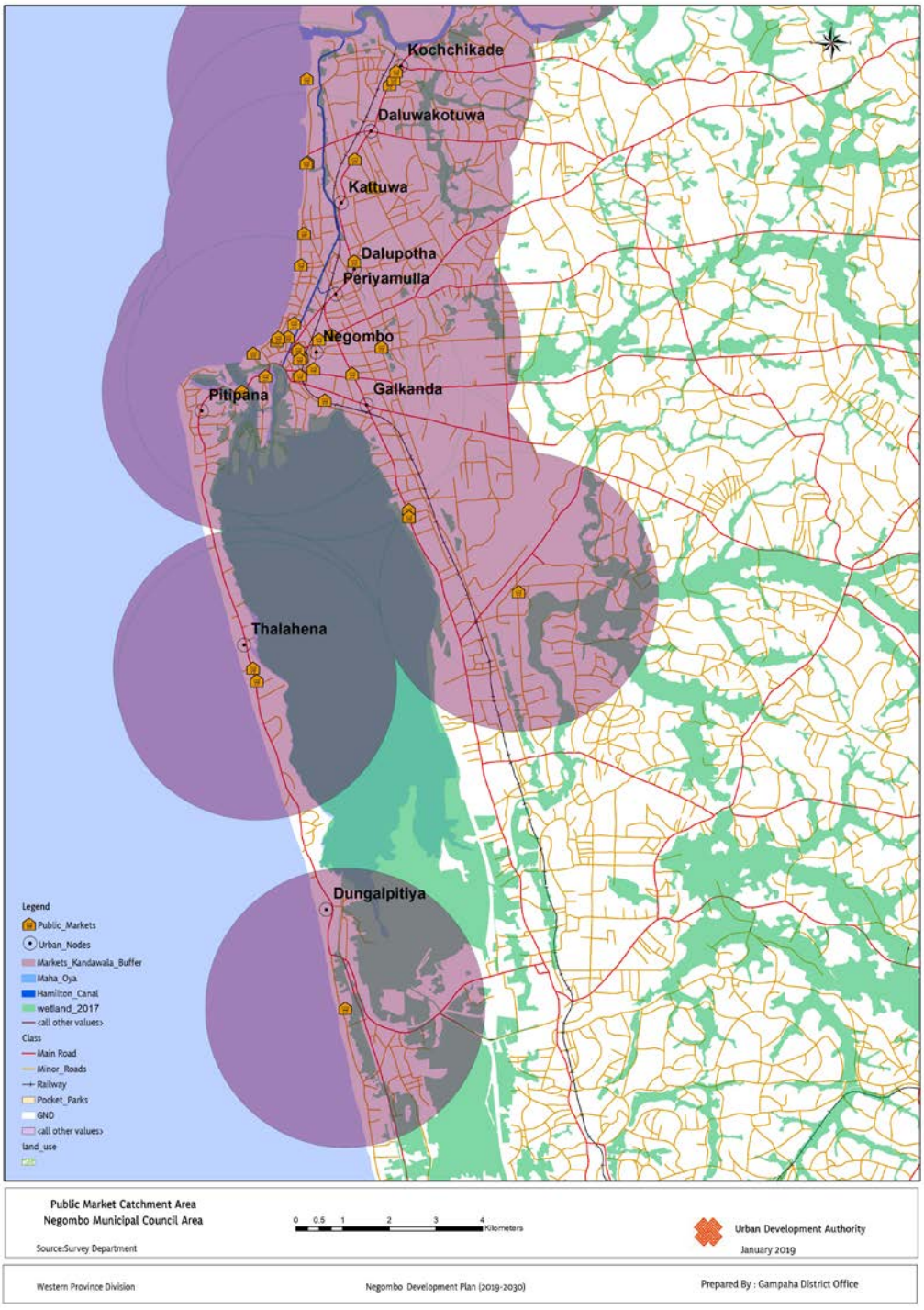


Map 6.6 Sports Facility Catchment in Negombo

Source: UDA,2018

6.3.1.5 Public Markets

The public market facility catchment analysis which shown in Map 6.7 has been carried out the standards of 3 km radius buffer and it proves that the existing 35 number of networks of public markets of fair and public markets, fish markets, super markets and food city facilities can serve the entire area of Negombo. It contributes to achieve the major component of the Bazaar in the concept of Negombo in 2030.



Map 6.7 *Public Market Facility Catchment in Negombo* ***Source:*** *UDA,2018*

6.3.2 Roads and Transportation Plan

The Roads and Transportation in System Negombo Development Plan is interpreted in the Roads and Transportation Development Plan with major interlinked strategies.

6.3.2.1 Transport Development Plan

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

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

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

Nodes development strategy is the third main strategy for making improvements for selected Junctions at Negombo such as Kochchikade Junction, Daluwakotuwa, Koppara Junction, Dolphin Junction, Periyamulla Junction, Dalupotha Junction and Kattuwa Junction. The proposed improvements are going with a few sub strategies as Junction and Road Improvements shown in figure 6.11 and 6.12, Landmarks Developments, Sign board and City gate developments.

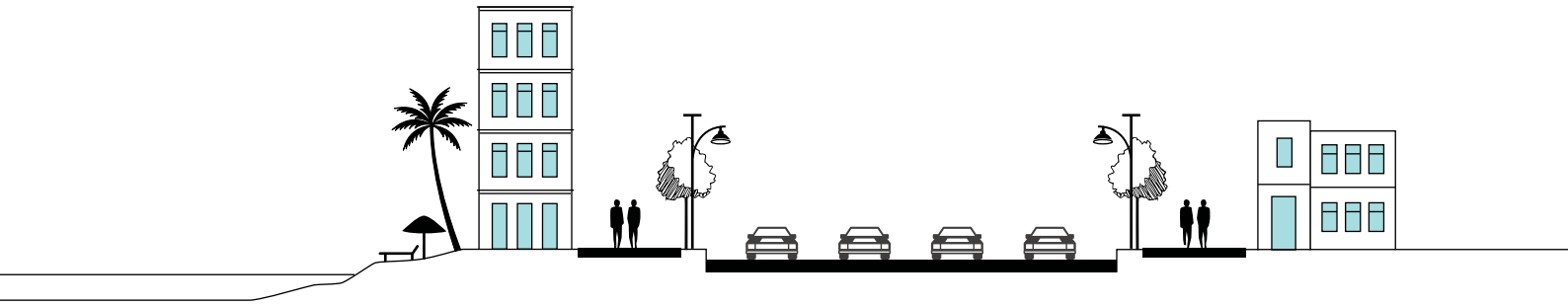


Figure 6.11 *Cross section of Puttalm - Colombo Highway*
Source: *UDA,2018*

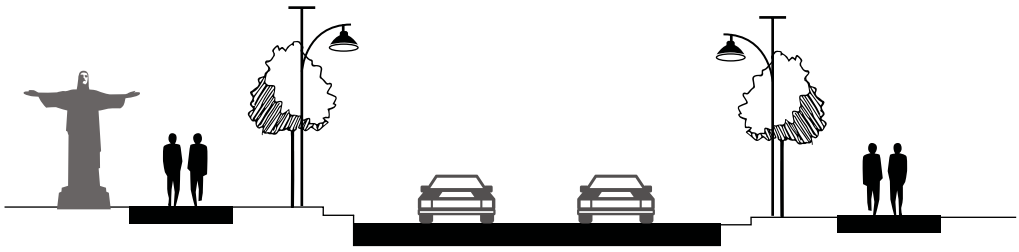
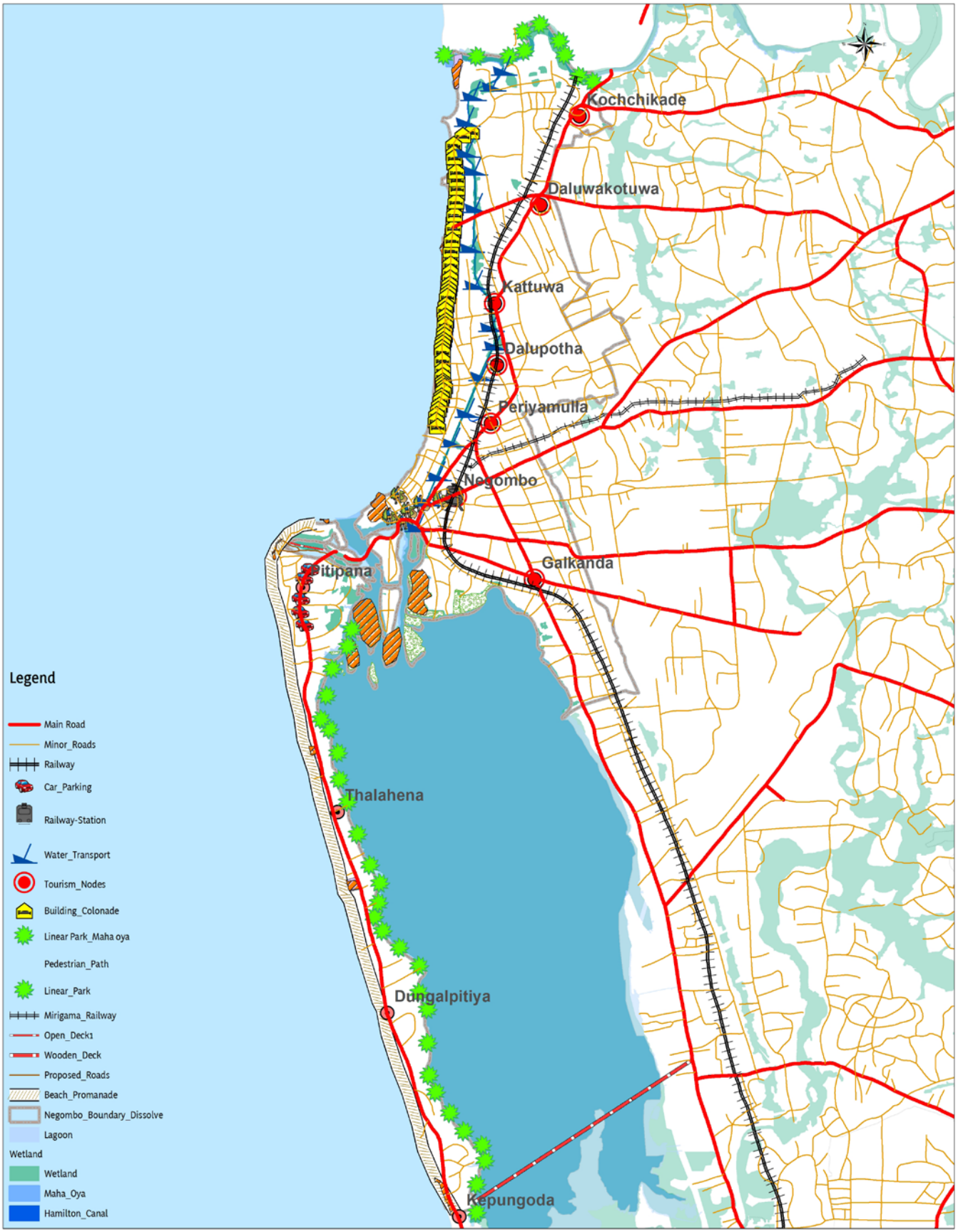


Figure 6.12 *Cross section of Poruthota Road*
Source: *UDA,2018*

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



Map 6.8 Transport Development Plan of Negombo

Source: UDA,2018

6.3.3 Water Supply Plan

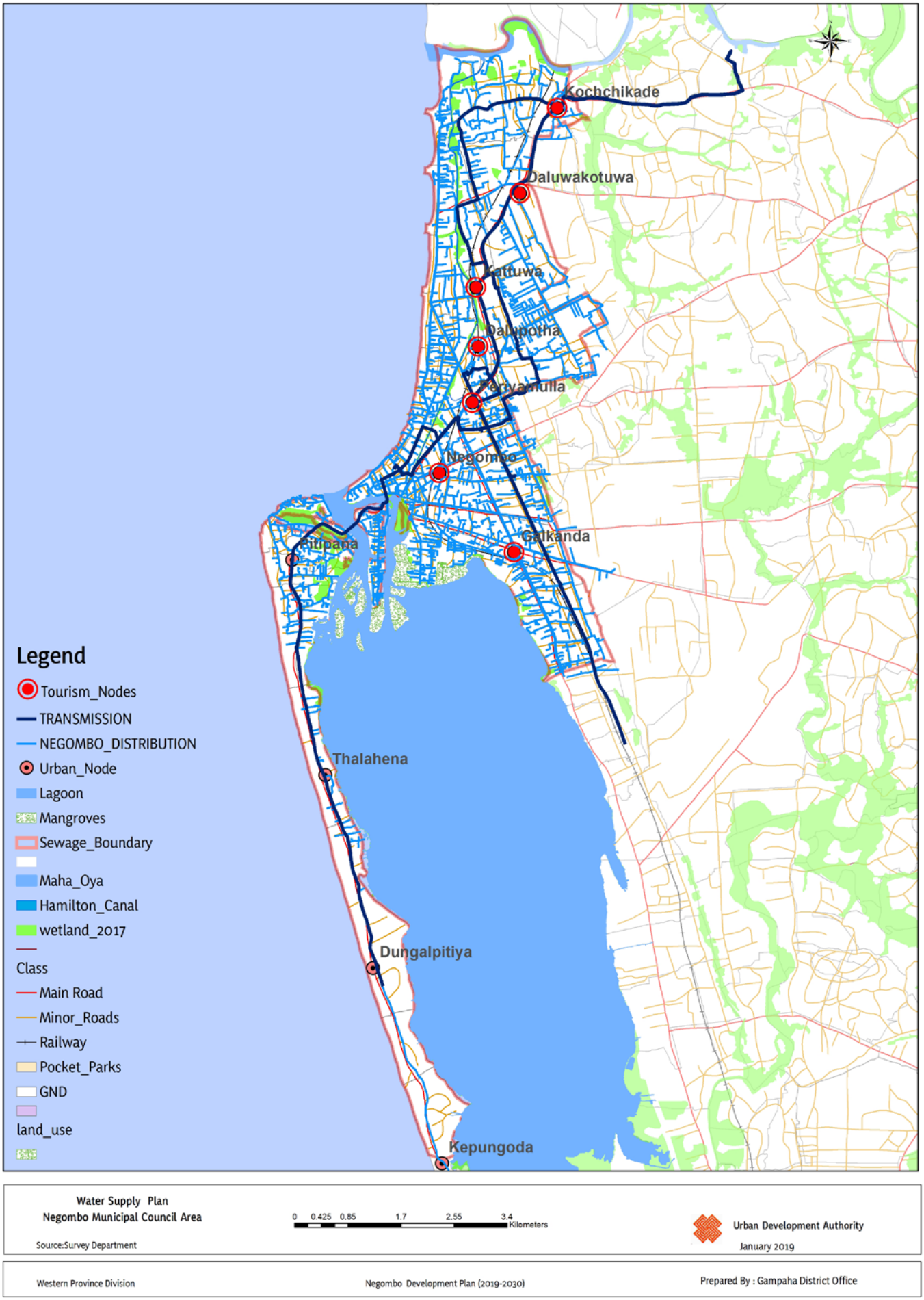
Water Supply is one of the important factors in the physical development strategy of Negombo MC. Negombo city acts as one of major commercial, transport centre, an educational facilitator and health service provider in Gampaha District. Therefore, Water Supply Management Plan will assure to enhance the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

Water Demand for existing and forecasting residential and commuting population has been calculated according to the well accepted standards which are followed by the National Water Supply and Drainage Board. Currently total water demand in Negombo is 40373.125m 3 as described in Table 6.4. Future water demand is increased up to 59843.75m3 in 2030 due to more tourism and fishing. activities of the area.

Sector	Population (2017)	Population 2030	Standard	Present Demand(M^3)	Future Demand (M3)
Domestic	147447	166208	135	19905.345	22438.08
Tourism - Working	19626	68291	50	981.3	3414.55
Tourism- Commuting	39253	136581	30	1177.59	4097.43
Commercial - Working	231836	400413	50	11591.8	20020.65
Commercial - Commuting	463673	800826	5	2318.365	4004.13
Institutional Working	15386	16942	50	769.3	847.1
Institutional Commuting	30773	33885	5	153.865	169.425
Industrial Working	57926	80873	50	2896.3	4043.65
Industrial Commuting	115852	161747	5	579.26	808.735
Total	**1121772**	**1865766**		**40373.125**	**59843.75**

Table 6.4 *Calculation of Water Demand in 2017 and 2030*
Source: *UDA,2018*

In the present water supply in Negombo has covered Bambukuliya Water Supply scheme and Kelaniya right bank water supply scheme. Bambukuliya Water Supply scheme supplies only 36,000m3 of water capacity for Negombo MC area such as Negombo, Katana PS area, Seeduwa – Katunayaka Urban Council area and the Negombo is served for 30000 m.3 and Kelaniya right bank water supply scheme provides 12000m3 of water capacity for Negombo.Therefore, the existing water demand of Negombo has able to be fulfilled through Bambukuliya water supply scheme and Kelaniya right bank water supply scheme which is under taken by National Water Supply and Drainage Board. The future water demand of 19471 m3 has been planned to be fulfil through the upcoming proposed projects such as Yatimahana Water Supply Scheme and Kelaniya right bank water Supply Scheme Stage II shown in Map 6.9.



Map 6.9 *Water Supply Plan of Negombo*

Source: *UDA,2018*

6.3.4 Electricity Supply Plan

Electricity is a crucial factor in the physical development of the area. Mainly supply of Electricity is carried out by the Ceylon Electricity Board and Lanka Electricity Company.99% of electricity is supplied for Negombo Municipal Council area accordingly 78% of Domestic, 20% of Commercial and 1% of religious and industrial which distributed supply through the Bolawatta Transmission station shown in figure 6.11.

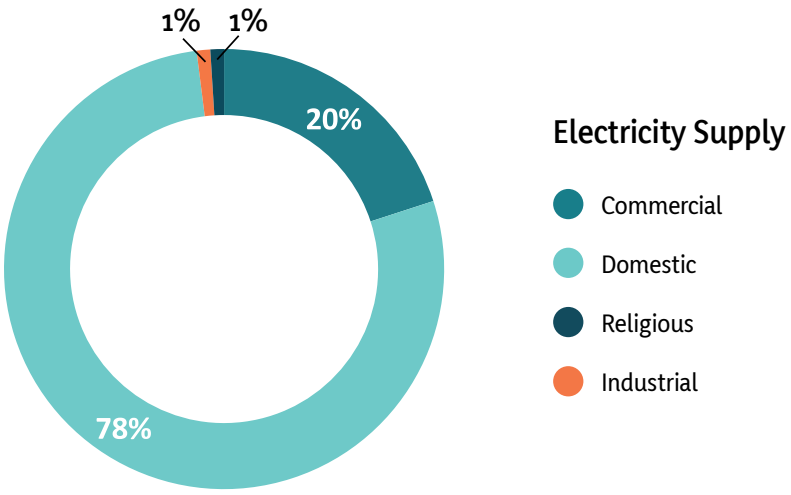


Figure 6.12: *Distribution of Electricity in Negombo*
Source: *Ceylon Electricity Board,2017*

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

The Long-term proposals consist with the improvements new MV Lines, gantries, MV Line conversions, new / augmentation of primary substations ,11kv/33kv UG Cables ,11kv ring substations, auto-reclosers, load break switches, sectionalizes, fault indicators and transmission related proposals. (Annexure 14.Electricity Transmission Network and Annexure 15.Electricity Distribution Pattern in Negombo) Further use of solar power energy in all types of the buildings is encouraged to reduce the use of hydro energy. This will be activated by the new proposed regulations for use of solar energy in buildings discussed in Volume II with the purpose of achieving a sustainable city form in Negombo as shown in Table 6.5. Electricity Transmission Network and Distribution pattern in Negombo shows in Map 6.10.

MV Lines Proposal

Description	Type	Length (km)	Estimated Cost (Rs) Million
Negombo PSS to Mankuliya	11kvSC Lynx Pole	2.7	9.45
Katana Police to Landesi kuluna	33kv SC Raccoon Pole	0.9	2.25
Negombo GSS to Sellakanda Gantry on existing 33kV Raccoon line	33kv SC Lynx Pole	6.5	32.5
Negombo GSS to New Godigamuwa Gantry (on existing 33kV Raccoon line)	33kv SC Lynx Pole	7.9	39.5

New Gantries/ Gantry Modifications

MV Line	Existing Type	Proposed Type	Length (km)	Estimated Cost (Rs Million)
Kochchkade PSS to Ambalayaya	33kv SC Weasel Pole	33kv SC Raccoon Pole	7.7	15.4
Browns Junction to Palangaturei Cemetary (Beach Feeder)	11kv SC Raccoon Pole	33kv SC ABC Pole (150 sqmm)	4	38.2
Negambo PSS to Mankuliya Feeder (From PSS to Kepumgoda)	11kv SC Raccoon Pole	33kv SC ABC Pole (150 sqmm)	12.4	118.5
Kochchikade PSS Poruthota Feeder	11kv SC Raccoon Pole	33kv ABC (150 sqmm)/ Lynx Pole	3.5	33.4

Retirement of Primary Substations

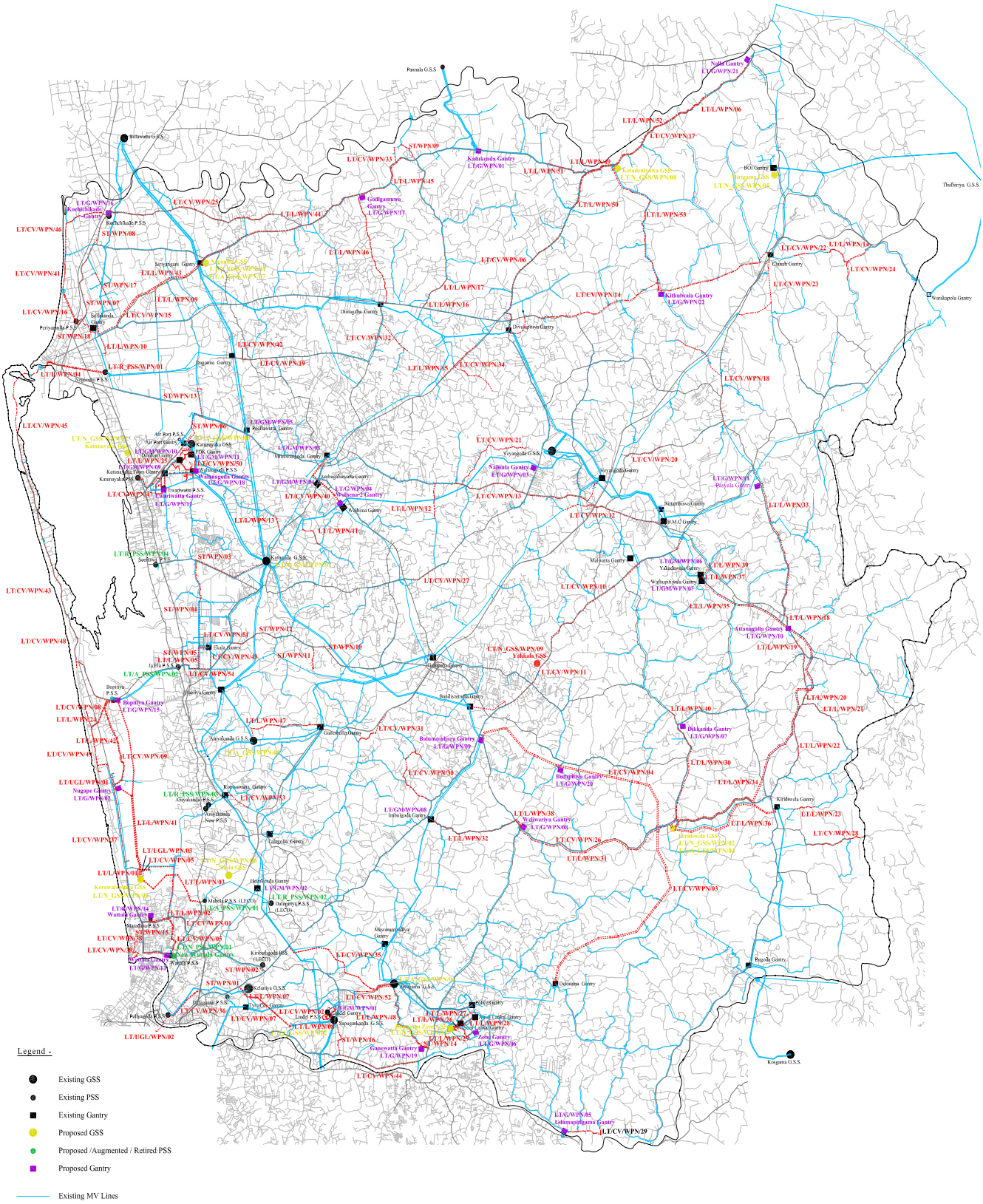
Description	Capacity (MVA)	Retired Year	Remarks
Kochchikade	2x2	2019	11kv to 33kv Conversion
Negombo	2x5	2020	Replaced by 2x31.5MVA 132/11kv Katunayake Substation
Periyamulla	2x10	2025	Walanagoda 2x10 2020 11kv to 33kv Conversion

Proposed New Auto-Reclosers with remote operating facility

Location	Type	Qty (Nos.)	Estimated Cost (Rs Million)
New near Kochchikade PSS	33kv SF6	1	2.3
New near Kochchikade PSS	33kvSF6	1	2.3
New near sub N078 for the Spur line to prison Rd	33kvSF6	1	2.3
DDLO near Negombo PSS - towards sub N075 substation Side	33kv SF6	1	2.3

Table 6.5 *Long Term Proposals for Improvement of Electricity Facilities*
Source: *UDA,2018*

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



Map 6.10 MV Distribution System

Source: Ceylon Electricity Board,2017

6.3.5 Drainage and Sewer Lines Management Plan

Sewer Management is one of the important components in the physical development strategy in Negombo MC area. As per the calculations based on Census and Statistics data, Negombo MC 2017 resident population of 148,000 in Negombo MC in 2017 will be increased up to 166,208 in 2030 and 974,325 of commuting population will increase up to 1,583,850 in 2030 due to the promoted tourism industry and fishery related activities in the High-Density Promotional Tourism Zone, Low Density Blue Green Tourism Zone, Low Density Heritage Tourism Zone, Moderate Dense Blue Tourism Zones in Negombo. Calculations mentioned in Table 6.6 are made according to the standards followed by National Water supply and Drainage Board.

Sector	*Residential Commuting Population 2017*	*Residential Commuting Population 2030*	*Standard (L)*	*Waste Water Demand (L) 2017*	*Waste Water Demand (L) 2030*
Domestic	*148000*	*166208*	*135*	*15924.276*	*17950.464*
Tourism - Working	*19626*	*68291*	*50*	*785.04*	*2731.64*
Tourism- Commuting	*39253*	*136581*	*30*	*942.072*	*3277.944*
Commercial - Working	*231836*	*400413*	*50*	*9273.44*	*16016.52*
Commercial - Commuting	*463673*	*800826*	*5*	*1854.692*	*3203.304*
Institutional_Working	*15386*	*16942*	*50*	*615.44*	*677.68*
Institutional_Commuting	*30773*	*33885*	*5*	*123.092*	*135.54*
Industrial_Working	*57926*	*80873*	*50*	*2317.04*	*3234.92*
Industrial_Commuting	*115852*	*161747*	*5*	*463.408*	*646.988*
Total	***1121772***	***1865766***		***32298.5***	***47875***

Table 6.6 *Waste Water Demand in 2017 and 2030*
Source: *UDA,2018*

Further the existing and future residential and commuting waste water demand was calculated according to the eight types of the zones in Negombo. The highest waste water demand is recorded in high density dense promotional tourism zone which is targeting the highest number of tourist related infrastructure and the activities. The results are shown in Table 6.7

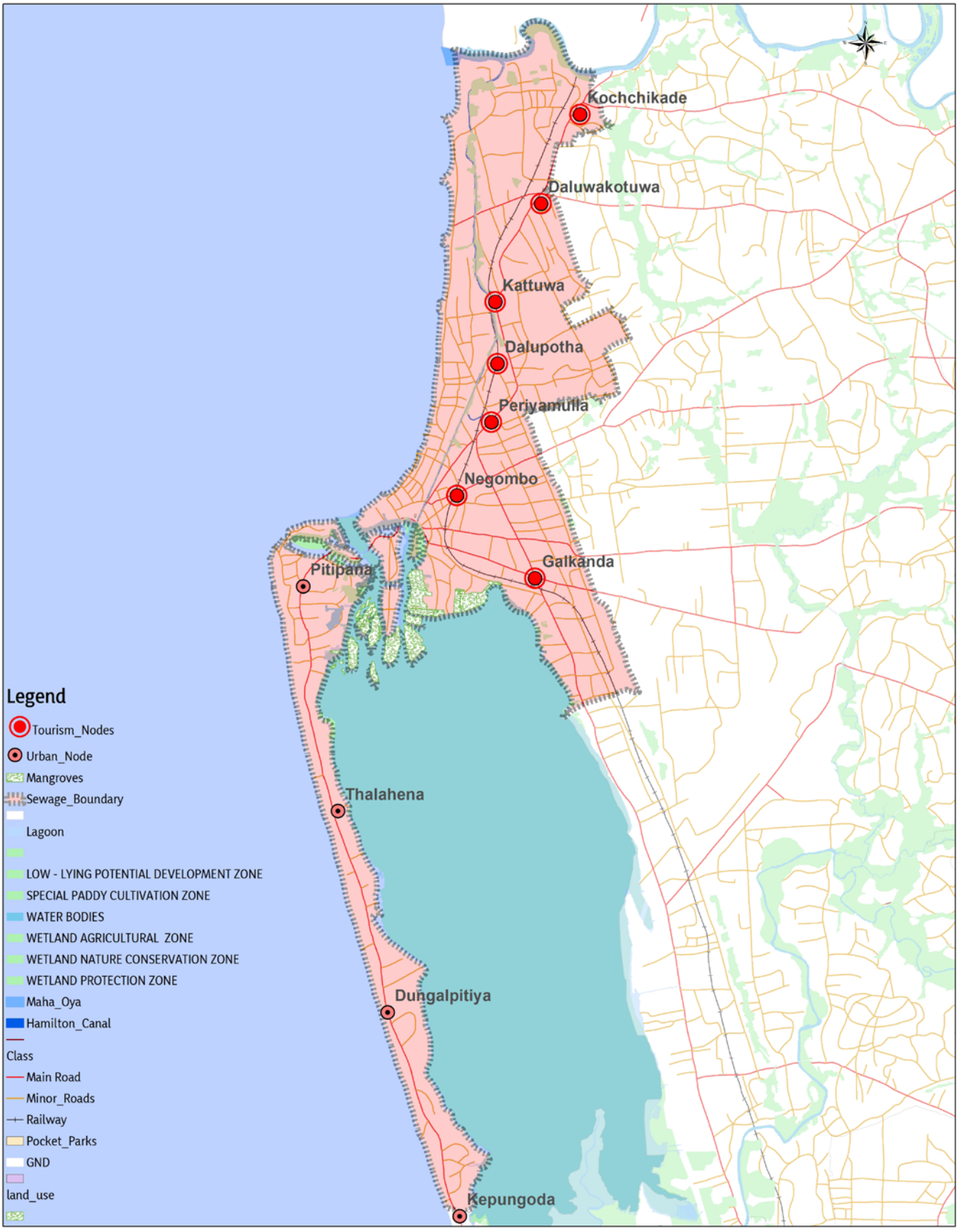
Zone		Low Dense Blue Green Tourism Zone	High Dense Promotional Tourism Zone	High Dense Special Commercial Zone	Low Dense Heritage Tourism Zone	Moderate Dense Blue Tourism Zone	High Dense Fishery Oriented Residential Zone	Low Dense Eco Conservation Zone	Moderate Dense Residential Zone	Total
Domestic Sewerage	Population	16962	27763	53656	1357	27271	6348	3993	16588	153937
	%	11	18	35	1	18	4	3	11	
	Discharge(m3)	1974.55104	3231.08352	6282.6624	179.50464	3231.08352	718.01856	538.51392	1974.551	17950.464
Tourism - Working	Total Commuters	458	52704	687	1634	1842	9803	557	606	68291
	%	0.67	77.18	1.01	2.39	2.70	14.36	0.82	0.89	
	Discharge(m3)	18	2108	27	63	73	391	22	24	2731.64
Tourism-Commuting	Total Commuters	916	105408	1373.33333	3268	3684	19606.66667	1114.22222	1211	136581
	%	1	77	1	2	3	14	1	1	
	Discharge(m3)	22.945608	2530.572768	22.945608	78.670656	78.670656	472.023936	22.945608	472.0239	3277.944
Commercial - Working	Total Commuters	11385.000	246042	64800	2127	43409	2947	1671	47674	420054.333
	%	3	58.57385116	15.42649641	0.506244034	10.33413931	0.701655262	0.397885036	11.3494	
	Discharge(m3)	480.4956	9289.5816	2402.478	80.0826	1601.652	112.11564	48.04956	1761.82	16016.52
Commercial - Commuting	Total Commuters	22770	492084	129599	4253	86818	5895	3343	95347	840109
	%	2.710363659	58.57385116	15.42649641	0.506244034	10.33413931	0.701655262	0.397885036	11.3494	
	Discharge(m3)	86.489208	1857.91632	480.4956	160.1652	320.3304	224.23128	124.928856	352.363	3203.304

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

Table 6.7 Calculation of Waste Water Discharges according to Zones 2030
Source: UDA,2018

In the present, no proper sewerage management plan in Negombo and it is identified by Negombo MC as the one of major considerable fact in Negombo MC area. This fact influences to emerge health problems in Negombo and the need of a sewerage plan is identified. As a result of this, the upcoming new project namely Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka is incorporated to the Sewerage Management plan of Negombo to provide sewerage facilities and improve sanitary facilities for Negombo MC area. National Water Supply and Drainage Board acts as the major government body and Project is funded by AFD – French Development Agency and European Union. The project aims to divide Negombo MC area into two stages and first stage will be implemented initially including Coastal area with Hotels in 2020. The total Estimated cost of the Project is Rs 20 billion with 75000 targeted beneficiaries.

The Sewerage Management Plan contributes to achieve the vision of Zero Mosquito in Negombo MC area which is aiming to remove the mosquito percentage until zero from the Negombo MC by disposing waste water and sewage in a proper way. The Sewerage Management Plan shown in Map 6.11 will provide a better service in Negombo MC area by managing the waste and sewerage in a proper way and ultimately this leads to assure the comfortable and eco-friendly living environment for the denizens and journeyers of Negombo.



Map 6.11 Waste and Sewerage Management Plan

Source: UDA,2018

6.3.6 Solid Waste Management Plan

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

Type of Waste	*%*
Vegetable/Perishables	*60.00*
Polythene/plastic	*20.33*
Glass	*1.81*
Metal	*2.84*
Clinical Waste	*2.05*
Industrial Waste	*1.00*
Others	*3.68*

Table 6.8 *Types of Waste in Negombo MC Area*
Source: *Negombo Municipal Council,2018*

According to the records of the Municipal Council, Negombo, the collection of garbage per day is approximately 110-120 tons. Composition of waste generation shown in Table 6.8

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

Table 6.9 *Percentages of Sectoral Generation of Solid waste*
Source: *Negombo Municipal Council,2018*

The municipal waste composition as shown in Table 6.9 varies depending on the community status. As well as the other areas of Sri Lanka bio-degradable part is high in this region also.

During 2017 – 2018 period the MC has introduced approx. 500 compost bins to urban area at a cost of Rs 2375/- and the recyclable waste of these areas would be collected by the MC. MC conducts a programme called "Haritha Mithuru" coordinating with volunteers and the role of the programme is aware the people regarding waste management methodologies. At present the MC practices to open dump the waste collection in Ovitiyawatta, Kochchikade area in approximately 05 acres land belonging to a private owner. 40 tons of generated biodegradable waste is used to produce 10 tons of compost per month in Kurana compost yard. Municipal Council earns approximately Rs. 100,000 120,000 per month by selling compost. PET bottles, polyethene, plastic, tin, iron, paper, cardboard like other recyclable material would be sold for the recycling centres and solid waste generation in Negombo MC is described in Table 6.10.

Name	*Total Residents + Commuters 2017*	*Total Residents + Commuters 2030*	*Per Capita Solid Waste*	*Total Solid Waste Generation (Ton) (2017)*	*Total Solid Waste Generation (Ton) (2030)*
Low Dense Blue Green Tourism Zone	*71755*	*79339*	*0.000106*	*7.68*	*100.80*
High Dense Promotional Tourism Zone	*347193*	*914508*	*0.000106*	*37.14*	*40.31*
High Dense Special Commercial Zone	*369825*	*323123*	*0.000106*	*39.56*	*3.57*
Low Dense Heritage Tourism Zone	*28003*	*32057.5*	*0.000106*	*3.00*	*22.27*
Moderate Dense Blue Tourism Zone	*161433*	*180936*	*0.000106*	*17.27*	*5.73*
High Dense Fishery Oriented Residential Zone	*15032*	*47179*	*0.000106*	*1.61*	*1.14*
Low Dense Eco Conservation Zone	*8659*	*6685.333333*	*0.000106*	*0.93*	*18.68*
Moderate Dense Residential Zone	*119872*	*158063*	*0.000106*	*12.82*	*192.50*
Total	***1121772***	***1662551***		***120***	***385***

Table 6.10 *Generation of Solid Waste according to Zones in 2017 and 2030*
Source: *UDA,2018*

Solid waste management plan involves with ten strategies to manage the solid waste practices under10R concepts for domestic, commercial and industrial sectors, maximization of resource recovery that involves with the segregation of waste at the point of origin.First strategy is that the Local authority directs the households, shops and institutions not to mix recyclable waste with biodegradable waste and will encourage them to keep the properly designed bins labelled separately according to the National colour code shown in Table 6.11 for collection by the informal sector recyclers or by the local authority.

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

***Table 6.11** Segregation of Waste*
***Source:** Negombo MC*

As per the second strategy regular education and public awareness sessions should be organized in each locality with the help of residents' associations and other NGOs. Though such sessions, 'No separation-No collection' policy must be communicated and adopted using participatory techniques.

The Third proposed Strategy involves to promote conversion of all short-term biodegradable waste material into compost and encourage community participation to ensure sustainable composting. Biodegradable waste from large scale generators (some hotels, restaurants, hospitals, markets etc.) and residences where home composting is not practical should be composted in decentralized composting plants with simple technologies like windrowing, static files.

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

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

1. *Make mandatory source segregation of Healthcare waste*

2. *Establish mandatory requirement for treatment of waste to convert healthcare waste in to non-infectious material before final disposal or discharging*

3. *Establish final disposal option for Health Care Waste eg: Incineration*

4. *Establish institutional mechanisms at all healthcare institutions to ensure that waste is treated and disposed by an authorized facility, with a monitoring mechanism*

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

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

Eighth Strategy of the solid waste management plan involves with the establishment of Sanitary Landfills that is limited to non-recyclable, non-compostable and inert material generated through the waste treatment process. Sanitary landfill for disposal of residue by using appropriate technology in line with minimization of impact on health and environment.

Ninth Strategy of Solid Waste Management Plan involves with the Awareness programmes. The public corporation and the public participation are other important facts. A proper SWM can start in the household level by the implementation of 10R concept to give an effort to minimize the waste. Reduce and Reuse practices should be built within the public through awareness programmes and health related workshops.

Further the tenth Strategy involves with the regular monitoring and evaluation systems to ensure system improvement and the healthy living of Negombo MC area and its surroundings.

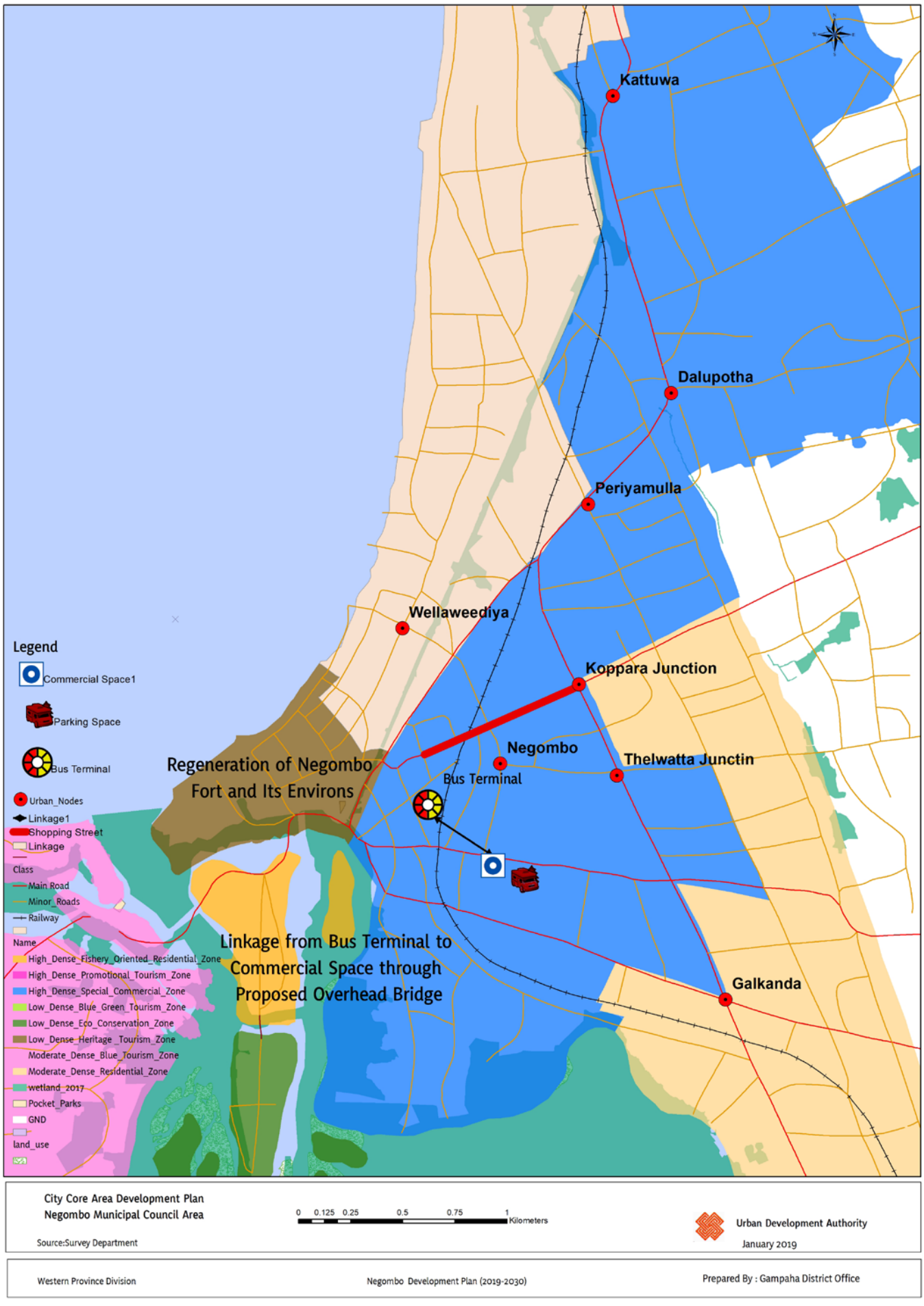
6.4 Economic Development Strategies

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

6.4.1 Economic Development Plan

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

City Core Area Development Plan shown in Map 6.12 represents the economic development Plan for Negombo.it enhances the commerce sector of the economy and contains the major Bazaar development strategy which has two major sub strategies. Creating an active and visual urban commercial space in bazaar area is the one strategy falling under the Bazaar Development Strategy mentioned strategy is achieved through the four major actions of promoting main street as a shopping street in bazaar area with multi-functional elite shopping commercial spaces as the existing situational analysis proved that Negombo core area has few number of commercial and parking spaces, the proposed multi storied car parking spaces and shopping spaces along the Joshep Street collaborate to create an active, visual urban commercial space in bazaar area. Further the strategy is activated through the action of regenerating a Negombo fort and its environs. The action involves with the redesigning of the existing fish market. Relocation of the existing prison to the Welihena prison area and redeveloping the area as the Negombo museum that promote a cultural and heritage character of Negombo. Further the regeneration covers with the Redevelopment of UDA Holiday Resort area, creation of active open spaces, creation of an old type restaurant space and Design an Opera House to encourage the urban festival ceremonies of Negombo that is entitled with Negombo city life.



Map 6.12 *Core Area Development Plan of Negombo.* ***Source:*** *UDA,2018*

6.4.2 Industrial Development Plan

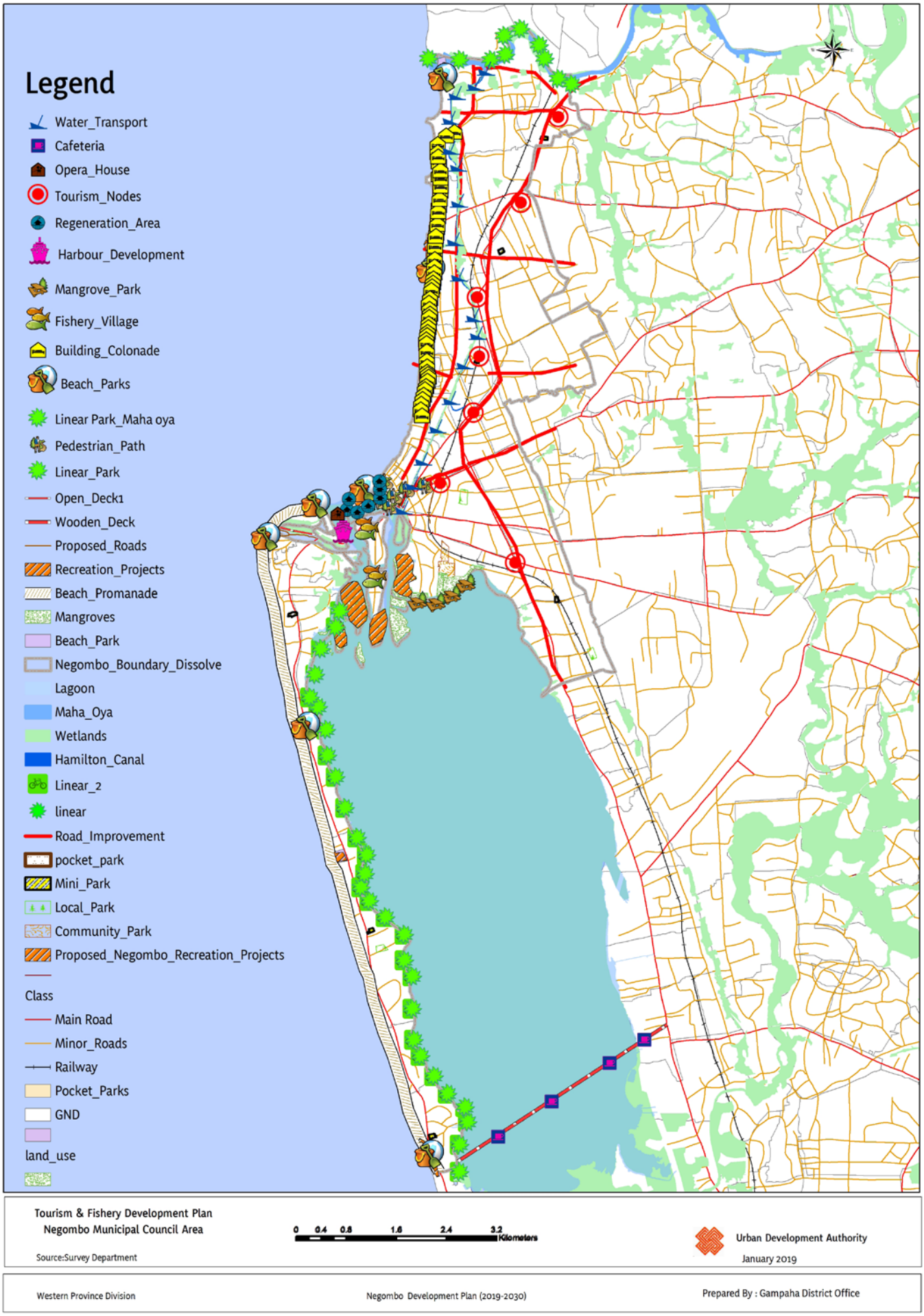
Tourism and Fishery Development Plan of Negombo mainstreams the Industrial Development Plan of the economic development strategy that influence to upgrade the economic growth of the city with the major sectors of tourism and the fishery that sustain on marine related natural potentials of sea, lagoon,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

Sight Scene Deck strategy involves with two sub strategies of creating hierarchical network of tourism pockets along the Sight Scene Deck and creating linkages among diverse beach parks. First sub strategy will be achieved through the key action of designing three diverse experiencing beach promenade from Doowa to Kepungoda.The second sub strategy is promoted through the Doowa, Pitipana and Thalahena road development and improvements.

The Lagoon Strategy is promoted through the sub strategy of creating a multiple event terrace in the lagoon through a pavilion, amphitheatre for open air festivals and a walkable wooden deck in the lagoon Starting from Kepungoda to Ambalammulla Seeduwa. Further the lagoon-based tourism is activated through the second sub Strategy of new Urban Waterfront Itineraries along the Lagoon with jogging, Walking and Cycling Path in the west part of the lagoon. The fishery component which is a major sector of further addressed through the industrial plan. With the increase of per capita consumption of fish, dry fish, canned fish at the national level and excess demand for the fish and fishery product are raised.

Accordingly, Sri Lanka has imported 120,046 MT of fish in 2015 to at this situation. fishery related industrial plan is required for Negombo to increase the fish production from the available untapped marine and coastal resources as well as uplift the living standard of the local people. The Lellama strategy of the Industrial Development Plan is expecting to uplift the fishery sector and tourism of Negombo by creating a fishery Village in Lellama area with home based dry fish locations at Munnakkare, home stay tourist accommodations, handicrafts making and selling centres, Sea food processing Centres and cafeteria Spaces, Fishery infrastructure of vessel repairing centre, redevelopment of fishery harbour ,value added Fish processing centre at Pitipana and promoting fish and fisheries products in both national and international markets and improving five number of Fish Landing Sites and five number of boat anchoring sites.

Negombo is unique due to inherent roman oriented textures, colours and architecture-based character. The Arcade and Roman Ambience strategy contribute to promote the roman ambience experience of the area with tourists 'urban nodes at Kochchokade, Daluwakotuwa, Kattuwa, Dalupotha, Periyamulla, Koppara junction and Galkanda Junction, landmarks, sign boards, development of building colonnade in high dense promotional tourism and beach parks, linear thematic parks, shopping street with antique character, roman oriented museum related uses in Arcade and Roman Ambience Area. These four major strategies enable to increase the economic growth of Negombo and survive as a self-sufficient city economy in accordance with the major goal of "Create a Self-Sufficient Affluent City Economy interlinking the diverse water environments"



Map 6.13 Tourism and Fishery Development Plan

Source: UDA,2018

6.5 Environment Sustainable Strategies

6.5.1. Environment Conservation Plan

Negombo Lagoon

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

he Negombo Lagoon and its coastal environment have had a long association with the fishery industry. There are 140 species of fish, 89 species of benthic invertebrates, 29 mangrove species, 07 sea grass species have been recorded. The lagoon and the adjacent reef areas function as the major nursery, refuge and feeding grounds for most of catadromous species. The scenic beauty of the estuary has attracted a large number of tourist resorts to the area and a boat trip on the estuary is one of the main attractions for tourists.

Disturbances and Threats

The estuary is mainly used for estuarine and coastal fisheries, for the anchorage of fishing boats and for conservation purposes (particularly the five mangrove islands). The surroundings are mainly used for human settlements and industries. During the last 50 years nearly 800 Ha of the estuary has been reclaimed by people for various activities. Unauthorized settlement expansion towards the intertidal sand shoals in the channel segment of the estuary has had serious impacts upon its hydrology. Haphazard development of piers and landing points for fishing boats has caused alterations in flow patterns and sedimentation. There is a continuing reduction in water depths in the narrow inlet/exit channel of the lagoon as a result of the sedimentation caused by unauthorized landfilling and unplanned development along the water front and the upstream areas of the Attanagalu Oya.Since the early 1980s haphazard construction of piers and landing points for large sea going boats in the channel segment of the lagoon have caused alterations in the flow patterns and increased sedimentation.

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

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

Conservation measures proposed

The conservation management plan produced by the CEA in 1994 recommends certain conservation measures. Additionally, other management plans such as by the Greater Economic Commission (Board of Investment Sri Lanka) and the CCD also provide similar recommendations. (Source: National Wetland Directory of Sri Lanka by CEA - 2006) as shown in Map 13 Wetland Plan of Negombo.

The Hamilton Canal

The British Agent of Revenue and Commerce in 1802, Garvin Hamilton started a new canal to the east of the earlier cut canal by Sinhalese king and the Dutch. This canal was meant to link the Dutch canal by a series of parallel canals designed to drain the Muturajawela. Thus the Hamilton Canal was born, named after Garvin Hamilton and stretching 14.5km from Colombo to Negombo.(Source: Negombo MC Resource Profile – 2016) as shown in Map 6.13 Wetland Plan of Negombo.

Mora Wala

"Mora Wala" (Mo-Ra-Wa-La) and "Beach Park" of Negombo are also very significant places among visitors. The most natural landing of the sea bed at this location is the height of the sea in the form of a water bath, which is a maroon. The sea lagoon in the past has reached this place from the small river. In the past, this name has been added to the special fish, such as the long-diving Mora. Far-reaching fish from all over the world are still found in the shark, from the area where the famous straw is known. This is known as a safe place to bathe in the sea around 12 km from Pamunugama to Duwa. Due to the location of a good sand, it is convenient for tourism. (Source: Negombo MC Resource Profile – 2016) as shown in Map 6.13 Wetland Plan of Negombo.

Scenic Sites

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

6.5.1.1. Better Management

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

The Environmental Management Plan opens for the better management through conserving the existing blue and green spaces of Negombo. Negombo has 11850.28 Ha of waterbodies and 920.6 Ha of green spaces covering mangrove species, marshes, mixed tree, paddy and rubber as indicated in Table 6.12.

Table 6.12 *Blue & Green Spaces of Negombo.*
Source: *UDA,2018*

Further the environment management plan introduces the environment conservation buffers for the canal as the Sri Lanka Land Reclamation & Development Corporation (Amended) Act No: 35 of 2006 has provided the specifications for canal reservation as shown in table 1 of the Act. Accordingly, the provision is applied for Hamilton Canal. The 18 m reservation for Ma oya and 10m reservation for lagoon is proposed for the better management for the environment as indicated in Table 6.13.

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

Table 6.13 *Specifications for Canal Reservations.*
Source: *Land Reclamation & Development Corporation (Amended) Act No: 35 of 2006*

The Environment Management Plan adheres with the coastal setbacks of the Coastal Management Plan 2018 which has provided the specifications for coastal setbacks as indicated in Table 6.14.

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

Table 6.14 Coastal Setbacks of Negombo
Source: Coastal Management Plan, 2018

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

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

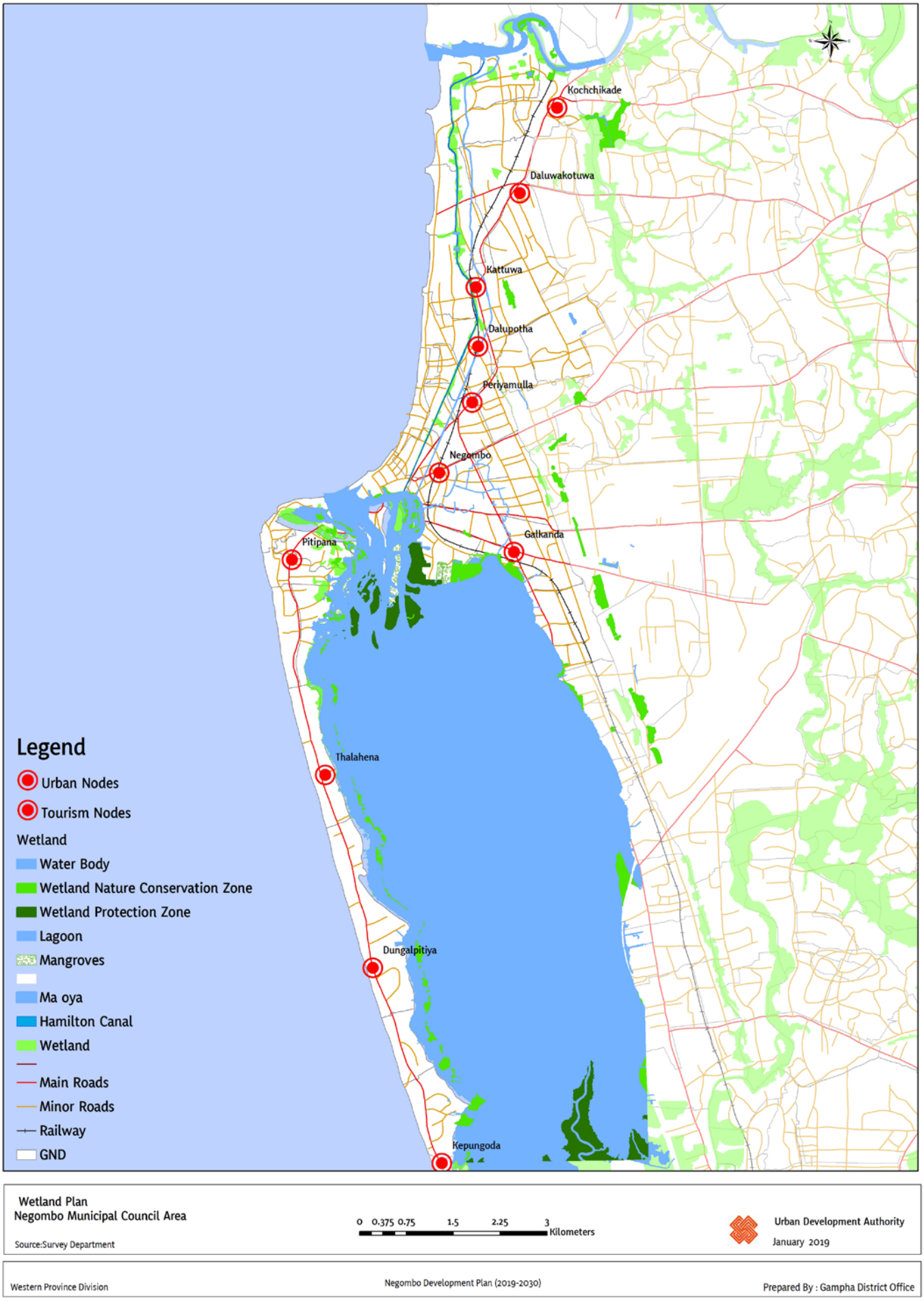
I. *Mangrove areas.*
II. *freshwater marshes and swamps.*
III. *Water bodies (such as estuaries, lagoon, Canal) and waterways, including sea-grass beds.*

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

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

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

Already declared wetland wildlife sanctuaries, "Environmental Protection Areas" and areas of potential for declaration as such reserves should be zoned as "Wetland Protection Zone", taking into consideration their present physical condition: in this zone, very strict regulations would apply. Land in the zone should be used predominantly for nature-based recreation and ecotourism.



Map 6.14 Wetland Plan of Negombo

Source: UDA,2018

Most of the deep marsh areas, areas of known significant bio-diversity value and critical flood detention areas should be zoned as "Wetland Nature Conservation Zone". This zone will also cater for nature-based tourism and recreation to a great extent, while selected areas may be suitable for ecotourism and some patches within the zone may be designated as dry-weather parks or playgrounds. Adventure/Theme Parks and the like could be suitable, provided that the wetland habitats are conserved or restored. Map 6.14 Shows Wetland Zoning Plan of The Negombo MC Area. General condition and guidelines, regulations for Wetland Zoning are discussed in Annexure 16.

6.5.2 Public Outdoor Recreational Space Plan (PORS)

According to the accepted standards of Urban Development Authority, open spaces has to be provided at the rate of 1.0 hectares per 1000 persons. It has estimated that the population is 148,000 in the year 2017. According to the data analysis of the development plan it has been forecasted that the population would be 166,208 by the year 2030. Accordingly, it should be reserved 179 Ha as Public Outdoor Recreation areas in 2030 as shown in Map 6.15.

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

There are 29.5 Ha of existing Parks and Playgrounds of the whole Negombo MC Area. They have been categorized in Table 6.15 and Annexure 17 accordance with UDA Public Outdoor Recreational standards as follows,

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

Table 6.15 *Existing PORS – 2018*
Source: *UDA,2018*

Forecasting population for year 2030 is 166,208 and PORS land requirement for the total population for the Negombo MC area for year 2030 is approximately 179 Ha as shown in Map 6.14. Proposed PORS Plan of Negombo.

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

Table 6.16 *Proposed Public Outdoor Recreation Space Plan for Negombo MC Area 2018 - 2030*
Source: *UDA,2018*

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

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

Table 6.17 *PORS Permitted Activities*
Source: *UDA,2018*

6.5.2.2 Proposed Strategies

6.5.2.2.1 Redevelop Existing Parks & Playgrounds

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

6.5.2.2.2 Develop Linear Parks Concept

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

6.5.2.2.3 Flood Retention and Detention Areas

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

6.5.2.2.4 Beach Park Development

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

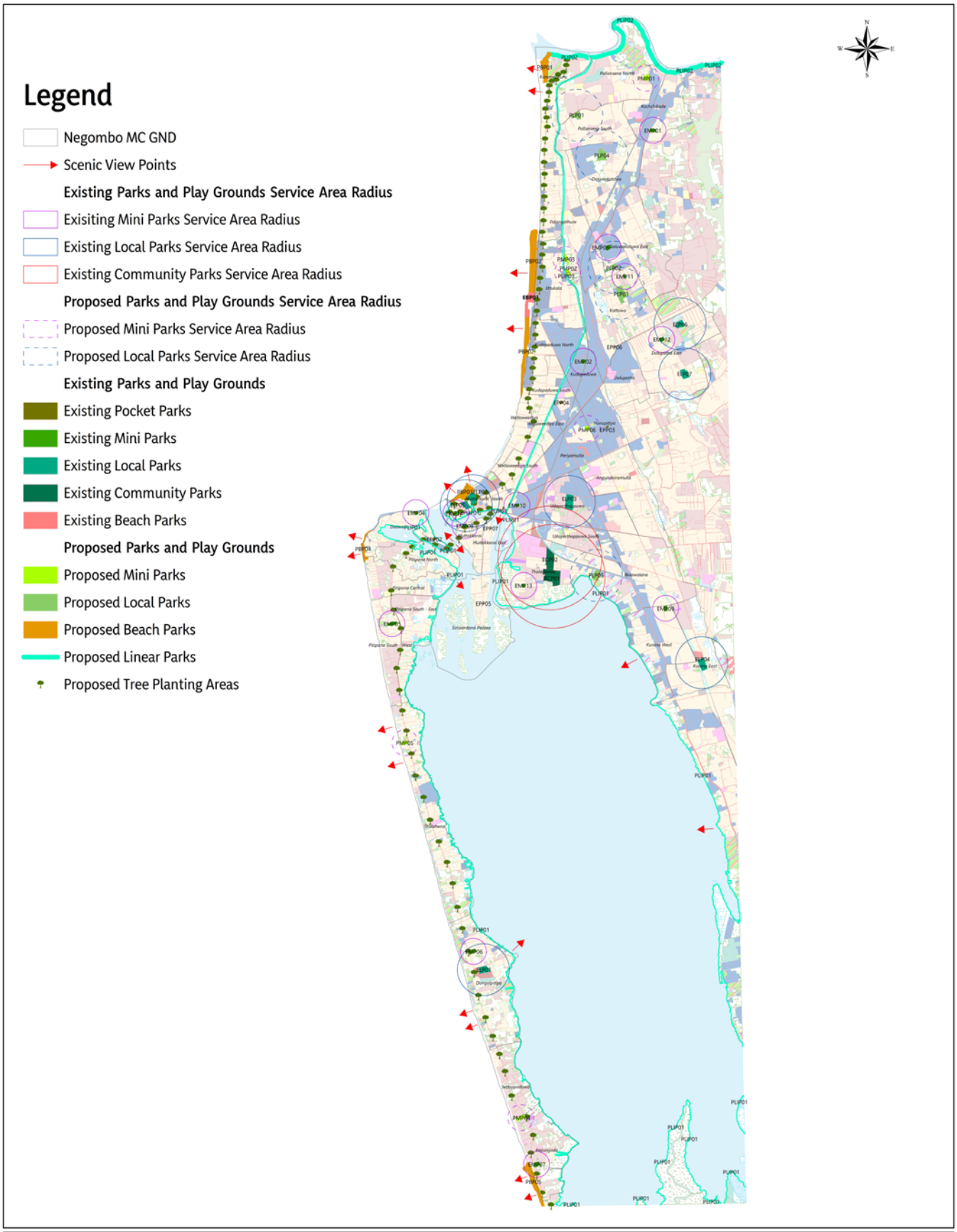
I. *Create proper access and facilitate direct scenic views for the public to enhance the beach activity.*
II. *Create a shady green belt in front of the beach line demarcated (by CCD) beach line*
III. *Provide public facilities such as;*

a)	*seating*	*c)*	*drinking fountains*
d)	*beach lighting*	*b)*	*litter bins*

IV. *Small kiosks, souvenir shops, changing cubicles with showers along major pathways to generate more jobs for the local community while enhancing the beach setting*
V. *Children's park and beach front point to change the use for changing rooms*
VI. *Hotels, restaurants and cabanas in harmony with the coastal environment. (View of the beach and sea should not be obstructed by the constructions).*
VII. *Proper drainage system & garbage disposal mechanism to maintain a cleaner beach park.*

6.5.2.2.5 Tree Planting

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



Map 6.15. *Proposed PORS Plan of Negombo*

Source: *UDA,2018*

6.6 Culture and Heritage Management Strategies

Angurukaramulla Temple, Negombo

The Angurukaramulla Temple is an awesome 300+ years old temple in Negombo. It's got an epic dragon's mouth entrance and also the ruins of a historic library *(Annexure 18. Cultural Important sites in Negombo – Angurukaramulla Temple)*

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

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

Dutch Fort in Negombo

The Dutch captured Negombo from the Portuguese in 1646 and negotiated an armistice with Portugal for ten years. During this period of time the King of Kandy sought to provoke conflict between both nations by passing through the territories of the one to attack the other. On one occasion he captured the fort of Negombo and send the head of the Dutch commander Adrian Vander Stell to his countrymen in Galle. Although the Dutch managed to regain control of Negombo from the King by diplomatic means, hostilities continued. In particular the disruption of the cinnamon trade was a favourite method of the King to harass the Dutch. The legacy of the Dutch colonial era can be seen in the Dutch Fort, constructed in 1672. The Dutch fort is now part of the prison in Negombo. *(Source by Negombo MC Resource Profile – 2016.) (Annexure 19. Cultural Important sites of Negombo – Dutch Fort in Negombo)*

St. Stephan Church, Negombo

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

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

The church is built in the Gothic revival architectural style. A stone cross of small size is fixed on each the ridge-tiles at the top. The interior space in the church measures 64.75 by 24 feet (19.74 m × 7.32 m) including the passage. It has many windows which provide very good lighting in the interior space of the church. The north transept has a vestry and a belfry was added at a later date. *(Source by Negombo MC Resource Profile – 2016) (Annexure 20. Cultural Important sites of Negombo – St.Stephana Church, Negombo)*

St. Marry Church, Negombo

St. Mary's Church is located in the Grand Street in the Centre of Negombo. Negombo has been influenced greatly by the Christian faith from the time it was occupied by the Portuguese. It is often called "Little Rome" in view of the large number of churches in the city. *(Annexure 21. Cultural Important sites of Negombo – St.Marry Church, Negombo)*

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

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

St. Sebastian's Church, Negombo

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

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

At the St. Sebastian Church an annual festival dedicated to St. Sebastian is held on 20th January. On this occasion a decorated flagstaff is affixed at the church premises. Processions are also organized and food is served free to poor people. *(Source by Negombo MC Resource Profile – 2016) (Annexure 21. Cultural Important sites of Negombo – St.Marry Church, Negombo)*

Sri Sithy Vinayagar Temple, Negombo

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

Other Religious places, Archaeological buildings & National Heritage important places in Negombo MC Area. (Source by Negombo MC Resource Profile – 2016 & Protected Monument list 2012.12.12 by Archaeological Department) that can be identified as Mangroves Area, Kadolkele, Old Gunpowder Warehouse, Old Oak Tree, Methodist Church, St. Barbara Church, Old Rest House, New Rest House. All Cultural & heritage buildings should be conserved and old rest house and new rest house buildings should be managed providing facilities to local and foreign tourists.

6.7 Implementation Strategy

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

	Project with the Name	Value of Concept Achieving	Social Benefit	Environ-mental Benefit	Cost & Time period Variation	Total	Priority Level
A. Tourism & Fishery Development Plan							
Beach Promenade Development	*Sight Scene Deck Strategy*						
	Sarakkukanda Kepungoda Central Beach Park Development Project	9	8	7	8	32	1
	Doowa Mini Beach Park Development Project	9	8	7	7	31	1
	Thalahena Mini Beach Park Development Project	9	7	7	7	30	1
	Morawala Mini Beach Park Development Project	9	7	7	8	31	1
Lagoon Development	*The Lagoon Development Strategy*						
	Kings Island Redevelopment Project with Open Theatre	9	5	7	5	26	2
	Wooden Bridge Development Project on Lagoon from Kepungoda To Ambalanmulla Seeduwa	8	6	4	7	25	3
	Jogging Path & Cycling Path Development Project on West Part of Lagoon.	7	8	6	5	26	2
Fishery Development	*The Lellama Strategy*						
	Fishery Village Development Project in Lellama	9	8	6	7	30	1
	Existing Fishery Harbour Improvement Project	9	5	5	6	25	3
	Fish Landing Site Improvement Project -Pitipana, Kudapaduwa, City I, City II, City III	7	8	6	5	26	2
	Boat Anchoring Site Improvement Project - Reguwa Rd, Poruthota, Queens Rd.	6	7	6	6	25	2
Tourism Promotion	*The Arcade & Roman Ambience Area Strategy*						
	Urban Nodes Improvement Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana,Dolphin Junction, Periyamulla,	9	8	8	8	33	1
	Sign Boards and City Gates Establishment Project	8	8	8	8	32	1
	Building Colonnade Development Project from Bolanji Road to Poruthota Road	9	9	8	8	34	1
	Palagathure Mini Beach Park Development Project	8	8	8	6	30	1
	Ethukala Beach Park Redevelopment Project	8	8	8	6	30	1

	Project with the Name	Value of Concept Achieving	Social Benefit	Environ-mental Benefit	Cost & Time period Variation	Total	Priority Level
B. City Core Area Development Plan							
City Center Development	The Bazaar Development Strategy						
	Main Street as a Shopping Street	9	8	5	6	28	2
	Shopping Mall Development Project in St Joshep Street.	8	8	4	8	28	2
	Multi Storied Car Park Development Project	8	6	5	7	26	3
Urban Regeneration	Urban Regeneration Project	8	8	8	8	32	1
	Fish Market Redevelopment Project	8	8	7	7	30	1
	Relocation of Existing Prison to Welihena prison (Sirakadawura) and Regenerate as a Negombo Museum Development Project	8	8	6	8	22	1
	UDA Rest House Redevelopment Project	7	5	5	5	32	4
	Active Open Space Development Project in Urban Regeneration Area	8	8	8	8	33	1
	Opera House Development in Urban Regeneration Area.	9	8	8	8		1
C. Transport Development Plan							
Public Transport	Public Transport Development Strategy						
	Colombo - Puttalam highway Improvement project	7	7	6	6	26	2
	Poruthota Road Improvement Project	8	8	8	8	32	1
	Negombo - Puttalam Railway Improvement project from 18th post – to Puttalam double line	8	8	6	8	30	1
	Railway Station Improvement Project	7	6	6	6	25	3
	Lellama Onsite Car Parking Development Project	7	7	5	5	24	3
	Negombo - Meerigma Railway development project	8	8	8	8	32	1
Pedestrian Service	Pedestrian Service Development Strategy						
	Pedestrian Overhead Bridge Development linking bus terminal and shopping mall	8	8	7	6	29	1
	Pedestrian Walkway Improvement in DS. Senanayake Mawatha	8	7	7	7	29	1
D. Environment Conservation &Management Plan							
Conservation and Management	The Environment Conservation Strategy						
	Water Transportation Development Project along the Hamilton Canal	7	8	8	8	31	1
	Hamilton Canal Rehabilitation Project	7	8	8	7	30	1
	Kadolkele Mangrove Park Improvement Project	8	7	8	7	30	1

	Project with the Name	Value of Concept Achieving	Social Benefit	Environ-mental Benefit	Cost & Time period Variation	Total	Priority Level
Waste Management	Waste Management Strategy						
	Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka (SHIFT Project)	8	8	8	8	32	1
Social Development	Social Development Strategy						
	Housing Development Project	8	8	8	8	32	1
	Thaladuwa Housing Development Project						
	Kochchokade - Daluwakotuwa Housing Development Project						

Table 6.18 *Proposed Action Projects*
Source: *UDA,2018*

6.7.1. Strategic Action Projects

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

6.7.1.1. Sarakkukanda Central Beach Park Development Project

Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Sarakkukanda Central Beach Park Development Project*			
Project Proposal	*Sarakkukanda Central Beach Park Development Project* *Under Sight Scene Deck Strategy* *Negombo Tourism and Fishery Development Plan*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Negombo - Pamunugama Road*			
Location Map	***Land for mini beach park***			

Project Justification														
Project Type	*New*	*√*	*Improvement*		*Extension*		*Land Development only*							
Project Category	*Conservation*	*Commercial*	*Landscape*	*Heritage*	*Housing*	*Relocation*	*Other*							
							√							
Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and Free Trade Zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo and contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. To promote this condition an active beach promenade is proposed which consist hierarchical network of beach parks. Sarakkukanda beach park is the most prominent tourism attracted area of Negombo with the longest strip. But it has mot maximally utilized as a tourism potential.Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Central Beach park in Sarakkukanda is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo to get relaxation through the beach environment.*													
Project Objective	*Develop a Central Beach Park and related activities and improvement of accessible Road Develop a Sight Scene Deck attracting more visitors to Negombo Area.*													

Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	*√*	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							

Financing plan

Components	**2018**	**2019**	**2020**
Development of Beach Park with recreational spaces			
Landscaping Beach Area *Pavements* *Seating and Furniture*			
Development of Cafeteria and Restaurants			
Development of Toilets			
Development of Resting Rooms			
Provision of Lighting and Other Infrastructure			

Description of the Project

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

Following benefits are taken from the project

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

Layout Planv	
Project Operation and Maintenance	*Sarakkunada Beach Park will be maintained after constructions by Negombo Municipal Council under supervision of Costal Conservation and Management Department and UDA.*

6.7.1.2. Thalahena Mini Beach park Development Project

Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	Thalahena Mini Beach Park Development Project			
Project Proposal	Thalahena Mini Beach park Development Project Under Sight Scene Deck Strategy Negombo Tourism and Fishery Development Plan			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Negombo - Pamunugama Road			
Location Map	 **Land for Mini Beach**			

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

Rational of Project	*Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Mini Beach park in Thalahena is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.*
Project Objective	*To create an active beach promenade and attract more visitors for Negombo* *To provide space for recreational activities*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method	*UDA Treasury Funding*

Financing plan

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

Description of the Project

This land/ sandy beach has 4 acres for a development and it's proposed to develop a Mini beach park Thalahena, related facility and access road. his project will be catering about 10000 daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the beach environment. This beach park and related facilities included with the cycle lanes, cabana, strolling, sporting areas. And proposed to develop a road 3m wide and 120 length for providing accessible for Thalahena minor beach park.

Following benefits are taken from the project

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

Layout Plan

1. Beach & Cabana
2. Sporting areas
3. Jogging track and benches
4. Pool area
5. Restaurents / food courts
6. Car park
7. Accommodations
8. Open spaces

Project Operation and Maintenance

Mini Beach Park Thalahena will be maintained after constructions by Negombo Municipal Council Under supervision of Costal Conservation and Management Department and UDA.Proposed new Road will be maintained after construction by RDA.

6.7.1.3. Morawala Minor Beach Park, Accessible Road Widening and Scene Deck Development Project

Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project													
Project Title	*Morawala Minor Beach Park, Accessible Road Widening and Scene Deck Development Project.*												
Project Proposal	*Under Sight Scene Deck Strategy* *Morawala Minor Beach Park* *Accessible Road Widening and Scene Deck Development Project* *Negombo Tourism and Fishery Development Plan.*												
Project Location													
Location	**Province**		*Western Province*		**District**		*Gampaha*						
	DS Division		*Negombo*		**Local Authority**		*Negombo*						
Boundary	**North**		**East**		**South**		**West**						
Access	*Negombo – Pamunugama Road*												
Project Justification													
Project Type	*New*	√	*Improvement*		*Extension*		*Land Development only*						
Project Category	*Conservation*	*Commercial*	*Landscape*	*Heritage*	*Housing*	*Relocation*	*Other*						
							√						
Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and Free Trade Zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province.The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo and contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.* *Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. To promote this condition an active beach promenade is proposed which consist hierarchical network of beach parks. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Morawala Minor Beach park development Project is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.*												
Project Objective	*To create an active beach promenade and attract more visitors for Negombo*												
Project Details													
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*					
Financing Method	*UDA Treasury Funding*												

Financing plan

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

Description of the Project

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

Following benefits are taken from the project

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

Layout Plan

Project Operation and Maintenance

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

6.7.1.4. Duwa Mini Beach Park Development Project

Under Sight Scene Deck Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	Doowa Mini Beach park Development Project			
Project Proposal	Under Sight Scene Deck Strategy Doowa Mini Beach park Development Project Negombo Tourism and Fishery Development Plan			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Negombo – Pamunugama Road			
Location Map	 **Land for Duwa mini Beach Park**			

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

Rational of Project	*Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the diverse experiencing beach promenades is under the Sight scene deck strategy and the development of Mini Beach park in Doowa is the one of action projects in Sight Scene Deck Strategy which influences to provide a recreational space for the denizens and the Journeyers of Negombo.*
Project Objective	*To create an active beach promenade and attract more visitors for Negombo with specific characters of Doowa*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							

Financing plan

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

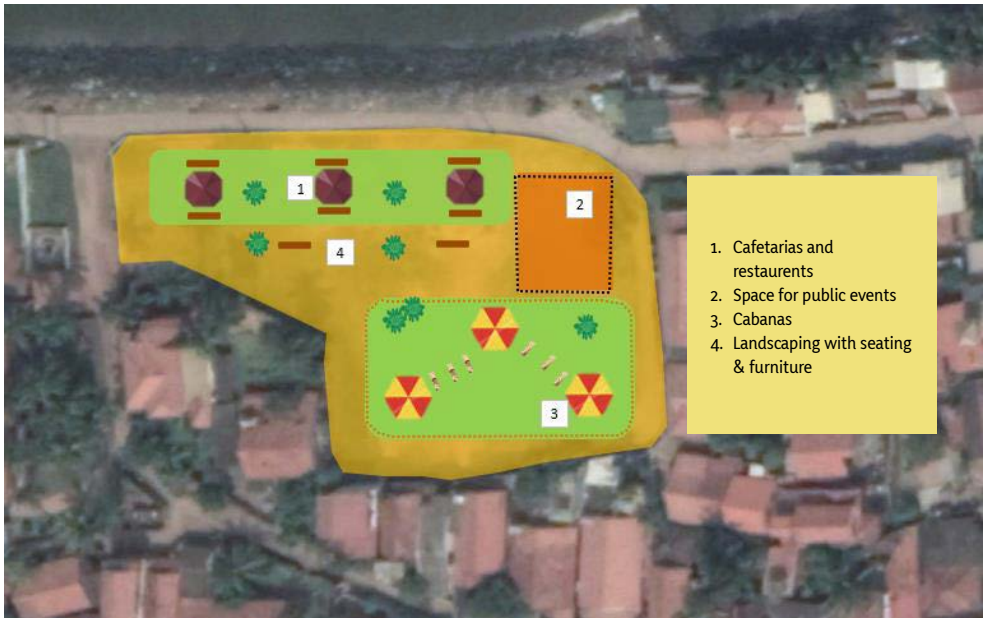
Description of the Project

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

Following benefits are taken from the project

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

Layout Plan

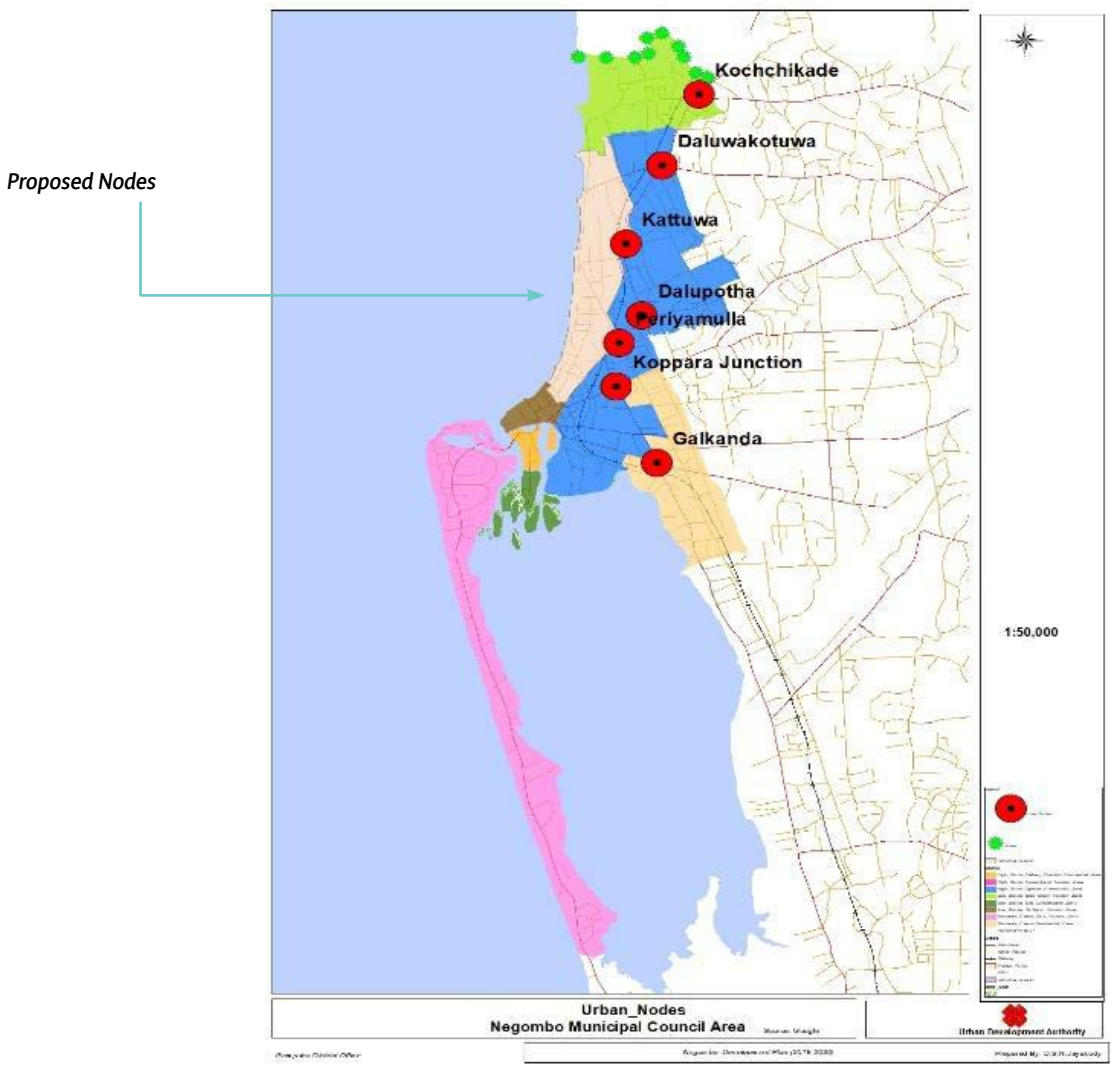


Project Operation and Maintenance

Doowa Mini beach Park will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation and Management Department and UDA

6.7.1.5. Urban Nodes Improvement Project

Under Arcade and Roman Ambiance Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Urban Nodes Improvement Project*			
Project Proposal	*Urban Nodes Improvement Project Under Arcade and Roman Ambiance strategy, Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Negombo – Pamunugama Road*			
Location Map				

Project Justification													
Project Type	New	√	Improvement		Extension		Land Development only						
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other						
							√						
Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and center of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.* *Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Improving existing Urban nodes is under the Arcade and Roman Ambiance strategy which influences to provide a Roman ambiance space for the both denizens and the Journeyers of Negombo. Road and Junction improvement,Land marks establishments, Sign boards and City Gates developments are the action projects through the Urban Nodes Improvement Project*												
Project Objective	*Enhance the uniqueness of Negombo while increasing accessibility of the area*												

Project Details							
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*						

Financing plan

Components	**2018**	**2019**	**2020**
Road Improvements and Widening			
Development of Pedestrian Ways			
Development of Signal Lights			
Development of Bus Stops			
Landscaping the Junctions with Land Marks and Gateway Establishments			

Description of the Project

The selected nodes are Kochchikade, Daluwakotuwa , Koppara junction, Dolphin junction, Periyamulla , Dalupathana , Kattuwa it's proposed to improve those nodes through 3 action projects and Road and Junction improvement project will do road widening , pedestrian way improvement, junction development with signal lights and bus stops.

Following benefits are taken from the project

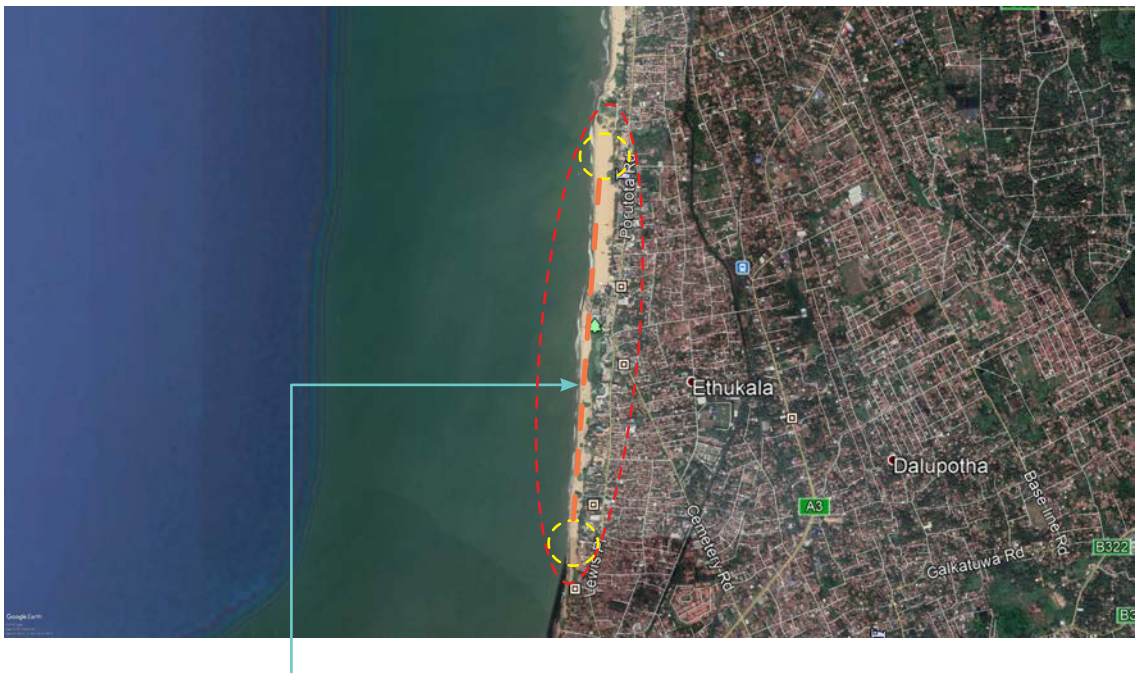
- *Improvement of existing urban nodes.*
- *Road improvements and widening.*
- *Develop the comfortable pedestrian movements.*
- *Develop junctions with signal lights*
- *Develop the junction with bus stops*
- *Landscaping the junctions with land marks and gateway establishments*

Layout Planv	
Project Operation and Maintenance	*This Urban Node Improvement project will be maintained after constructions by Negombo Municipal council under supervision of RDA, PRDA and UDA.*

6.7.1.6. Building Colonnades Development Project

Under Arcade and Roman Ambiance Strategy, Negombo Tourism and Fishery Development Plan

Building Colonnades Development Project

Identification of the Project				
Project Title	*Building Colonnades Development Project*			
Project Proposal	*Building Colonnades Development Project* *Under Arcade and Roman Ambiance Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Poruthota Road*			
Location Map	 ***Building Colonnades Developments***			

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

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

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method	*UDA Treasury Funding*

Financing plan

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

Description of the Project	*This land length is 4.21km from Bolanji lane of Lewis Place to Poruthota Grand mosque. it's proposed to develop a Building colonnade expending allocated budget Rs. This project will be a direct benefit to customers as foreigners and local people who are expecting to fulfil commercial needs through hotel related activities. This building colonnade is connecting commercial activities as hotels at Poruthota Road.* *Following benefits are taken from the project* • *Developing a leaner commercial corridor through building colonnades.* • *Provide a better connection for hotel related activities for visitors/ customers.* • *Landscaping the road according to the future development*
Layout Plan	**Building Collande Development Project**
Project Operation and Maintenance	*This project will be maintained and supervision by UDA and Negombo MC.*

6.7.1.7. Palagathure Beach Park Development Project

Under Arcade and Roman Ambiance Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	Palagathure Beach Park Development Project			
Project Proposal	Palagathure Beach Park Development Project Under Arcade and Roman Ambiance Strategy Negombo Tourism and Fishery Development Plan			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Poruthota Road			
Location Map				

Palangathure Beach Park Development

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

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

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method	*UDA Treasury Funding*

Financing plan

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

Description of the Project

This land/ sandy beach has 1.8 acres for a development and it's proposed to develop a Beach park Palagathure & related facility and parking spaces expending. This project will be catering visitors of the beach as foreigners and local people who are expecting to get relaxation and sport activities through the beach environment. This beach park and related facilities included with the Sea ponds, Scene decks, Seating arrangements, Cafeterias and restaurants and proposed to develop Sanitary facilities for public who are coming to beach park & parking facilities at the nearby land. Following benefits are taken from the project

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

Layout Plan

Palagathure Beach Park Development

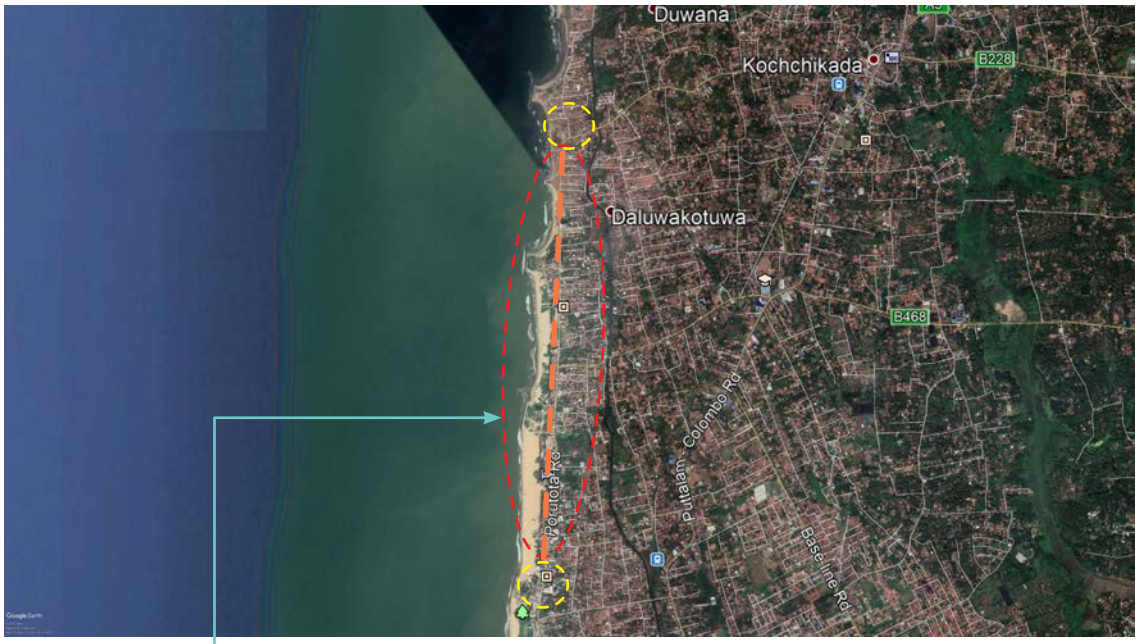
1. Common seat arrangement and canteens
2. Sight seeing deck
3. Common seat arangement
4. Parking arrangement
5. Sea ponds
6. Sanitary facilities

Project Operation and Maintenance

This project will be maintained and supervision by UDA and Negombo MC.

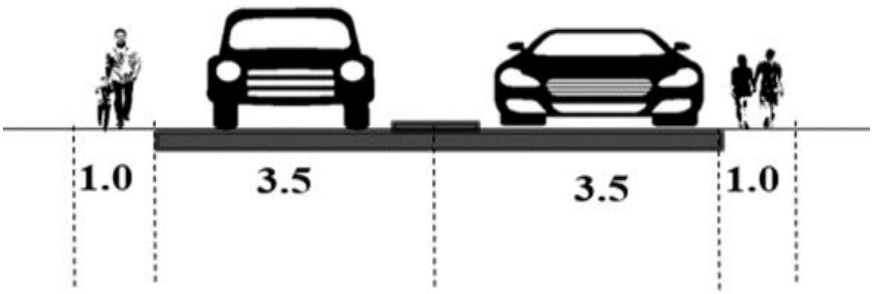
6.7.1.7. Poruthota Road Improvement Project

Under Public Transportation Development Strategy, Negombo Transportation Development Plan

Identification of the Project				
Project Title	*Poruthota Road Improvement Project*			
Project Proposal	*Poruthota Road Improvement Project* *Under Public Transportation Development Strategy* *Negombo Transportation Development Plan*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Poruthota Road*			
Location Map	 ***Poruthota Road Development***			

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

<table>
<tr><td>Rational of Project</td><td>Negombo is expected to achieve the vison of “Natural Haven Sprinkling Little Rome” in 2018-2030 with six major conceptualized components. to provide a Roman ambiance space for the both denizens and the Journeyers of Negombo. Poruthota Road Improvement Project is under the Public Transportation Development Strategy. This project influences to provide a Comfortable Transportation for the pedestrians and the visitors of Negombo</td></tr>
<tr><td>Project Objective</td><td>To provide a Comfortable Transportation for the pedestrians and the visitors of Negombo.</td></tr>
<tr><td colspan="2">Project Details</td></tr>
<tr><td>Project Period</td><td colspan="2">Short term (1> year)</td><td>Mid Term (1-3 year)</td><td>Long Term (3< year)</td><td>Total Estimated Cost) (Rs. Mn)</td><td>Rs.200 Mn</td></tr>
<tr><td>Financing Method</td><td>UDA Treasury Funding</td></tr>
<tr><td>Financing plan</td><td>
<table>
<tr><th>Components</th><th>2018</th><th>2019</th><th>2020</th></tr>
<tr><td>6.26 km of Poruthota road widening into 9m</td><td></td><td></td><td></td></tr>
<tr><td>Development of 9m pedestrian way from Bolanji road to Kochchikade</td><td></td><td></td><td></td></tr>
</table>
</td></tr>
<tr><td>Description of the Project</td><td>This road length is 6.26 km for a development and it’s proposed to widen the road from 6m to 9m and develop pedestrian ways from Bolanji road to Kochchikade junction expending. This project will be catering visitors and pedestrians of the Negombo city as foreigners and local people who are expecting to reach the Cities from Colombo while passing this road and get relaxation and scenic view through the beach environment

Following benefits are taken from the project
• Widening the existing road
• Developing the pedestrian ways</td></tr>
<tr><td>Cross section</td><td> 
</td></tr>
<tr><td>Project Operation and Maintenance</td><td>Beach park and related facilities at Palagathure will be maintained after constructions by Negombo Municipal council under supervision of Costal Conservation Department and UDA. And proposed car park will be maintained by Negombo Municipal council</td></tr>
</table>

6.7.1.8. Multi Story Car Park Development Project

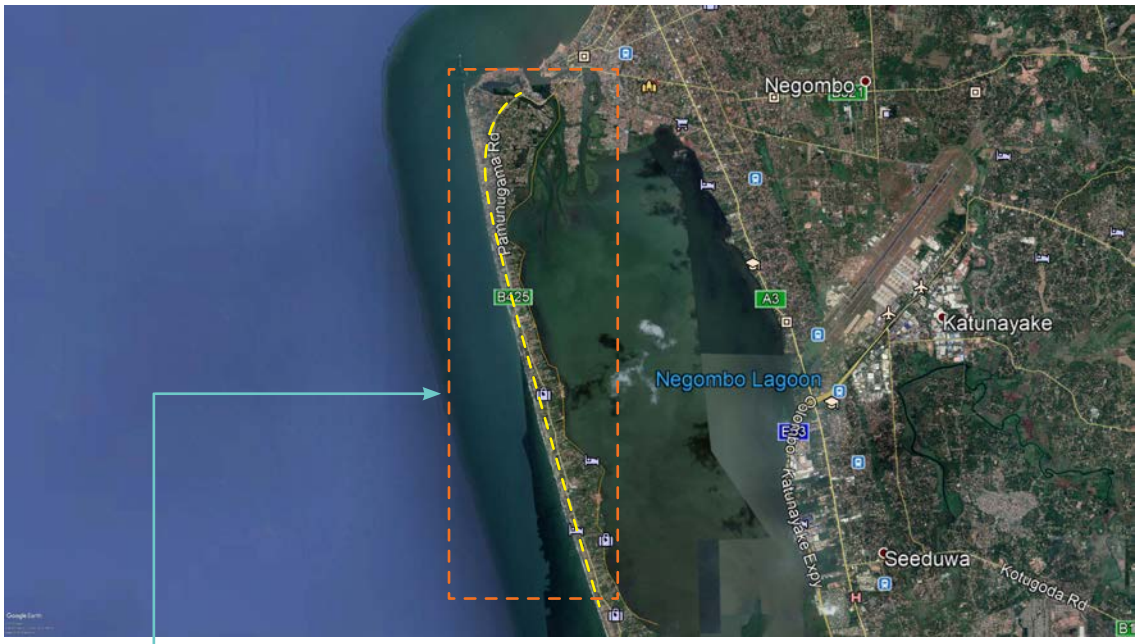
Under the Bazaar Development Strategy, Negombo Tourism and Fishery Development Plan.

Identification of the Project				
Project Title	*Multi story car park development strategy*			
Project Proposal	*Multi Story Car Park Development Project* *Under the Bazaar Development Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*St Joshep Street*			
Location Map	 ***Multi story car park***			
Project Justification				
Project Type	*New*	*√*	*Improvement*	*Extension*	*Land Development only*
Project Category	*Conservation*	*Commercial*	*Landscape*	*Heritage*	*Housing*	*Relocation*	*Other*

Rational of Project	*Negombo is a key location of agglomeration of commuters, city travellers because Negombo city acts as a regional facilitator. But absence of parking facilities affects for disorder of the city. City Core Area Development Plan proposes multi story car park development project to address this in Negombo.*							
Project Objective	*To provide a better parking facility to commuters.*							
	Project Details							
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*		*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This 1A 48P land proposed to develop a multistory car park in Negambo. It will provide a better parking arrangement to the town area* *Following benefits are taken from the project* • *Provide a better parking arrangement* • *Offer convenience for vehicle users* • *Reduce the congestion of the city*							
	Existing Situation							
Layout Plan	 							
Project Operation and Maintenance	*Developing Multi Storied Car Parking will be maintained after constructions by UDA and Negombo Municipal council.*							

6.7.1.9. Jogging Path and Cycling Development Project

Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Jogging Path and Cycling Development Project*			
Project Proposal	*Jogging Path and Cycling Development Project* *Under Lagoon Strategy* *Negombo Tourism and Fishery Development Plan*			
Project Location				
Location	**Province**	*Western Province*	**District**	*Gampaha*
	DS Division	*Negombo*	**Local Authority**	*Negombo*
Boundary	**North**	**East**	**South**	**West**
Access	*Negombo – Pamunugama Road*			
Location Map	 ***Jogging Path and Cycling Path***			

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

Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport center, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo & contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.* *Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism & Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Developing a modern urban water front is under the Lagoon strategy and the development of Jogging path & Cycling path is the one of action projects Lagoon strategy influences to provide a public recreational space & modern water front for the denizens and the Journeyers of Negombo.*
Project Objective	*To provide a public recreational space and modern water front for the denizens and the Journeyers of Negombo*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*		*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							

Financing plan

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

Description of the Project	*This linear sandy beach has 10km for a development & it's proposed to develop 3m widen Jogging path, 3.5m widen cycling path & related facilities. This project will be catering visitors of the beach as foreigners and local people who are expecting to get relaxation and sport activities through the lagoon front. Those Jogging path and cycling path included with the Street lights, Cafeterias and restaurants.* *Following benefits are taken from the project* • *Developing linear recreational space for relaxation and jogging activities.* • *Develop a linear r cycling path* • *Provide street light facilities for riders, walkers who jogging and cycling at night.* • *Provide Cafeterias for get refreshments for visitors.*

Layout Plan	
Project Operation and Maintenance	*Jogging Path and Cycling path will be maintained after constructions by Negombo Municipal Council under supervision of Costal Conservation Department and UDA.*

6.7.1.10. Fish market redevelopment project

Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Fish market redevelopment project*			
Project Proposal	*Fish market redevelopment project Under the Bazaar Development Strategy Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Custom House Road*			
Location Map				

Fish market Redevelopment

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

Rational of Project	*When considering economy of Negombo, 45% of economy is based on fishery and it reflects that fishery community in area is a major component and plays a major role to upgrade the fishery sector. But when comparing with other developed fishery communities Negombo is absence of new facilities and technology in existing fish market. This fish market in present lack of facilities when compare with.So this project aims to address these problems and increase the productivity of fishery industry to supply demand for fish*							
Project Objective	*Increase the productivity of fishery industry with modern technology and facilities*							
Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*2A 32P extent of land is proposed to develop a fish market in Negombo. It will provide a better arrangement to fish sellers in the area. Using modern facilities and technology increase the productivity of this industry. Cooling facilities, drying facilities and clean and healthy appearance of market increase the benefits of the fishery industry* *Following benefits are taken from the project* • *Provide a better arrangement for fish sellers* • *Offer convenience for fish buyers* • *Provide traditional costume for fish sellers* • *Provide fish drying and cooling facilities through modern technology*							
Layout Plan								
Project Operation and Maintenance	*Re developing a fish market will be maintained after constructions by UDA and Negombo Municipal Council.*							

6.7.1.11 Relocation of the Prison to Welihena Sirakadawura and Negombo Museum Development Project

Bazar Development Strategy, Core Area Development Plan Development Project

Identification of the Project				
Project Title	*Relocation of Existing Prison to Welihena Prison and Negombo Museum Development Project*			
Project Proposal	*Relocation of Existing Prison to Welihena Prison and Negombo Museum Development Project* *Bazar Development Strategy,* *Core Area Development Plan*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Custom House Road*			
Location Map				

Project Justification													
Project Type	*New*	√	*Improvement*		*Extension*		*Land Development only*						
Project Category	*Conservation*	*Commercial*	*Landscape*	*Heritage*	*Housing*	*Relocation*	*Other*						
							√						
Rational of Project	*The development of Negombo Museum by shifting the existing prison to Welihena area is the one of sub action projects in regeneration of the fort and its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeys of Negombo with upgrading the urban festival ceremonies.*												

Project Objective	*To Shift the existing prison to Welihena and development this land as Negombo Museum.* *Cater foreigners and local people who are expecting to get historical knowledge of the Negombo city.*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method — *UDA Funding*

Financing plan

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

Description of the Project

This land has 3.12 Acres for a development and it's proposed to Shifting the existing prison to Welihena and development this land as Negombo Museum. The development of Negombo Museum by shifting the existing prison to Welihena area is the one of sub action projects in regeneration of the fort and its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeys of Negombo with upgrading the urban festival ceremonies.

Following benefits are taken from the project

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

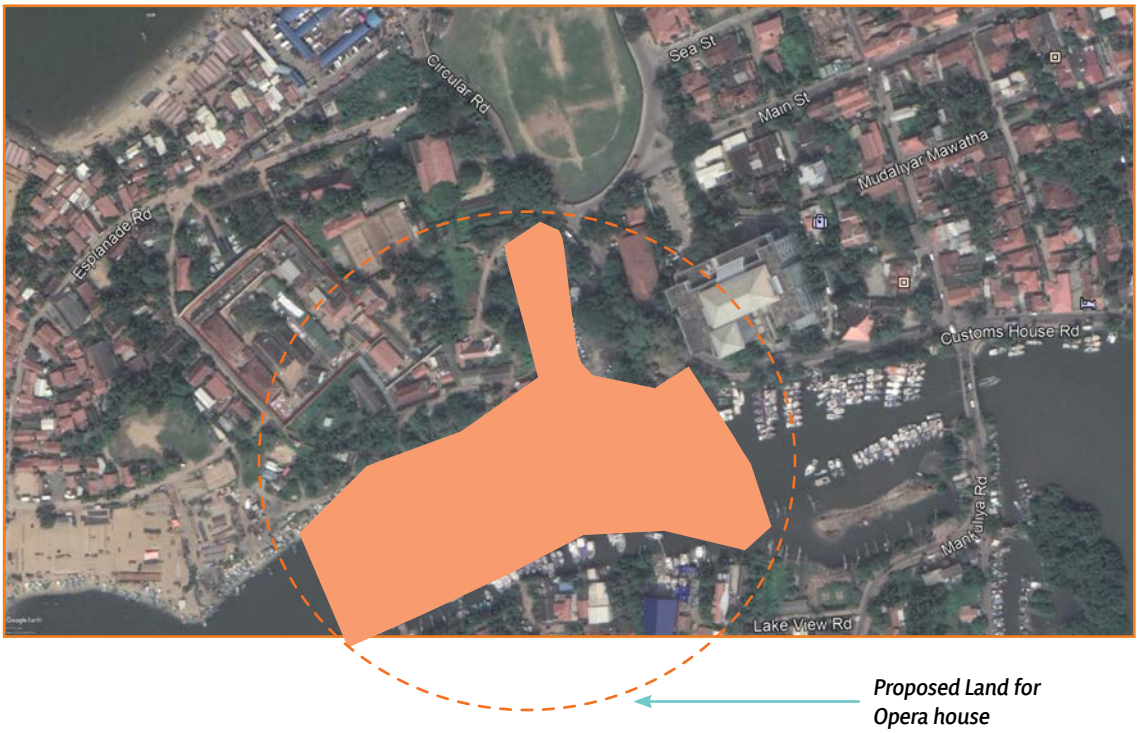
Existing Situation

Layout Plan

Project Operation and Maintenance — *Relocation of the prison to Welihena Prison and Development of the Negombo Museum will be maintained after constructions by Negombo Municipal Council and UDA.*

6.7.1.12. Opera house Development Project

Bazar Development Strategy, Core Area Development Plan

Identification of the Project				
Project Title	Opera house Development Project			
Project Proposal	Opera house Development Project Bazar Development Strategy Core Area Development Plan.			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Custom House Road			
Location Map				

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

<table>
<tr><td>Rational of Project</td><td colspan="8">City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo and contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.

Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan to achieve the mentioned vison containing with one major strategy of Bazar development and key major action projects. Regeneration of the fort & its environs of Negombo is one of the key projects that influences to achieve the Bazaar strategy. The Development of Opera house and related activities is the one of sub action projects in regeneration of the fort and its environs of Negombo which influences to provide an active and visual urban space for the denizens and the Journeyers of Negombo with upgrading the urban festival ceremonies.</td></tr>
<tr><td>Project Objective</td><td colspan="8">it's proposed to develop the recreational open spaces as Opera house with related activities This project will be catering more visitors as foreigners and local people who are expecting to get relaxation and entertainment through the marine based recreational open space. This project is included with Open theatre, Common spaces, Walking areas and Cafeterias.</td></tr>
<tr><td colspan="9">Project Details</td></tr>
<tr><td>Project Period</td><td>Short term (1> year)</td><td></td><td>Mid Term (1-3 year)</td><td></td><td>Long Term (3< year)</td><td>√</td><td>Total Estimated Cost) (Rs. Mn)</td><td>Rs.200 Mn</td></tr>
<tr><td>Financing Method</td><td colspan="8">UDA Treasury Funding</td></tr>
<tr><td>Financing plan</td><td colspan="8">
<table>
<tr><th>Components</th><th>2018</th><th>2019</th><th>2020</th></tr>
<tr><td>Developing an Open theatre for entertainment activities for public</td><td></td><td></td><td></td></tr>
<tr><td>Enhancing the value of this marine space</td><td></td><td></td><td></td></tr>
<tr><td>Providing public open spaces for visitors.</td><td></td><td></td><td></td></tr>
<tr><td>Developing cafeterias for providing refreshments for public and the visitors.</td><td></td><td></td><td></td></tr>
</table>
</td></tr>
<tr><td>Description of the Project</td><td colspan="8">This land has 5.13 Acres for a development and it's proposed to develop the recreational open spaces as Opera house with related activities expending allocated budget Rs Mn 5000.It is included with Open theatre, Common spaces, Walking areas and Cafeterias</td></tr>
<tr><td>Layout Plan</td><td colspan="8">1. Opera house
2. Jogging tracks with tree line
3. Floating cafetarias
4. Bridges
</td></tr>
<tr><td>Project Operation and Maintenance</td><td colspan="8">Development of Opera house and related activities will be maintained after constructions by Coastal Conservation and Management Department under supervision of Negombo Municipal Council and UDA.</td></tr>
</table>

6.7.1.13. Active Open Space Development Project

Bazar Development Strategy, Core Area Development Plan

Identification of the Project				
Project Title	Active Open Space Development Project			
Project Proposal	Active Open Space Development Project Bazar Development Strategy Core Area Development Plan			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Custom House Road			
Location Map	 **Proposed Land for Open Space**			

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

Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka.It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo act as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region that is functioning with both rail and road network together in Gampaha District. The catholic percentage of 80% which is remarkable in Negombo and contribute to create the special ceremonial catholic culture and urban festivals throughout the year to sustain a live city.* *Accordance with the mentioned facts, Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Core area Development Plan is the one of plan containing with one major strategy of Bazar development to regenerate the fort and its environs and creating of Negombo. Regenerate Negombo and its environs through creating the active urban space is under the Bazar Development Strategy and the Development of Active open space and related activities is the one of action projects in Bazar Development Strategy which influences to provide an active recreational urban space for the denizens and the Journeyers of Negombo.*
Project Objective	*To cater more visitors as foreigners and local people who are expecting to get relaxation and sport activities through then Negombo fort and surrounds area.*

Project Details

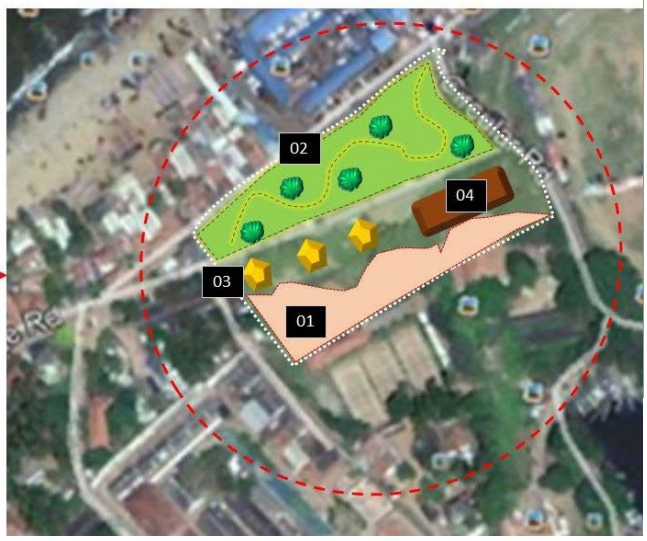
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method	*UDA Treasury Funding*

Financing plan

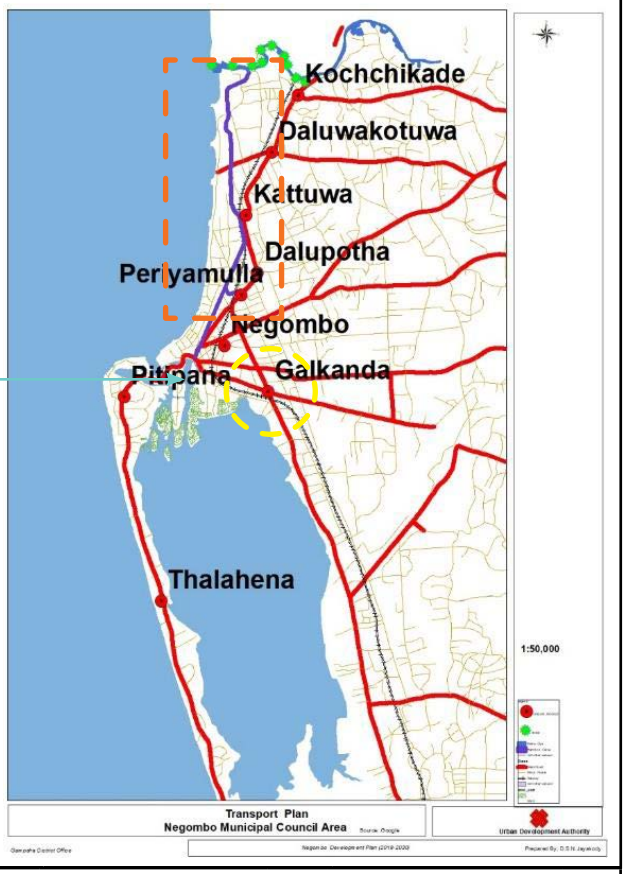
Components	***2018***	***2019***	***2020***
Developing an active open space with related functions.			
Provide seat arrangements			
Develop walking tracks.			
Develop antique cafeterias for refreshments.			
Develop handicraft sales stores.			

Description of the Project	*This land has 2.65 Acres for a development and it's proposed to develop the active open space with the related activities. Regenerate Negombo and its environs through creating the active urban space is under the Bazar Development Strategy and the Development of Active open space & related activities is the one of action projects in Bazar Development Strategy which influences to provide an active recreational urban space for the denizens and the Journeyers of Negombo.* *Following benefits are taken from the project* *• Developing a recreational space for the public* *• Provide space for sport activities, strolling.* *• Landscaping with cycle lanes* *• Provide Cabanas for visitors*

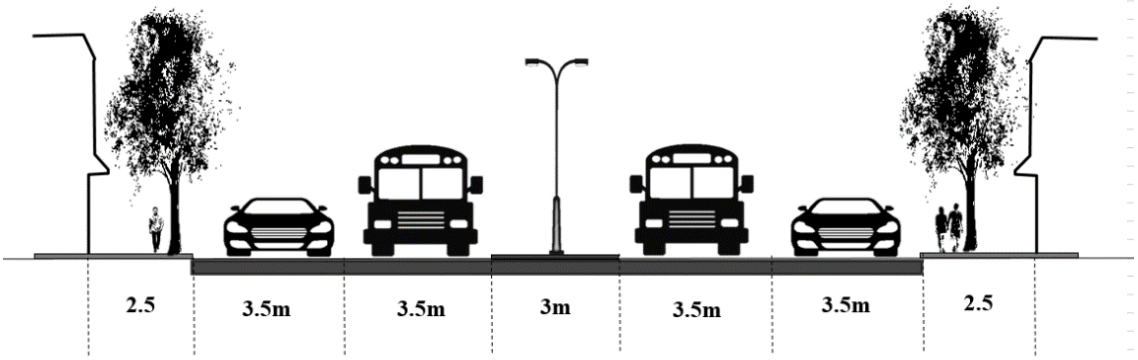
Layout Plan	**Active Open space development Project** **Location map** 1. Horses keeping areas 2. Jogging tracks 3. Old cafetarias 4. Handicraft shops  **Layout**
Project Operation and Maintenance	*Developing an active open space with related functions will be maintained after constructions by Negombo Municipal council and UDA, Archaeological Department, Anglican Church*

6.7.1.14. Colombo – Puttalam Highway Improvement Project

Under Public Transport Development Strategy Negombo Tourism and Fishery Development Plan

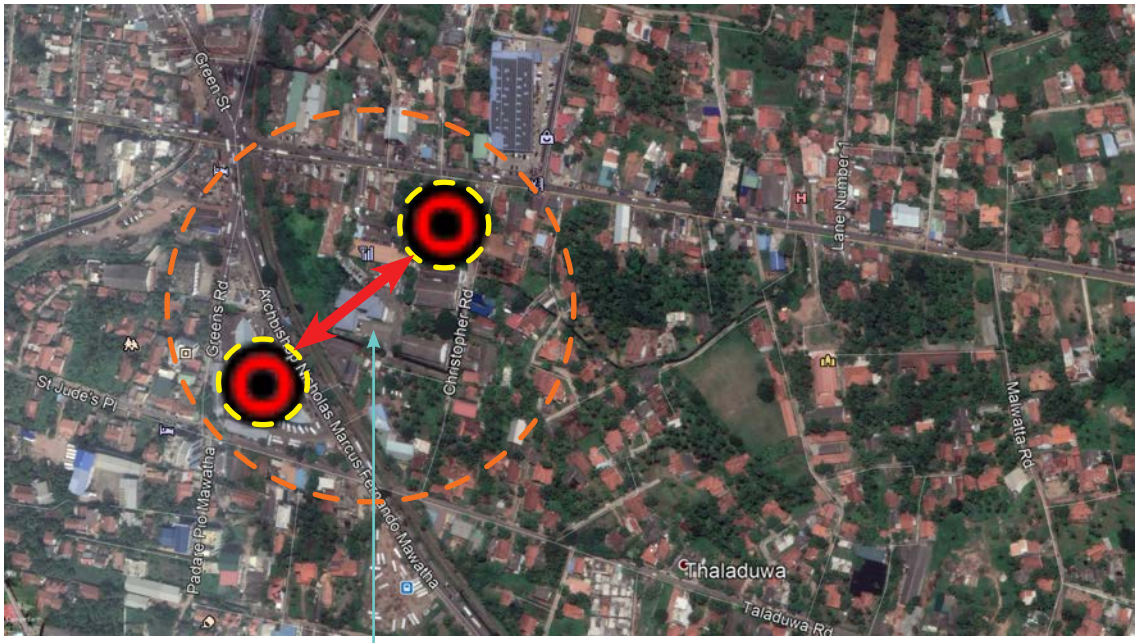
Identification of the Project				
Project Title	*Colombo – Puttalam Highway Improvement Project*			
Project Proposal	*Colombo – Puttalam Highway Improvement Project* *Under Public Transport Development Strategy Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Colombo – Puttalam Highway*			
Location Map	***Colombo Puttalam Road*** 			

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

Rational of Project	*Colombo Puttlam Highway is identified as a First Priority Road according to Road Hierarchy of Negombo. This is the main access to Negambo area. But In the present existing facilities are not in a good condition specially Dalupotha – Kochchikade road width is not according to standard width. Therefore, this project influence to provide a good transport for the city dwellers and commuters who are experiencing Negombo.*							
Project Objective	*To Redevelop the Road and increase the access to the area.*							
Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*The proposed Length of the development of the road is 6km and width is 9m. It is proposed to extend the road from Dalupotha to Kochchikade up to 9 meters and develop as four lane.* *Following benefits are taken from the project* • *Increase the accessibility of the area* • *Provide a better and convenient facilities for commuters* • *Reduce the congestion of the area*							
Layout Plan Cross section								
Project Operation and Maintenance	*Colombo Puttlam Highway project will be maintained after constructions by RDA under supervision of UDA and Negombo MC.*							

6.7.1.15. Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex

Under Pedestrian Service Development Strategy Negombo Tourism and Fishery Development Plan.

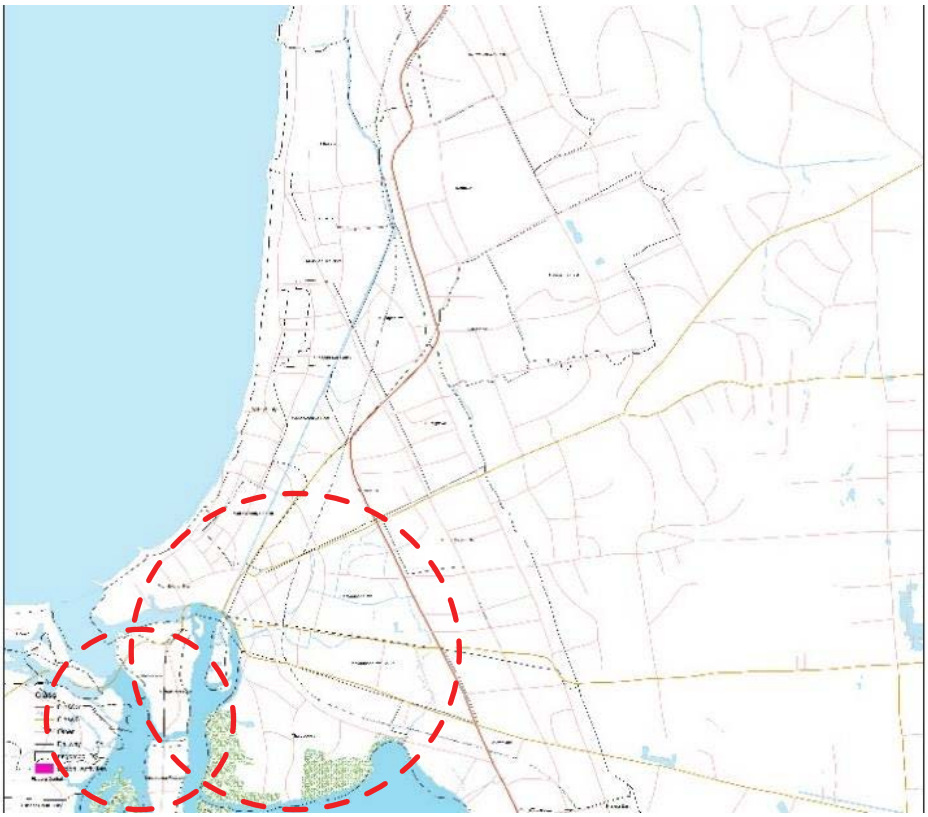
Identification of the Project				
Project Title	*Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex*			
Project Proposal	*Construction of a Pedestrian Overhead Bridge Connecting the Bus Terminal and Multi storied Shopping Complex Under Pedestrian Service Development Strategy Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*St Joshep Street*			
Location Map	 ***Construction of pedestrian overhead bridge***			

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

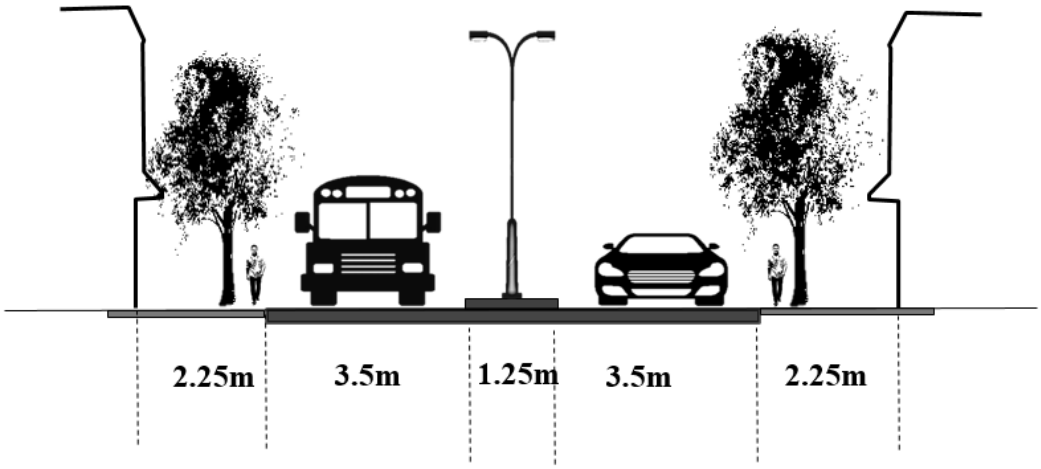
Rational of Project	*This is the main Bus terminal of the Negombo. Although it has two floors, the second floor of this building is less functioning with a few small shops and cafeteria a few numbers of people are using this floor. Therefore, it is proposed to build a linkage between this bus terminal and shopping mall through pedestrian overhead bridge while providing commercial and recreational facilities.*							
Project Objective	*Increase the functions of bus stand provide more commercial and recreational activities to the city*							
Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*		*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This project will be catering for passengers who come to the bus stand as well as Negombo city. This 200m olng bridge will facilitate a better connection between bus stand and City Centre. Shopping mall consists with shopping facilities, cafeteria, film hall and other recreational activities.* *Following benefits are taken from the project* • *Increase the functions of bus stand* • *Provide a better and convenient facilities for passengers* • *Provide recreational facilities to the city*							
Side Elevation								
Project Operation and Maintenance	*The project will be maintained after constructions by RDA under supervision of UDA.*							

6.7.1.16. Pedestrian Walkway Improvement in D.S.Senanayaka Mawatha

Under Pedestrian Service Development Strategy, Negombo Tourism and Fishery Development Plan.

Identification of the Project				
Project Title	*Pedestrian Walkway Improvement In D.S.Senanayaka Mawatha*			
Project Proposal	*Pedestrian Walkway Improvement In D.S.Senanayaka Mawatha* *Under Pedestrian Service Development Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*D.S.Senanayaka Mawatha*			
Location Map	***Pedestrian Walkway Improvement*** 			

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

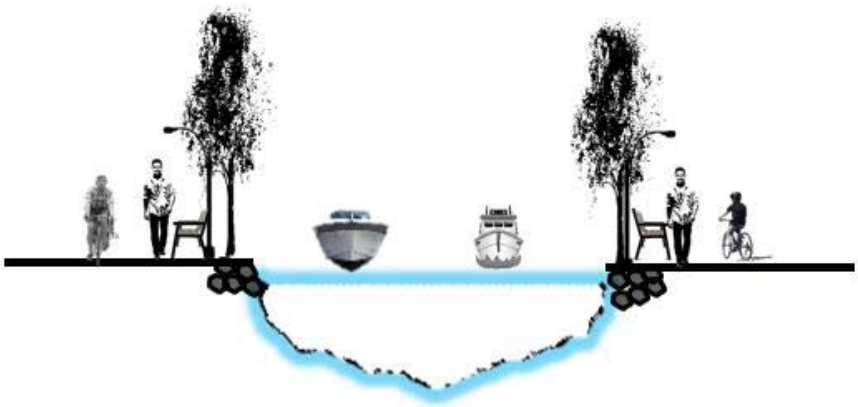
Rational of Project	*According to present observation Dissanayake Mawatha is not in a proper condition to vehicles as well as pedestrians. Road width is not sufficient for transportation. Pedestrian path is also in very poor condition so This project aims to widen the road and use road as a pedestrian walkable street.*							
Project Objective	*To provide a smooth transportation facility to drivers as well as pedestrians*							
	Project Details							
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*The present width of this road is 6m. Project proposes to widen this road for 8.25m with proper pedestrian walkway, road lightning, crossing lines and traffic light systems.* *Following benefits are taken from the project* • *Increase the quality of pedestrian walkway* • *Provide a better and convenient facilities for passengers* • *Reduce the congestion of the road*							
Cross Section								
Project Operation and Maintenance	*This project will be maintained after constructions by RDA under supervision of UDA.*							

6.7.1.17. Hamilton Canal Rehabilitation Project, Under the Environment

Conservation Strategy, Negombo Tourism and Fishery Development Plan.

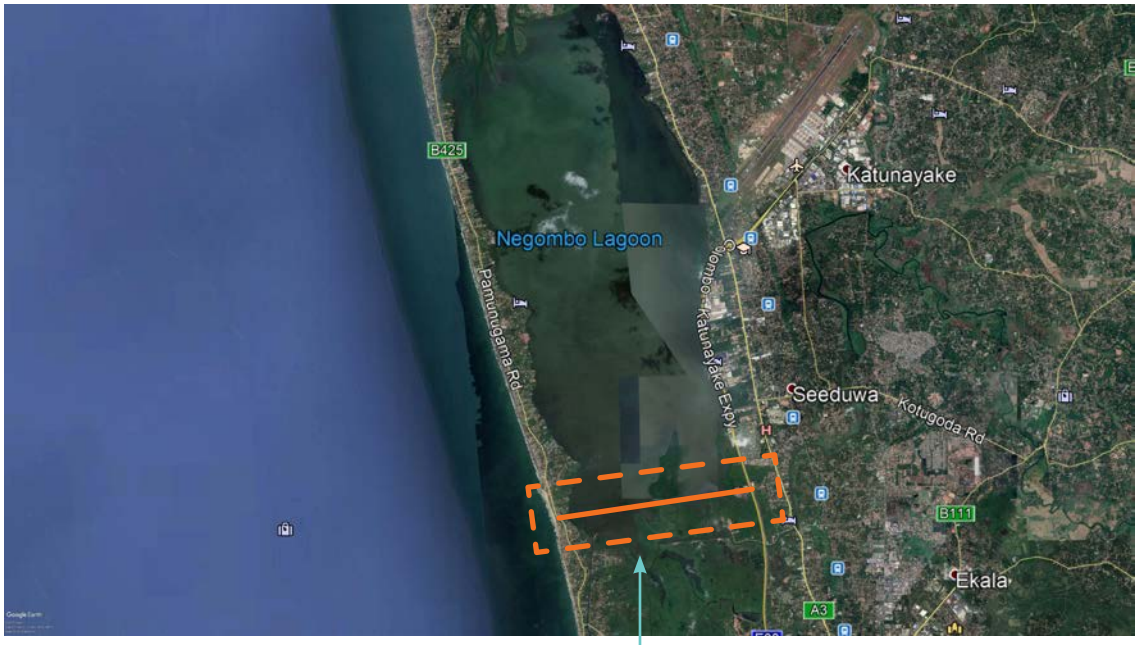
Identification of the Project				
Project Title	*Hamilton Canal Rehabilitation Project*			
Project Proposal	*Hamilton Canal Rehabilitation Project* *Under the Environment Conservation Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Main Street, Sea street and Poruthota Road*			
Location Map	***Hamilton Canal Rehabilitation project***			

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

Rational of Project	*Hamilton Canal is a 14.5 km connecting Puttalam to Colombo, passing through Negombo. In the past this canal was used as a transportation mode to transport the goods. In the present this canal was polluted in many ways. Most industry release water to this canal as well as households. Canal banks, gabion walls also in very poor condition. So, this project proposes to rehabilitate this canal under the Environment Conservation Strategy to enhance the visual quality of the area.*							
Project Objective	*To improve the visual quality and the appearance of the Hamilton cannel*							
Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This project will attract more tourists to the area. it is proposed to construct a proper canal banks with gabion walls to mitigate the flood conditions in the area. Recreational facilities like boat riding, cycling, jogging and night functioning facilities are proposed to provide through the project.* *Following benefits are taken from the project* • *Increase the physical appearance of the water body* • *Mitigate the flood conditions* • *Providing recreational activities (Boat riding, cycling, jogging, cafeteria and night functioning*							
Cross Section								
Project Operation and Maintenance	*This will be maintained under supervision of UDA, SLRDC and Negombo MC.*							

6.7.1.18. Wooden Bridge Development Project

Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Wooden Bridge Development Project*			
Project Proposal	*Wooden Bridge Development Project* *Under Lagoon Strategy* *Negombo Tourism and Fishery Development Plan*			
Project Location				
Location	**Province**	*Western Province*	**District**	*Gampaha*
	DS Division	*Negombo*	**Local Authority**	*Negombo*
Boundary	**North**	**East**	**South**	**West**
Access	*Negombo – Pamunugama Road*			
Location Map				

Walkable Wooden

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

Rational of Project	*Developing a modern urban water front is under the Lagoon strategy and the wooden bridge development project is one of those action projects. This 5km wooden deck provides the opportunity to visitors to explore a new scenic view of the area. Ultimately provide a public recreational space and modern water front for the both denizens and the Journeyers of Negombo.*							
Project Objective	*To attract more visitors to the area and provide a unique experience.*							
	Project Details							
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This project will be catering more visitors' foreigners and local people who are expecting to get relaxation through the beach environment. Creating 3 m wide wooden sight scene deck from Kapumgoda to Ambalamulla Seeduwa , provide a leaner platform at the lagoon front with iconic views for visitors who are expecting to reach the beach park.* *Following benefits are taken from the project* • *Developing recreational space for relaxation activities.* • *Provide a sight scene platform for public who are reaching beach park* • *Landscaping with seating arrangements and cafeteria facilities*							
Layout Plan								
Project Operation and Maintenance	*This project will be maintained after constructions by RDA under supervision of UDA and Negombo MC*							

6.7.1.19. Fishery Village Development in Lellama

Under the Lellama Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Fishery Village Development in Lellama*			
Project Proposal	*Fishery Village Development in Lellama* *Under the Lellama Strategy* *Negombo Tourism and Fishery Development Plan*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Negombo – Pamunugama Road*			
Location Map	 ***Fishery Village Development***			

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

<table>
<tr><td>Rational of Project</td><td colspan="8">Developing fishery village in Lellama is coming under the Lellama strategy. In Negambo 45% of economy is based on fishery and it reflect that fishery community in area is a major component. But this potential has not been tapped by any development activity. This project aims to Provide proper arrangement to this industry and promote the tourismattraction generating a source of income for the area.</td></tr>
<tr><td>Project Objective</td><td colspan="8">To promote the tourism attraction and increase the income of fishery industry of the area.</td></tr>
<tr><td colspan="9">Project Details</td></tr>
<tr><td>Project Period</td><td>Short term (1> year)</td><td></td><td>Mid Term (1-3 year)</td><td></td><td>Long Term (3< year)</td><td>√</td><td>Total Estimated Cost) (Rs. Mn)</td><td>Rs.200 Mn</td></tr>
<tr><td>Financing Method</td><td colspan="8">UDA Treasury Funding</td></tr>
<tr><td>Description of the Project</td><td colspan="8">This 1.03Acre extent of land area is proposed to promote the tourism village Providing not only a proper arrangement to fishery community but also facilitating their industry provide a better income source to the area.Through that both fishery industry and tourism industry proposed to develop.

Following benefits are taken from the project
• Developing home based dry fish locations at Munnakkare
• Home stay tourist accommodations at Munnakkare
• Sea food processing Centres and cafeteria Spaces</td></tr>
<tr><td>Layout map</td><td colspan="8">Munnakkare fishery village layout
</td></tr>
<tr><td>Project Operation and Maintenance</td><td colspan="8">This Project will be maintained after constructions and supervision by UDA and Negombo MC.</td></tr>
</table>

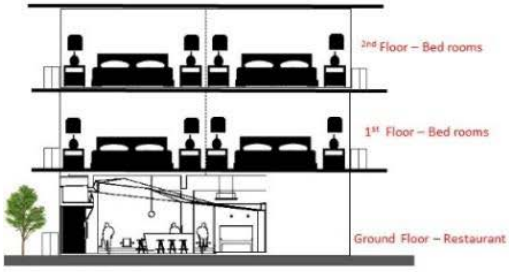
6.7.1.20.UDA Rest House Redevelopment Project

Under the Bazaar Development Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*UDA Rest House Redevelopment Project*			
Project Proposal	*UDA Rest House Redevelopment Project* *Under the Bazaar Development Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	**Province**	*Western Province*	**District**	*Gampaha*
	DS Division	*Negombo*	**Local Authority**	*Negombo*
Boundary	**North**	**East**	**South**	**West**
Access	*Custom House Road*			
Location Map				

UDA Rest House Redevelopment

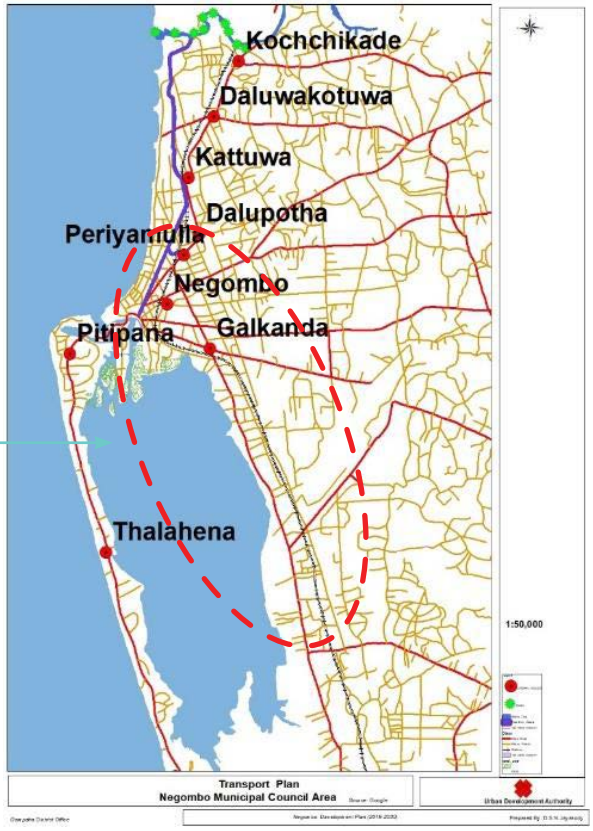
Project Justification													
Project Type	*New*	√	*Improvement*		*Extension*		*Land Development only*						
Project Category	*Conservation*	*Commercial*		*Landscape*		*Heritage*		*Housing*		*Relocation*		*Other*	
												√	

Rational of Project	*The observation and field survey prove that UDA guest house is less functioning. Due to few reasons that was identified as lack of facilities and less maintenance. If it is possible to address this and create the guest house as an active space and it can cater more guests who come to this area.*							
Project Objective	*Increase the attraction of the guesthouse and make it more functioning*							
	Project Details							
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*	√	*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This 3A 19P extent of land belongs to Negombo Divisional Secretariat. It is proposed to repair this building with modern facilities. Open café Ares, parking facilities and children's play area proposed to develop.* *Following benefits are taken from the project* • *Provide a better arrangement for guest house* • *Developed as a residential holiday Resorts* • *Landscaping with seating facilities* • *Redevelop the interior facilities of the building*							
Layout map	 **Location**  **Cross section**							
Project Operation and Maintenance	*This project will be maintained after constructions and supervision of UDA.*							

Layout

6.7.1.21. Railway Station Improvement Project

Under Public Transport Development Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*Railway Station Improvement Project*			
Project Proposal	*Railway Station Improvement Project* *Under Public Transport Development Strategy* *Negombo Tourism and Fishery Development Plan.*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*DS Senanayake Mawatha*			
Location Map	***Railway station development*** 			

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

Rational of Project	*This is the main railway station of Negambo. But existing facilities are not enough to facilitate passengers. Station building also dilapidating and there are not proper seating facilities to the passengers and there is essential need to redevelop this railway station.*							
Project Objective	*To Increase the facilities to the railway station and provide an efficient service to passengers*							
Project Details								
Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*	√	*Long Term (3< year)*		*TotalEstimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Funding*							
Description of the Project	*This project will be catering for passengers who come to the railway station Negambo. The project will provide proper seating facilities, cafeteria, proper toilet facilities and waiting rooms for passengers.* *Following benefits are taken from the project* • *Increase the physical appearance of the railway station* • *Provide a better and convenient facilities for passengers*							
Layout Plan	 1. Regenerated railway station 2. Connecting bridges 3. Office & ticketing booth 4. Open space 5. Car parking area							
Project Operation and Maintenance	*This project will be maintained after constructions by RDA under supervision of UDA and Negombo MC.*							

6.7.1.22 Ethukala Mini Beach Park Development Project

Under Arcade and Roman Ambiences Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	Ethukaka Mini Beach Park Development Project			
Project Proposal	Ethukala Mini Beach Park Development Project, Under Arcade and Roman Ambiences Strategy,Negombo Tourism and Fishery Development Plan			
Project Location				
Location	**Province**	Western Province	**District**	Gampaha
	DS Division	Negombo	**Local Authority**	Negombo
Boundary	**North**	**East**	**South**	**West**
Access	Poruthota Road			
Location Map	**Land for Mini Beach**			

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

Rational of Project	*Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. Designing the amazing beach promenades is under the Arcade and Roman Ambiance strategy and Developing the Mini Beach park of Ethukala is the one of action projects of Arcade and Roman Ambiance strategy which influences to provide a Roman ambiance and recreational space for the denizens and the Journeyers of Negombo.*
Project Objective	*To re improve of existing beach park attracting more visitors for Negombo* *To provide space for recreational activities.*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*		*Long Term (3< year)*		*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*
Financing Method	*UDA Treasury Fund*							

Financing plan

Components	***2018***	***2019***	***2020***
Develop beach park with recreational spaces			
Landscaping beach area with jogging tracks and seating areas, Grasslands			
Develop cabanas			
Redevelop sporting areas, swimming pool, Auditorium.			
Develop a car park.			

Description of the Project	*This land/ sandy beach has 4 Acres for a development and it's proposed to develop a Mini beach park at Ethukala and related facilities, landscaping, sport activities and access road. This project will be catering about 10000 of daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the beach environment. This redevelop beach park and related facilities included with the jogging tracks, cabana, swimming pool, sporting areas, auditorium, shopping stalls, car park, food court, landscaping with seating areas at grassland.* *Following benefits are taken from the project* • *Improving of beach park with cabana, jogging tracks, Shopping stalls.* • *Provide space for sport activities such as volley ball, swimming, jogging & etc.* • *Landscaping with jogging tracks, benches, trees & other.* • *Provide Cabanas for visitors* • *Provide a shopping experience and food court for visitors.*
Layout Plan	
Project Operation and Maintenance	*Ethukala Beach Park will be maintained after constructions by Negombo Municipal Council Under supervision of Costal Conservation and Management Department and UDA.*

6.7.1.23 King' Island Regeneration Project

Under Lagoon Strategy, Negombo Tourism and Fishery Development Plan

Identification of the Project				
Project Title	*King' Island Regeneration Project.*			
Project Proposal	*King' Island Regeneration Project, Under Lagoon Strategy* *Negombo Tourism and Fishery Development Plan*			
Project Location				
Location	***Province***	*Western Province*	***District***	*Gampaha*
	DS Division	*Negombo*	***Local Authority***	*Negombo*
Boundary	***North***	***East***	***South***	***West***
Access	*Poruthota Road*			
Location Map	 ***Land of Kings Island***			

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

Rational of Project	*City of Negombo is situated in Negombo Municipal Council Area in Gampaha District, Western Province and the west coast of Sri Lanka. It is located 35 km away from Colombo, the commercial capital of Sri Lanka and 7km away from the Katunayake Bandaranayke International Airport and free trade zone. In national context, Negombo is 2nd order city and Negombo urban area is identified as a main functional Economic town within the province. The availability of natural economic potentials shaped the economy and Negombo becomes a major destination of tourists and centre of fishery. Means; 45% of economy is based on fishery, 35% of economy is based on tourism and 20% of economy is based on commerce and other service and also Negombo acts as the one of major commercial, transport centre, an educational Facilitator and health service provider for the Region.* *Negombo is expected to achieve the vison of "Natural Haven Sprinkling Little Rome" in 2018-2030 with six major conceptualized components. The Tourism and Fishery Development Plan is the one of plan containing with four major strategies of Sight scene deck, Lagoon, Arcade and Roman Ambiance to promote the tourism and fishery activities of Negombo. The Lagoon Strategy is promoted through the diverse projects. King' Island Regeneration Project is the one of project under the Lagoon strategy.* *In the present, Kings Island area is less optimized due to improper use of the area. Such as fishery vessel dumping and fishery waste dumping site. This phenomenon affects to spread bad odour and less attraction for the area. Regenating the attractive Kings Island is under the Lagoon strategy and Regenerating the Kings Island is the one of action projects of Lagoon strategy which influences to provide a recreational and tourism space for the denizens and the Journeyers of Negombo while enhancing the visual quality of the area.*
Project Objective	*TO regenerate the area attracting more visitors for Negombo* *To provide space for recreational activities*

Project Details

Project Period	*Short term (1> year)*		*Mid Term (1-3 year)*	√	*Long Term (3< year)*		*Total Estimated Cost) (Rs. Mn)*	*Rs.200 Mn*

Financing Method — *UDA Treasury Fund*

Financing plan

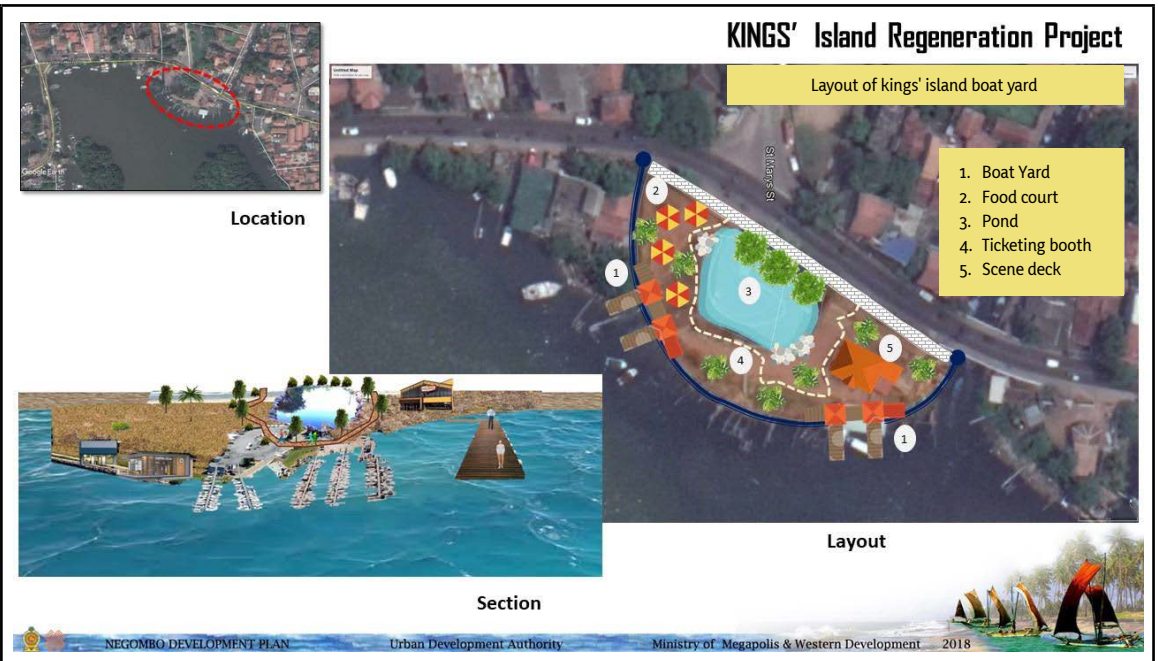
Components	***2018***	***2019***	***2020***
Develop Kings Island with recreational spaces			
Landscaping Kings Island area with jogging Track			
Develop Boat Yard			
Develop Ticketing Centres			
Develop Food Court			
Develop Scene Deck			
Develop Pond areas			

Description of the Project

This land has 100 Perches for the development and it's proposed to develop and tourism related facilities, landscaping, recreational activities. This project will be catering about 10000 of daily visitors of the beach as both foreigners and local people who are expecting to get relaxation and sport activities through the lagoon environment. The projects have major components of recreational spaces, jogging Track, Boat Yard, Ticketing Centres, Food Court, Scene Deck and Pond areas.

Following benefits are taken from the project

- *Improving Kings Island with jogging tracks, recreational spaces, jogging Track, Boat Yard, Ticketing Centres, Food Court, Scene Deck and Pond areas.*
- *Provide space for recreational activities.*
- *Landscaping with jogging tracks, benches, trees and other..*

Layout Plan	
Project Operation and Maintenance	*This project will be constructed and supervised by UDA and Costal Conservation and Management department. The maintenance will be carried out by Negombo Municipal Council.*

6.7.2 Institutional Setting

Development Plan Name: Negombo Development Plan

Table 6.19 Institutional Setting

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project	Tentative Cost (Millions)
Industrial Plan (Under Economic Development Strategy)	Tourism & Fishery Development Plan			
	Sight Scene Deck Strategy			
	Action Project 01: Doowa Mini Beach Park Development Project	UDA, SLTDA, CCD	• Feasibility Study • Design and Consultancy Services • Construction	75 M
	Action Project 02: Thalahena Mini Beach Park Development Project	UDA, SLTDA, CCD	• Feasibility Study • Design and Consultancy Services • Construction	100 M
	Action Project 03: Morawala Mini Beach Park Development Project	UDA, SLTDA, CCD	• Feasibility Study • Design and Consultancy Services • Construction	100 M
	Action Project 04: Sarakkukanda Kepungoda Central Beach Park Development Project	UDA, SLTDA, CCD	• Feasibility Study • Design and Consultancy Services • Construction	200 M
	The Lagoon Strategy			
	Action Project 01: Kings Island Redevelopment Project with Open Theater	UDA, SLTDA, LDA, CCD, DF, DWC	• Feasibility Study • Design and Consultancy Services • Construction	50 M
	Action Project 02: Wooden Bridge Development Project on Lagoon from Kepungoda To Ambalanmulla Seeduwa	UDA, SLTDA, CCD, LDA, RDA, DWC	• Feasibility Study • Design and Consultancy Services • Construction	3000 M
	Action Project 03: Jogging Path and Cycling Path Development Project on West Part of Lagoon	UDA, SLTDA, CCD FARD, SLRDC, DWC, DF	• Feasibility Study • Design and Consultancy Services • Construction	3000 M

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project	Tentative Cost (Millions)
Industrial Plan (Under Economic Development Strategy)	*The Lellama Strategy*			
	Action Project 01: *Fishery Village Development Project in Lellama*	*UDA, SLTDA, FARD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*100M*
	Action Project 02: *Existing Fishery Harbour Improvement Project*	*UDA, SLTDA, FARD, SLPA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000M*
	Action Project 03: *Fish Landing Site Improvement Project -Pitipana, Kudapaduwa, City I, City II, City III*	*UDA, SLTDA, FARD, CCD, LDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*400 M*
	Action Project 04: *Boat Anchoring Site Improvement Project - Reguwa Rd, Poruthota, Queens Rd.*	*UDA SLTDA, FARD, CCD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*500 M*
	The Arcade & Roman Ambience Area Strategy			
	Action Project 01: *Urban Nodes Improvement Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana,Dolphin Junction, Periyamulla*	*UDA, NMC, RDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000 M*
	Action Project 02: *Land Mark Establishment Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana,Dolphin Junction*	*UDA, NMC, RDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*1000 M*
	Action Project 03: *Sign Boards and City Gates Establishment Project - Kochchikade, Daluwakotuwa, Koppara Junction, Kattuwa, Dalupathana,Dolphin Junction*	*UDA, NMC, RDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*1000 M*
	Action Project 04: *Building Colonnade Development Project from Bolanji Road to Poruthota Road*	*UDA, RDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	
	Action Project 05: *Palagathure Mini Beach Park Development Project*	*UDA, SLTDA, FARD, CCD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*200 M*

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project	Tentative Cost (Millions)
Industrial Plan (Under Economic Development Strategy)	Action Project 06: *Ethukala Mini Beach Park Development Project*	*UDA, SLTDA, FARD, CCD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction* • *Design and Consultancy Services* • *Construction*	*100 M*
Economic Development Plan (Under Economic Development Strategy)	*City Core Area Development Plan*			
	The Bazaar Development Strategy			
	Action Project 01: *Main Street as a Shopping Street*	*UDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	
	Action Project 02: *Shopping Mall Development Project in Joshep Street*	*UDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*3000 M*
	Action Project 03: *Multi Storied Car Park Development Project*	*UDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000 M*
	Action Project 04: *Urban Regeneration Project*	*UDA, NMC, SLTDA, FARD, CCD, DA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*5000 M*
	Action Project 05: *Fish Market Redevelopment Project*	*UDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*1500 M*
	Action Project 06: *Relocation of Existing Prison to Welihena Sirakadawura and Regenerate as a Negombo Museum Development Project*	*UDA, NDSD, NMC, PD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000 M*
	Action Project 07: *UDA Rest House Redevelopment Project*	*UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*1000 M*
	Action Project 08: *Active Open Space Development Project in Urban Regeneration Area*	*UDA, NMC, SLTDA, FARD, CCD, SLAD, DA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*5000 M*

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project	Tentative Cost (Millions)
	Action Project 09: *Opera House Development in Urban Regeneration Area.*	*UDA, NMC, SLTDA, FARD, CCD*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*5000 M*
Transportation Plan (under the Physical Development Strategy)	*Transport Development Plan*			
	Public Transport Development Strategy			
	Action Project 01: *Colombo - Puttalam Highway Improvement project*	*RDA, UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*5000 M*
	Action Project 02: *Poruthota Road Improvement Project*	*RDA, UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*3000 M*
	Action Project 03: *Negombo - Meerigma Railway development project*	*CGR, UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	
	Action Project 04: *Negombo - Puttalam Railway Improvement project from 18th post – to Puttalam double line*	*CGR, UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000 M*
	Action Project 05: *Railway Station Improvement Project*	*CGR, UDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*1500 M*
	Action Project 06: *Lellama Onsite Car Parking Development Project*	*FARD, UDA, NMC*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*500 M*
	Pedestrian Service Development Strategy			
	Action Project 01: *Pedestrian Overhead Bridge Development Linking Existing Project*	*UDA, RDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*2000 M*
	Action Project 02: *Pedestrian Walkway Improvement in DS.Senanayake Mawatha*	*UDA, RDA*	• *Feasibility Study* • *Design and Consultancy Services* • *Construction*	*150 M*

Plan	Sub Plans & Action Projects	Relevant Institution (Annexure 11)	Responsibilities of the Institute for Implementing the Project	Tentative Cost (Millions)
Conservation and Public Open Spaces Plan (under the environment sustainable Strategy)	Environment Conservation & Management Plan	DF, UDA, SLRDC, CCD, DWC	• Feasibility Study Design and Consultancy Services Construction	
	The Environment Conservation Strategy			
	Action Project 01: Water Transportation Development Project along the Hamilton Canal	SLIDA, UDA, SLRDC, DI, DWC	• Feasibility Study • Design and Consultancy Services • Construction	
	Action Project 02: Hamilton Canal Rehabilitation Project	SLIDA, UDA, SLRDC, DI	• Feasibility Study • Design and Consultancy Services • Construction	750 M
	Action Project 03: Kadolkele Mangrove Park Improvement Project	DF, DWC, LDA, SLIDA, UDA, SLRDC, DI	• Feasibility Study • Design and Consultancy Services • Construction	100 M
	Waste Management Strategy			
	Action Project 01: Sanitation and Hygiene Initiative for Towns in South West of Sri Lanka SHIFT Project	NWSDB, NMC, UDA	• Feasibility Study • Design and Consultancy Services • Construction	20 B
Social Development	Social Development Strategy			
	Kochchikade - Negombo Shopping Complex and Housing Development Project	NWSDB, NMC, UDA	• Feasibility Study • Design and Consultancy Services • Construction	2000 M
	Thaladuwa Housing Development Project	NWSDB, NMC, UDA	• Feasibility Study • Design and Consultancy Services • Construction	2000 M
	Kochchokade - Daluwakotuwa Housing Development Project	NWSDB, NMC, UDA	• Feasibility Study • Design and Consultancy Services • Construction	2000 M

DEFINITIONS

Threshold

the magnitude or intensity that must be exceeded for a certain reaction, phenomenon, result, or condition to occur or be manifested.

Source: Oxford English Dictionary

Beach Promenade

a long, open, level area, usually next to a river, sea or large body of water, where people may walk or indicates a place specifically intended for walking, though many modern promenades also allow bicycles and other nonmotorized transport.

ABBREVIATIONS

UDA	–	Urban Development Authority
RDA	–	Road Development Authority
NMC	–	Negombo Municipal Council
NDSD	–	Negombo Divisional Secretariat
SLTDA	–	Sri Lanka Tourism Development Authority
CCD	–	Department of Coast Conservation & Coastal Resource Management
FARD	–	Fishery and Aquatic Resource
SLPA	–	Sri Lanka Ports Authority
NWSDB	–	National Water Supply & Drainage Board
DF	–	Department of Forest
DA	–	Department of Archaeology
LDA	–	Lagoon Development Authority
CGR	–	Department of Sri Lanka Railway
SlRDC	–	Sri Lanka Land Reclamation & Development Cooperation
NARA	–	National Aquatic Resources Research and Development Agency
DI	–	Department of Irrigation
DWC	–	Department of Wildlife Conservation
PD	–	Prison Department
MC	–	Municipal Council
UC	–	Urban Council
PS	–	Pradeshiya Sabha
GN	–	Grama Niladari
NDVI	–	Normalized Difference Vegetation Index
Mv	–	Mawatha
SWM	–	Solid Waste Management
NGO	–	None Governmental Organization
CEB	–	Ceylon Electricity Board

List of Maps

Map2.1	Location of Negombo MC Area	11
Map 2.2	Urban Hierarchy of Gampaha District	18
Map 2.3	Sensitivity Analysis of Negombo	19
Map 2.4	Connectivity of Negombo	20
Map 2.5	Development Pressure of Negombo	21
Map 3.1	Blue - Green Network of Negombo	25
Map 3.2	NDVI Analysis of Negombo 2005 and 2017	32
Map 5.1	Negombo Lagoon and Its fronts	47
Map 5.2	Potentials attached to unique water environment of Negombo	48
Map 5.3	Fish Breeding Sites in Negombo	51
Map 5.4	Illustration of KBI Airport close proximity to Negombo	53
Map 5.5	Beach strip of Negombo	55
Map 5.6	Aero City Plan	58
Map 6.1	Proposed Landuse Plan of Negombo	76
Map 6.2	Health Facilities of Negombo	78
Map 6.3	Educational Services Catchment	80
Map 6.4	Proposed Housing Density in Negombo	82
Map 6.5	Parks &Cinema Facilities in Negombo	84
Map 6.6	Sports Facility Catchment in Negombo	85
Map 6.7	Public Market Facility Catchment in Negombo	86
Map 6.8	Transport Development Plan of Negombo	89
Map 6.9	Water Supply Plan of Negombo 2030	91
Map 6.10	MV Distribution System	94
Map 6.11	Waste and Sewerage Management Plan	99
Map 6.12	Core Area Development Plan of Negombo	105
Map 6.13	Tourism and Fishery Development Plan	108
Map 6.14	Wetland Plan of Negombo	113
Map 6.15.	Proposed PORS Plan of Negombo	117

List of Tables

Table 1.1	Key Stakeholders of Negombo Development Plan	04
Table 2.1	Population Statistics of Negombo MC	15
Table 3.1	Bio Diversity of Negombo	24
Table 3.2	Landuse of Hamilton Canal &Its Environs	30
Table 5.1	Goal Based Summarized SWOT Analysis	42
Table 5.2	Bio Diversity in Negombo Lagoon Area	49
Table 5.3	Bio Diversity in Negombo Beach Area	49
Table 5.4	Negombo's role as a Regional Facilitator	52
Table 5.5	Landuse Percentage along the Beach strip	55
Table 6.1	The Standards of the Distance to Health Facilities	77
Table 6.2	Zonal Residential Distribution of Negombo	81
Table 6.3	The Standards of the Distances to Recreational Facilities	83
Table 6.4	Calculation of Water Demand in 2017, 2030	90
Table 6.5	Long Term Proposals for Improvement of Electricity Facilities	93
Table 6.6	Waste Water Demand in 2017,2030	95
Table 6.7	Calculation of Waste Water Discharges according to Zones 2030	97
Table 6.8	Types of Waste in Negombo MC Area	100
Table 6.9	Percentages of Sectoral Generation of Solid waste	100
Table 6.10	Generation of Solid Waste according to Zones in 2017 and 2030	101
Table 6.11	Segregation of Waste	102
Table 6.12	Blue & Green Spaces of Negombo	111
Table 6.13	Specifications for Canal Reservations	111
Table 6.14	Coastal Setbacks of Negombo	112
Table 6.15	Existing PORS – 2018	114
Table 6.16	Proposed Public Outdoor Recreation Space Plan for Negombo MC Area 2018 – 2030 100	115
Table 6.17	PORS Permitted Activities	115
Table 6.18	Proposed Action Projects	121
Table 6.19	Institutional Setting	172

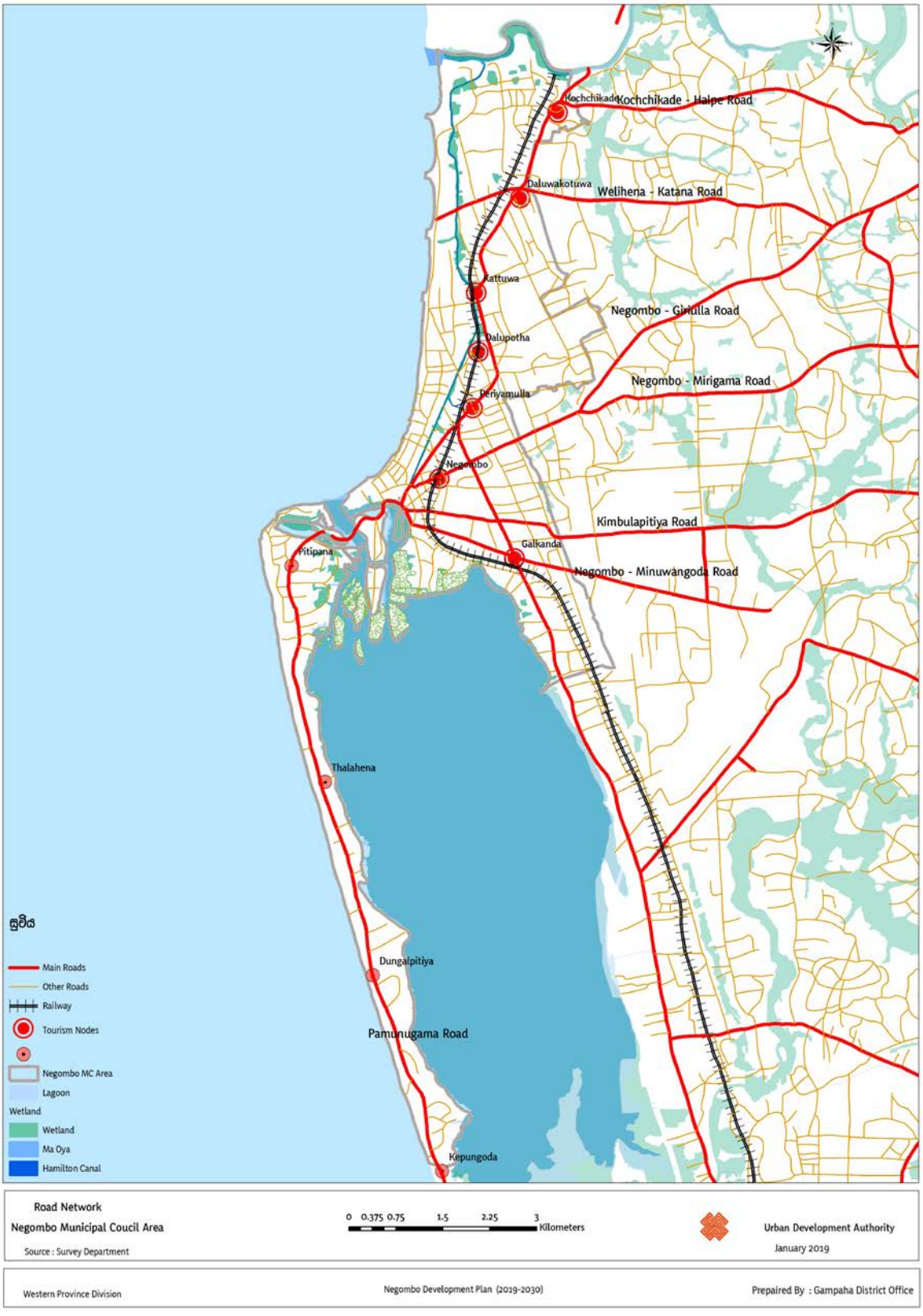
List of Figures

Figure 1.1	Planning Process of Negombo Development Plan	06
Figure 2.1	Dutch Fort in Negombo	12
Figure 2.2	Front Elevation of Dutch Fort	12
Figure 2.3	Three Major Sectors of Economy	13
Figure 2.4	Tourism Attraction Representation	14
Figure2.5	Fish Production of Negombo in National Context	15
Figure 2.6	Marine Fish Production by Fishery Districts/Mt-2015	15
Figure 3.1	Landuse Percentages along the Beach Strip	26
Figure 3.2	Composition of Landuse along the Beach Strip	26
Figure 3.3	Brown's Beach Site	27
Figure 3.4	Beach Strip of Negombo	27
Figure 3.5	Ethukala Site	27
Figure 3.6	Morawala Site	27
Figure 3.7	Cross Section of Ethukala Area	28
Figure 3.8	Locations of Cross Sections	28
Figure 3.9	Cross Section of Doowa	28
Figure 3.10	Cross Section of Pitipana	28
Figure 3.11	Illustration of Pitipana Site	29
Figure 3.12	Locations of images	29
Figure 3.13	Illustration of Munnakkare	29
Figure 3.14	Illustration of Katunayake	29
Figure 3.15	Illustration of Dungalpitiya	29
Figure 3.16	Landuse along Hamilton Canal	30
Figure 3.17	Illustration of Encroachment of Lagoon	31
Figure 5.1	Boat anchoring at lagoon	54
Figure 5.2.	Negombo lagoon &its environs	54
Figure 5.3	Waste Dumping at lagoon	54
Figure 5.4	Backyards of Homesteads	54
Figure 5.5	Lagoon Mouth	54
Figure 5.6	Brown's & Ethukala Sites	55
Figure 5.7	Morawala Site	55

Figure 5.8	Number of Fishing Boats by Districts	56
Figure 5.9	Waterscape of Negombo	59
Figure 5.10	Architectural Illustration of Negombo	61
Figure 5.11	Tourist Arrivals for Negombo	63
Figure 5.12	Room Capacity of Hotels in Negombo	63
Figure 5.13	Negombo Dutch Fort	64
Figure 5.14	Project Brief of Sanitation & Hygiene Initiative for Town in South West of Sri Lanka	66
Figure 6.1	Concept Plan of Negombo	69
Figure 6.2	Cross section of Low Dense Zone of Negombo	70
Figure 6.3	Cross section of High Dense Promotional Tourism Zone of Negombo	71
Figure 6.4	Cross section of Low Dense Heritage Tourism Zone of Negombo	71
Figure 6.5	Cross section Moderate Dense Blue Tourism Zone of Negombo	72
Figure 6.6	Cross section High Dense Fishery Oriented Residential Zone of Negombo	72
Figure 6.7	Cross section of Low Dense Eco Conservation Zone of Negombo	73
Figure 6.8	Cross section of High Dense Special Commercial Zone of Negombo	73
Figure 6.9	Cross section of Moderate Dense Residential Zone of Negombo	74
Figure 6.10	Cross section of Negombo City Form	74
Figure 6.11	Cross section of Puttalm – Colombo Highway	88
Figure 6.11	Cross section of Poruthota Road	88
Figure 6.12	Distribution of Electricity in Negombo	92

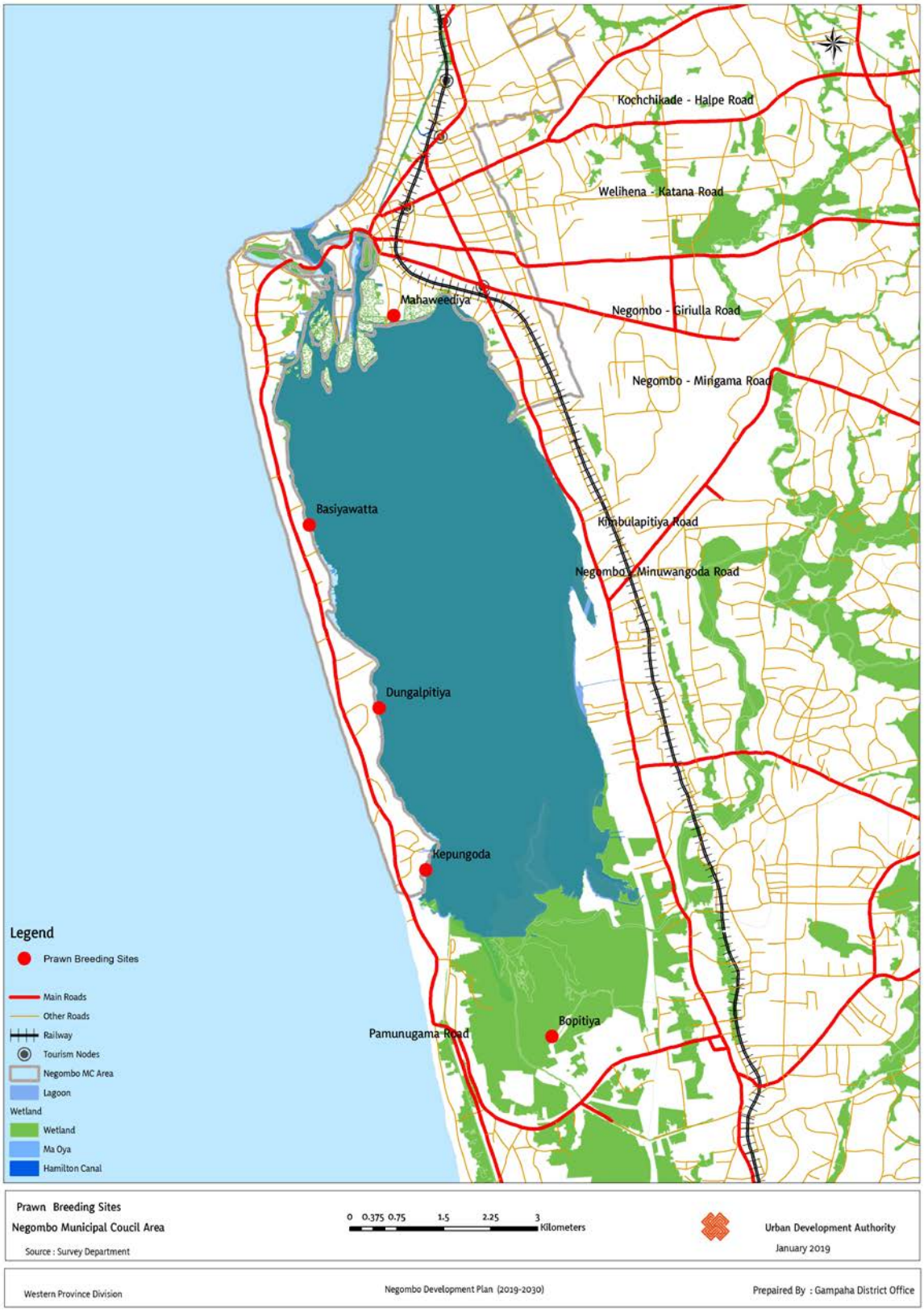
Annexures

Annexure 01 : Road Network of Negambo



Source: *UDA,2018*

Annexure 02. Prawn Breeding Sites of Negombo



Source: *UDA,2018*

Annexure 03 : Urban festivals in Negombo

Festivals of Negombo

Fisherman Holy Festival (March)

Kite Festival (August)

Veil Cart Festival

Annual Feast Ceremony of all churches (January - September)

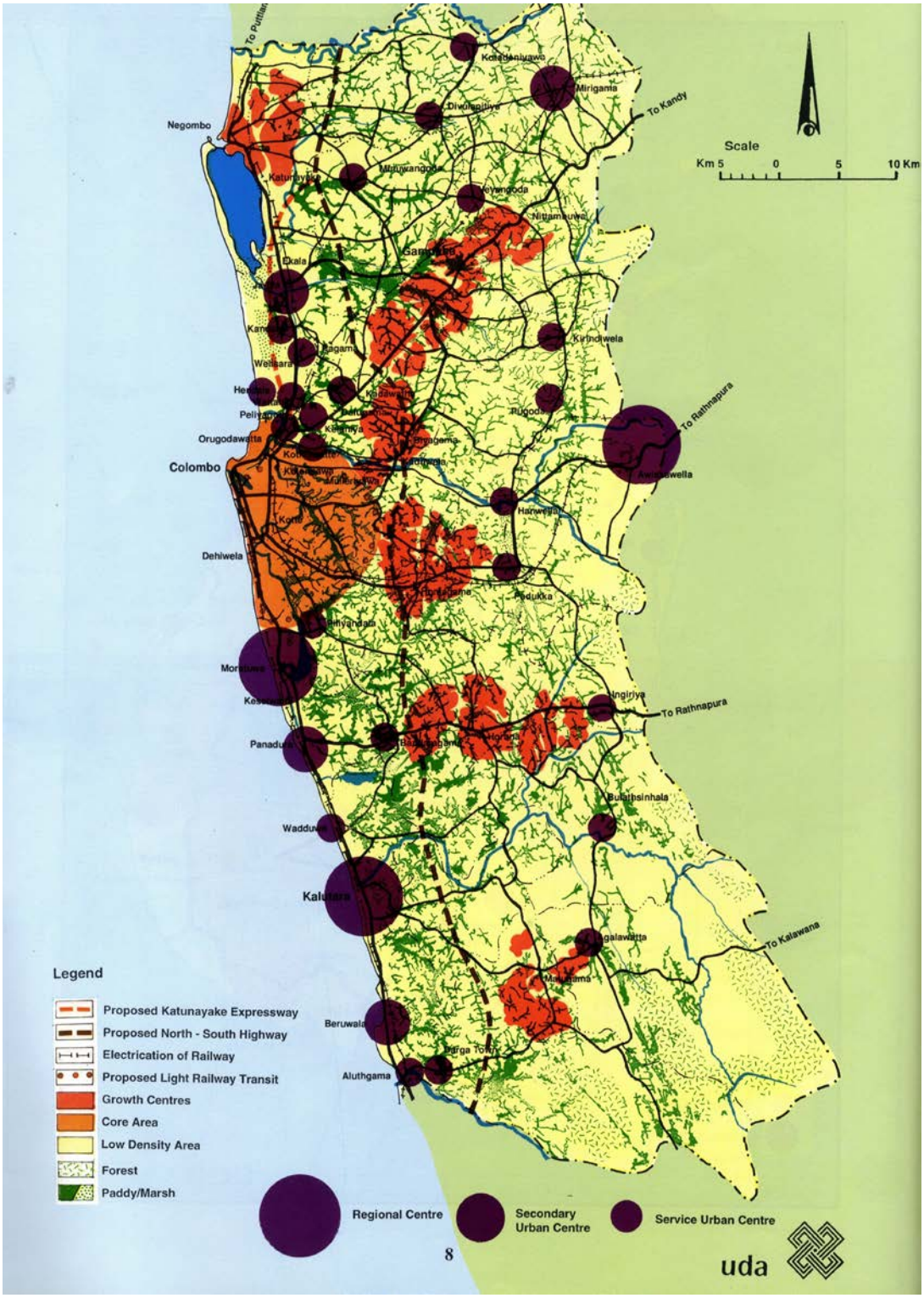
Duwa Passion Play

Source: *UDA,2018*

Annexure 04 : CESMA Plan

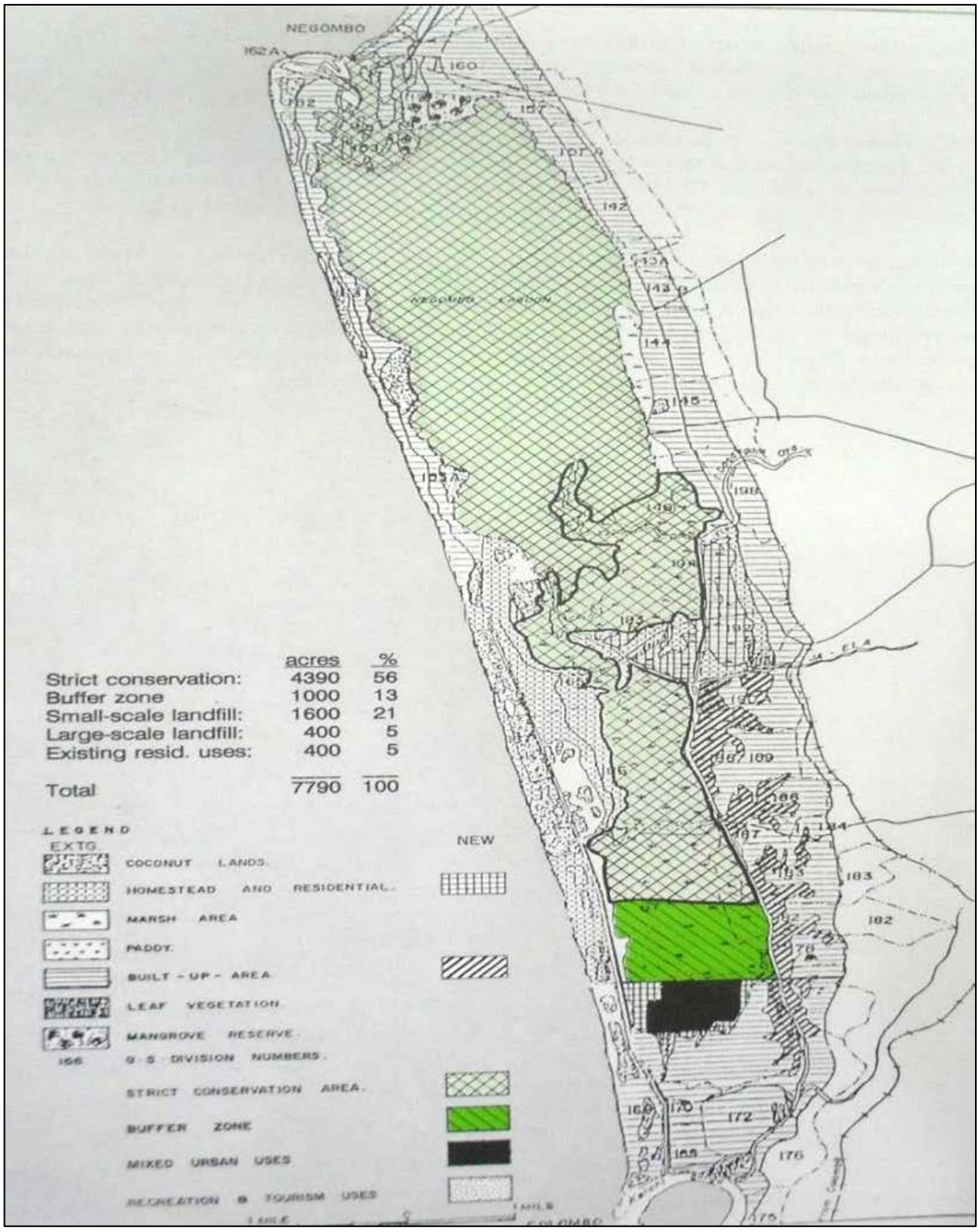
Source: CESSMA PLAN

Annexure 05 : CMRSP Plan



Source: *CMRSP Plan*

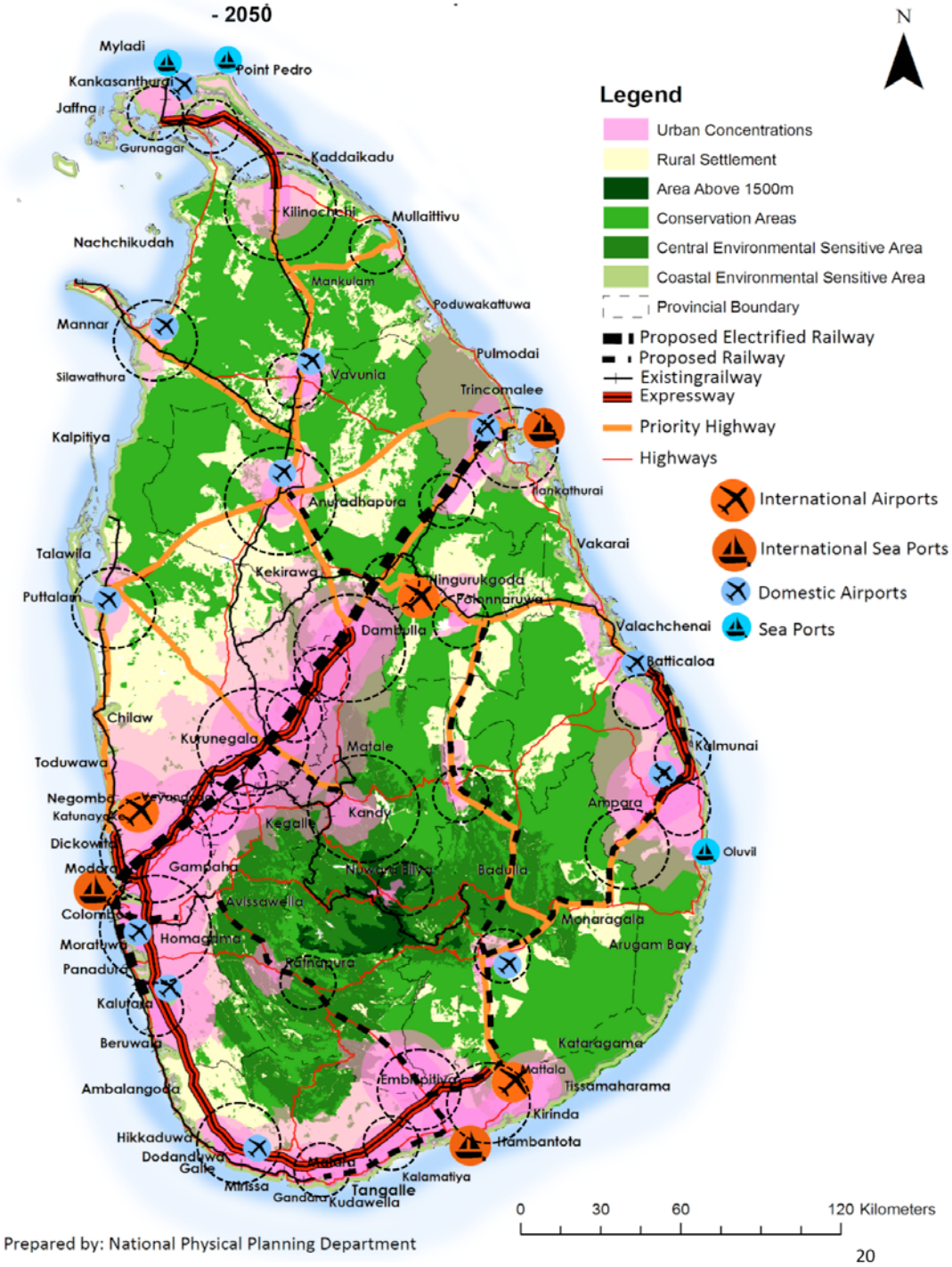
Annexure 06 : Muthurajawela Master Plan



Source: Muthurajawela Master Plan

Annexure 07 : National Physical Plan

Figure 5: The Proposed Spatial Configuration of the Physical Environment - 2050

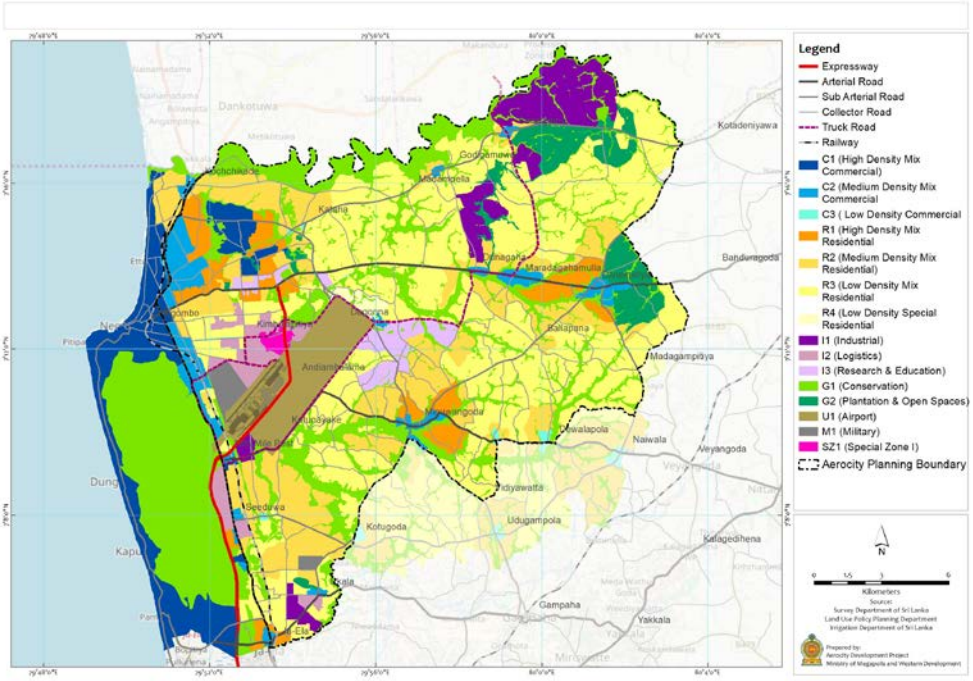


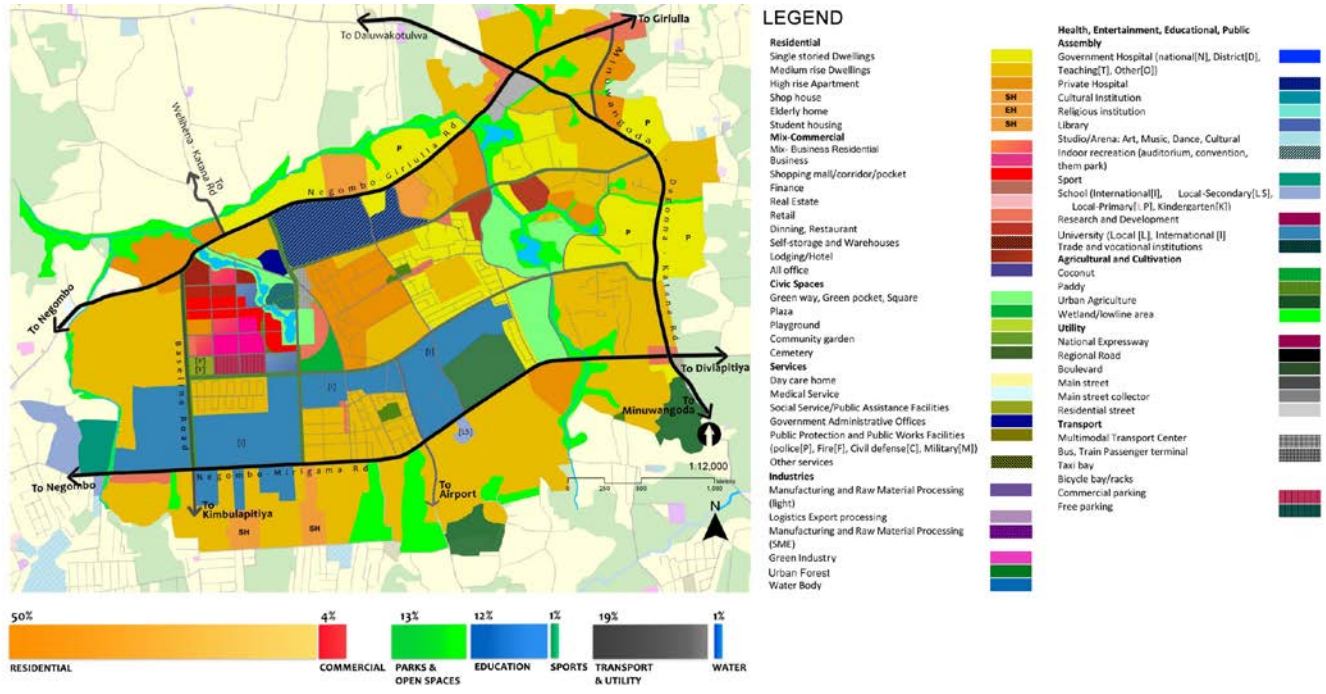
Prepared by: National Physical Planning Department

National Physical Plan 2050 - Updates- 2017 (Summary)

Source: *National Physical Plan,2018*

Annexure 08 : Aero City Plan and BIA Gate Way Project





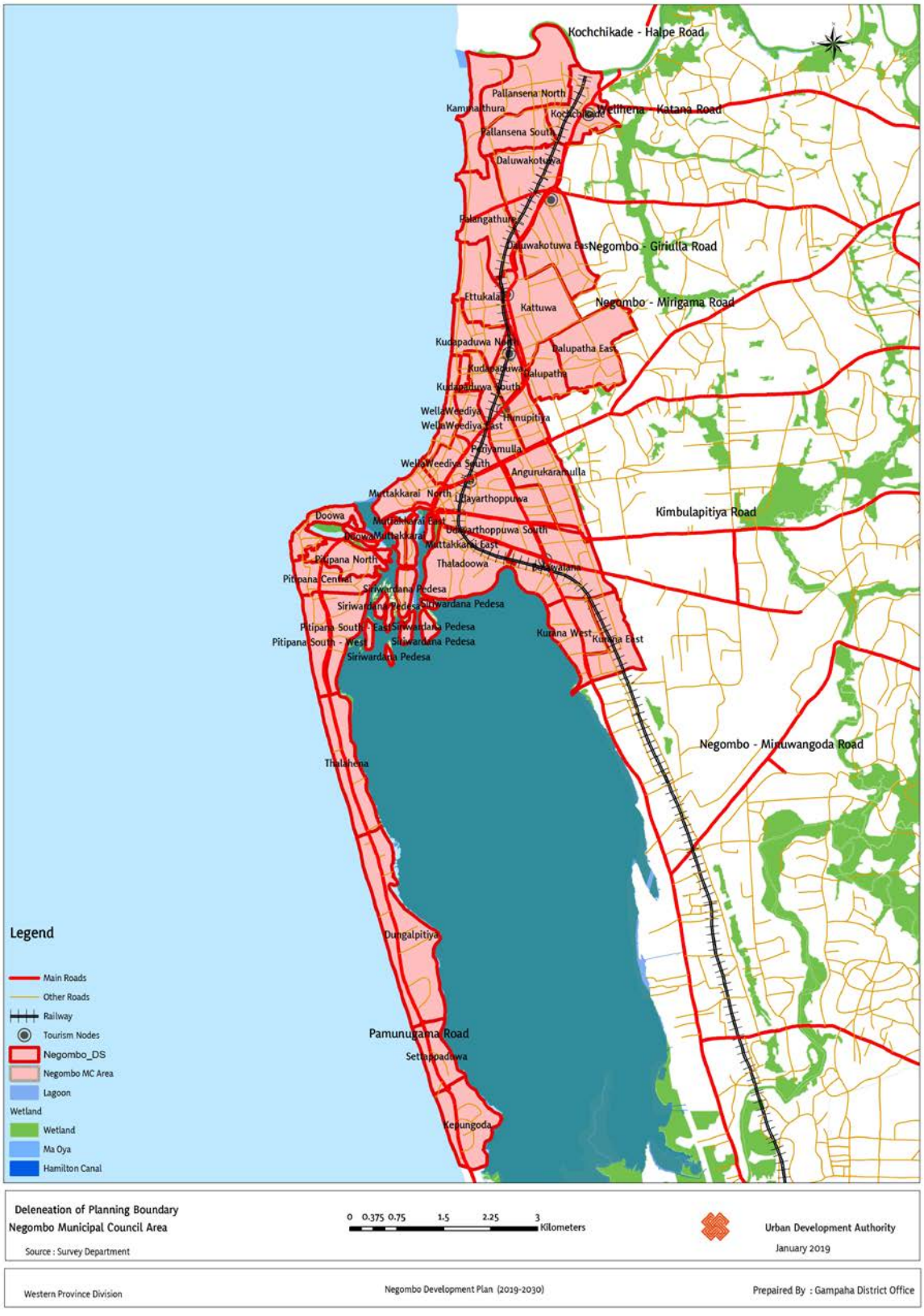
Source: *Aero City Plan and BIA Gate Way Project,2017*

Annexure 09 : Criteria of Development Pressure

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

Source: UDA 2018

Annexure 10 : Deleneation of Planning Boundary



Source: *UDA 2018*

Annexure 11 : List of GN Divisions.

GN No	GN
77	Pallansena North
76	Pallansena South
77/A	Kammalthura
78	Kochchikade
74	Daluwakotuwa
74/ A	Daluwakotuwa East
75	Kattuwa
75/A	Palagathure
73	Ettukala
73/A	Kudapaduwa
73/B	Kudapaduwa North
73/C	Kudapaduwa South
72	Dalupotha
72 / A	Dalupotha East
158	Wella Weediya
158 A	Wella Weediya South
158 B	Wella Weediya East
159/A	Hunupitiya
159	Periyamulla
160	Udayarthoppuwa
160/B	Udayarthoppuwa South
161/A	Angurukaramulla
161/A	Thaladuwa
156	Muttakkarai
156/A	Muttakkarai North
156/B	Muttakkarai East
162	Pitipana North
162/ A	Doowa
162/B	Pitipana South
162/C	Pitipana South – East

GN No	GN
162/D	Pitipana Central
163	Thalahena
163 /A	Kepungoda
163/ B	Dungalpitiya
156/C	Siriwardena Place
163/C	Sethapaduwa
157	Bolawalana
157 / A	Kurana East
157 /B	Kurana West

Source: Negambo MC,2018

Annexure 12 : Benchmarks for the SMART Cities

Benchmarks of SMART Cities		
Sl No	Parameter	Benchmarks
A	**Transport**	Maximum Travel time of 30 minutes in Small and Medium size cities and 45 minutes in Metropolitan Areas
		Continued unobstructed footpaths of minimum 2m wide on either side of all streets with row 12 m or more
		Dedicated or physically segregated bicycle tracks with a width of 2m or one in each direction should be provided on streets or carriage way larger than 10 m (not Row)
		High Quality and High Frequency mass transport within 800m (10 -15-minute walking Distance) of All residences in areas over 175 persons /ha of Built Areas
		Access to Para Transit within 300m walking distance
B	**Spatial Planning**	175 Persons per Ha along transit Corridors
		95% of Residences should have daily needs retail, parks, primary schools and recreational areas accessible within 400m walking distance.
		95% of Residences should have access to employment and public and institutional services by public transport or bicycle or walk.
		At least 20 % of all residential units to be occupied by economically weaker sections in each Transit Oriented Development Zone 800m of Transit Stations
		At least 20 % of all residential and 30% commercial/institutional in every TOD Zone within 800m of Transit Stations
C	**Water Supply**	24*7 Supply of Water
		100% household with direct water supply connections
		135 Liters of Per Capita Supply of Water
		100 % metering of Water Connections
		100 % efficiency in collection of Water Related Charges
J	**Healthcare Facilities**	Availability of Telemedicine Facility to 100% residents
		30 minutes emerging response time
		1 dispensary for every 15000 residents
		Nursing home,child,welfare and maternity centre – 25 to 30 beds per lakh population
		Intermediate Hospital (Category B) 80 beds per lakh population
		Intermediate Hospital (Category A) 200 beds per lakh population
		Multi Speciallity Hospital 200 beds per lakh population
		Speciallity 200 beds per lakh population
		General Hospital 500 beds per lakh population
		10020 Family Welfare Centre for every 50,000 residents
		1 Diagnostic Centre for every 50,000 residents

J	***Healthcare Facilities***	*1 Veterinary Hospital for every 5 lakh residents*
		1 Dispensary for pet for every 1 lakh residents
R	***Education***	
1	***Pre-Primary to Secondary Education***	*Area equivalent to 15% of residential area for building hospitals*
		1 Pre-Primary/ Nursery School for every 2500 residents
		1 Primary School (Class I to V) for every 5000 residents
		1 Senior Secondary School (Class VI to XII) for every 7500 residents.
		1 Integrated School (Class I to XII) per lakh of Population
		1 School for physically challenged for every 45000 residents
		1 school for mentally challenged for 10 lakh population
2	***Higher Education***	*1 college per 1.25 lakh population*
		1 University
		1 technical education center per 10 lakh population
		1 veterinary institute
		1 paramedical institute per 10 lakh population
		1 other professional college per 10 lakh population
		1 medical college per 10 lakh population
		1 Engineering college per 10 lakh population
L	***Fire Fighting***	*1 Fire station per 2 lakh population/ 5-7 km radium*
		1 sub – fire station with 3 – 4 km radium
M	***Others***	*Use of renewable energy in all sectors*
		Cities to formulate building and parking standards
		3D maps on GIS of property and and all services – power, water supply, sewerage etc.
		Double entry accounting on real time basis
		Common ducting for all services
		Adherence to green building norms
		Rooftop solar panels on all public, intuitional and commercial buildings as well as multistoried residential housings

Source: *Benchmarks for the SMART Cities*

Annexure 13 : Proposed Road Widths and Building limits of Negombo

Road No	Road Name	Road Width (Meter)
First Priority Roads		
	Negombo – Puttlam Highway	*30*
	Ja Ela – Pamunugama Road	*25*
	Negombo – Mirigama Road	*25*
	Negombo – Giriulla Road	*25*
	Poruthota Road	*20*
Second Priority Roads		
	Main Street	*09*
	DS Senanayake Mawatha	*09*
	Kochchikade – Halpe Road	*09*
	Katana – Welihena Road	*09*
	St Ann's Road	*09*
	Madampalla Road	*09*
	Ethukala Road	*9*
Third Priority Roads		
426	*School Lane*	*4.5*
427	*Prasanna Mawatha*	*4.5*
428	*John Wesly Mawatha 1st Cross Road*	*4.5*
429	*John Wesly Mawatha*	*6.0*
430	*Baduwathha Road*	*4.5*
431	*Sudu Nelum Mawatha*	*4.5*
432	*Temple Road*	*4.5*
433	*Baduwatta Playground Road*	*6.0*
434	*Galkatuwa Road*	*6.0*
435	*Galkatuwa Road 1st Cross Road*	*4.5*
436	*Galkatuwa Road 2nd Cross Road*	*4.5*
437	*Galkatuwa Road 3rd Cross Road*	*4.5*
438	*Galkatuwa Road 4thcross Road*	*4.5*
439	*St.Mary's Mawatha*	*4.5*
440	*Masahira Lane*	*6.0*

441	Sebastian Place	6.0
442	Lewis Place 1st Cross Road	4.5
443	Cematary Road 1st Cross Road	4.5
444	Mariyan Road	9.0
445	Cemetary Road 2nd Cross Road	4.5
446	Don Bosco Road 1st Cross Road	4.5
447	Ramlin Mawatha	7.5
448	Don Bosco Road 2nd Cross Road	4.5
449	Don Bosco Lane	4.5
450	Dn Bosco Road	6.0
451	Cemetery Road	12
452	Lewis Place 2nd Cross Road	4.5
453	Lewis Place 3rd Cross Road	4.5
454	Pereraa Place	6.0
455	Senawirathne Mawatha	4.5
456	3rd Caron Place	6.0
457	Luwis Place 4th Cross Road	45
458	Sea Wiew	4.5
459	Lewis Place	12
460	Rosary Road	4.5
461	Dominiciun Sami Road	4.5
462	Peter Mendis Road 1st Cross Road	4.5
463	Lurdu Lane	4.5
464	Peter Mendis Road	6.0
465	Peter Mendis Road 2nd Cross Road	4.5
466	Peter Mendis Road 3rd Cross Road	4.5
467	Lewis Place 5th Cross Road	4.5
468	Rosary Lane	4.5
469	Peter Mendis Road 4th Cross Road	4.5
470	Lurdu Mawatha	4.5
471	Peter Mendis Road 5th Cross Road	4.5
472	Peter Mendis Road 6th Cross Road	4.5
473	Roasary Road	6.0
474	Cemetary Road 3rd Cross Road	4.5
475	Cemetary Road 4th Cross Road	4.5
476	Cemetary Road 5th Cross Road	4.5
477	Thushara Mawatha	6.0
478	Anderson Road 1st Cross Road	4.5
479	Anderson Road	7.5
480	Anderson Road 2nd Cross Road	4.5

481	Peter Mendis Road 7th Coss Road	4.5
482	Anderson Road	4.5
483	Kerthisingha Place 1st Cross Road	4.5
484	Luwis Place 6th Cross Road	4.5
485	Luwis Place 7th Cross Road	4.5
486	Keerthisinghe Place	6.0
487	Cemetary Road 6th Cross Road	4.5
488	Bingurahena Road 1st Cross Road	4.5
489	Bingurahena Road 2nd Cross Road	4.5
490	Bingurahena Road (Mark Road)	6.0
491	Mark Lane	6.0
492	Mark Lane 1st Cross Road	4.5
493	Mark Road	4.5
494	Mark Lane 2nd Cross Road	4.5
495	Bingurahena Road 3rd Cross Road	4.5
496	St.Anthony's Lane	6.0
497	St Anthony's Road 4th Crss Road	4.5
498	St Anthony's Road 3rd Crss Road	4.5
499	St Anthony's Road 2nd Crss Road	4.5
500	St.Anthony's Road	6.0
501	Adnivas Road 1st Cross Road	4.5
502	Adnivas Road 2ndcross Road	4.5
503	Adnivas Road 3rdcross Road	4.5
504	Mark Road 1st Cross Road	4.5
505	Adnivas Road 4thcrss Road	4.5
506	Prajasewa Road	4.5
507	Mark Road 2nd Cross Rad	4.5
508	Mark Road 3rdcross Rad	4.5
509	Mark Road 4th Cross Rad	4.5
510	Mark Road 5thcross Rad	4.5
511	Mark Road 6th Cross Rad	4.5
512	Mark Road 7th Cross Rad	4.5
513	Mark Road 8thcross Rad	4.5
514	Prajasewa Road 1st Cross Road	4.5
515	St.Anthony's Road 1st Cross Road	4.5
516	Fathima Road 3rd Lane	4.5
517	Fathima Road 2nd Lane	4.5
518	Fatima Road	4.5
519	Fatima Road 1st Lane	4.5
520	Fatima Road 4th Lane	4.5

521	Fatima Road 5th Lane	4.5
522	Adiniwasa Road 5th Cross Road	4.5
523	Adiniwasa Road	12
524	Madhu Mawatha	4.5
525	Madhu Mawatha 1st Cross Rooad	6.0
526	Canel Road	6.0
527	Canel Road 1st Cross Road	4.5
528	Canel Road 2nd Cross Road 3rd Lane	4.5
529	Canel Road 2nd Cross Road 2nd Lane	4.5
530	Canel Road 2nd Cross Road	6.0
531	Canel Road 1st Cross Road 1st Lane	4.5
532	Canel Road 3rd Cross Road	4.5
533	Old Chillaw Road 1st Cross Road	4.5
534	Ramani Mawatha	4.5
535	Ramani Maatha 1st Cross Road	4.5
536	Sea Street 1st Cross Road	4.5
537	Bollongna Mawatha	4.5
538	St.Reeta Road	4.5
539	Cardinal Cooray Mawatha	4.5
540	Joseph Mawatha	4.5
541	Lakshman Mawatha	6.0
542	St.Sebastian Road	9
543	Sea Street 2nd Cross Road	4.5
544	Mazenod Mawatha	4.5
545	Sooriya Mawatha	6.0
546	Sebastian Lane	4.5
547	Sea Street 2nd Cross Road	4.5
548	Sea Street 3rd Cross Road	4.5
549	Sea Street 4th Cross Road	4.5
550	Ganeshan Lane	4.5
551	Asarappa Lane	4.5
552	Muththumari Amman Road	6.0
553	Allas Road 3rd Cross Road	4.5
554	Allas Road 2nd Cross Road	4.5
555	Allas Road	6.0
556	Mosue Lane	4.5
557	Mosque Street	6.0
558	Allas Road 1st Cross Road	6.0
559	Menshon Road	4.5
560	Old Chillaw Road 5th Cross Road	4.5

561	Old Chillaw Road 7th Cross Road	4.5
562	Old Chillaw Road 9th Cross Road	4.5
563	Old Chillaw Road 2nd Cross Road	6.0
564	Old Chillaw Road 3rd Cross Road	4.5
565	Old Chillaw Road 4th Cross Road	4.5
566	Awe Maria Road 4th Cross Road	4.5
567	Ninniyan Road 1st Cross Road	4.5
568	Old Chillaw Road	9.0
569	Ave Maria Road 3rd Cross Road	4.5
570	Ninniyan Road	4.5
571	Awe Maria Road	9.0
572	Old Chillaw Road 6th Cross Road	4.5
573	Ave Maria Road 2nd Cross Road	4.5
574	Old Chillaw Road 8th Cross Road	4.5
575	Ave Maria Road 1st Cross Road	4.5
576	Fernando Road	12
577	St. Peter's Road	4.5
578	Main Street 8th Cross Road	4.5
579	Old Chillaw Road 10th Cross Road	4.5
580	Annavi Road	6.0
581	Main Street 9th Cross Road	4.5
582	Main Street 7th Cross Road	4.5
583	Main Street 7th Cross Road 1st Lane	4.5
584	Main Street	12
585	Main Street 6th Cross Road	4.5
586	Main Street 5th Cross Road	4.5
587	Main Street 1st Cross Road	4.5
588	Colombo Chillaw Road 39th Cross Road	4.5
589	Colombo Chillaw Road 40 Ndcross Road	4.5
590	Colombo Chillaw Road 42ndcross Road	4.5
591	Colombo Chillaw Road 41stcross Road	4.5
592	Colombo Chillaw Road 38 Th Cross Road	4.5
593	Saunders Road	7.5
594	Colombo Chillaw Road 37th Cross Road	4.5
595	Colombo Chillaw Road 36th Cross Road	4.5
596	Colombo Chillaw 35th Cross Road	4.5
597	Colombo Chillaw 34th Cross Road	4.5
598	Jumma Masjeed Road 1stcross Road	4.5
599	Jumma Masjeed Road 4thcross Road	4.5
600	Deem Watta Road	4.5

601	Saunders Road 1st Cross Road	4.5
602	Saunders Road 2nd Cross Road	4.5
603	Saunders Road 3rd Cross Road	4.5
604	Jumma Masjeed Road 6thcross Road	4.5
605	Jumma Masjeed Road 7thcross Road	4.5
606	Mirigama Road 1st Cross Road	4.5
607	Mirigama Road	12
608	Mirigama Road 5th Cross Road	4.5
609	Mirigama Road 7th Cross Road	4.5
610	Mosque Road	4.5
611	Moor Road 1st Cross Road	4.5
612	Moor Road 2nd Cross Road	4.5
613	Moor Road	6.0
614	Jumma Masjeed Road 5th Cross Road	4.5
615	Alah Saheed Marikkar Mawatha	4.5
616	Jumma Masjeed Road	12
617	Rahuman Khan Mawatha	4.5
618	Jumma Masjeed Road 3rd Cross Road	4.5
619	Jumma Masjeed Road 2nd Cross Road	4.5
620	Saheed Marikeer Road	4.5
621	Saheed Marikeer Road 3rd Cross Roads	4.5
622	Saheed Marikeer Road 1stcross Roads	4.5
623	Saheed Marikeer Road 2rd Cross Roads	4.5
624	Saheed Marikeer Road 4th Cross Roads	4.5
625	Saheed Marikeer Road 5th Cross Roads	4.5
626	Lasarez Road 1st Cross Road	4.5
627	Lasarez Road 2nd Cross Road	4.5
628	Lasarez Road 3rd Cross Road	4.5
629	Sellakanda Road 1st Cross Road	4.5
630	Lasarez Road 4th Cross Road	4.5
631	Lasarez Road 5th Cross Road	4.5
632	Rahuman Lane	4.5
633	Lasarez Road 6thcrossroad	4.5
634	Sellakanda Road 2nd Cross Road	4.5
635	Lsarez Road 7th Cross Road	4.5
636	Moor Road 3rd Cross Road	4.5
637	Lasarez Road	6.0
638	Lasarez Road 8th Cross Road	4.5
639	Lasarez Road 9th Cross Road	4.5
640	Saunders Road	4.5

641	Lasarez Road11th Th Cross Road	4.5
642	Mirigama Road 9th cross Road	4.5
643	Mirigama Road 8th cross Road	4.5
644	Nevil De Silwa Maawatha	4.5
645	Eveline Mawatha 1st Cross Road	6.0
646	Temple Road 1st Cross Road	4.5
647	Evlin Mawatha	4.5
648	Temple Road 2nd Cross Road	4.5
649	Mirigama Road 6th Cross Road	4.5
650	Mirigama Road 4nd Cross Road	4.5
651	Temple Road	12
652	Mirigama Road 3rd Cross Road	4.5
653	Mirigama Road 2nd Cross Road	4.5
654	Mudalindu Mendis Mawatha	4.5
655	Mudalindu Mendis Mawata 1st Cross Road	4.5
656	Temple Road 3rd Cross Road	4.5
657	Main Street 2nd Cross Road	4.5
658	Colombo –Chillaw Road 43rd Crossroad	4.5
659	Wijepala Mendis Mawatha	4.5
660	Main Street 3rd Cross Road	4.5
661	Main Street 4th Cross Road	4.5
662	Vetinary Surgen Office Road	4.5
663	Udayarthopuwa Road	7.5
664	Vetinary Surgeon Office Road 1st Cross Road	4.5
665	Udayarthopuwa Lane	4.5
666	Dehimalwatta Road	4.5
667	Dehimalwatta Road 1st Cross Road	4.5
668	Dr.Hector Fernndo Mawatha	12
669	Rajapaksha Broadwy -1	12
670	De Crues Road	12
671	Green Road	12
672	Green Road 1st Cross Road	4.5
673	Leitan Road	6.0
674	Grand Street 1st Cross Road	6.0
675	St.Mary's Road	9.0
676	Asarappa Road	15
677	Visirini Mawatha	6.0
678	Market Street	6.0
679	Belfer Street	6.0
680	Sea Street	12

681	Second Cross Street	6.0
682	King Geroge Drive	6.0
683	Earlde Alwis Mawatha	7.5
684	Sea Street 2nd Cross Road	4.5
685	Stepata Walk Road	7.5
686	Selbi Road 1st Cross Road	7.5
687	Selbi Road 2nd Cross Road	7.5
688	Circular Road	12
689	1st Cross Road	6.0
690	Mudalinda Mawatha	6.0
691	3rd Cross Road	6.0
692	4th Cross Road	6.0
693	5th Cross Road	6.0
694	5th Cross Street 1st Lane	4.5
695	Mahaveediya	4.5
696	Grand Street	4.5
697	Bandaranayaka Square	6.0
698	Greens Road	6.0
699	Supermarket Road	6.0
700	D.S. Senanayaka Mawatha	12
701	St.Joseph Road 9th Cross Road	4.5
702	St.Joseph Mawatha 7th Cross Road	6.0
703	Thammita Road	7.5
704	St.Joseph Mawatha5th Cross Road	4.5
705	Thammita Road 1st Cross Road	4.5
706	Thammita Road 2nd Cross Road	4.5
707	Thammita Road 4th Cross Road	4.5
708	Thammita Road 3rd Cross Road	4.5
709	Rukmani Dewi Maatha	7.5
710	Rukmani Devi Mawatha 10th Cross Road	4.5
711	Rukmani Devi Mawatha 9th Cross Road	4.5
712	Rukmani Devi Mawatha 8h Cross Road	6.9
713	Rukmani Devi Mawatha 7th Cross Road	4.5
714	M. Pius Fernando Mawatha	4.5
715	St.Philip Mery Mawatha	4.5
716	St.Joseph Mawatha	12
717	St. Joseph Mawatha 4th Cross Road	4.5
718	St. Joseph Mawatha 3rd Cross Road	4.5
719	Rukmani Devi Mawatha 6th Cross Road	4.5
720	Rukmani Devi Mawatha 4th Cross Road	4.5

721	Hugo Fernando Mawatha	4.5
722	Rukmani Devi Mawatha 5th Cross Road	4.5
723	Rukmani Devi Mawatha 3rd Cross Road	4.5
724	Rukmani Devi Mawatha 1stcross Road	4.5
725	Rukmani Devi Mawatha 2ndcross Road	4.5
726	Colombo-Chillaw Road 46th Cross Road	4.5
727	Colombo-Chillaw Road 47th Cross Road	4.5
728	Colombo-Chillaw Road 48th Cross Road	6.0
729	Colombo-Chillaw Road 49th Cross Road	4.5
730	St.Joseph Mawatha 1st Cross Road	4.5
731	Colombo –Chillw Road 50th Cross Road	4.5
732	Gladier Livera Mawatha	4.5
733	De.Silva Mawatha	6.0
734	De Silva Mawatha 1st Cross Road	4.5
735	Colombo –Chillaw Road 44th Cross Road	4.5
736	Abesekara Mawatha	4.5
737	Katuwapitiya Rod 2nd Cross Road	4.5
738	Katuwapitiya Rod 3rd Cross Road	4.5
739	Katuwapitiya Rod 4th Cross Road	4.5
740	Katuwapitiya Rod 5th Cross Road	4.5
741	Katuwapitiya Rod 6thcross Road	4.5
742	Katuwapitiya Rod	4.5
745	Temple Road 5th Cross Road	4.5
746	Peter Place Mawatha	6.0
747	Peter Lane	4.5
748	Weboda Road 1st Cross Road	6.0
749	Rubber Watta Road	4.5
750	Gomes Watta Road	4.5
751	Weboda Road	6.0
752	Weboda Road 2nd Cross Road	4.5
753	Temple Road 4th Cross Road	4.5
754	Prajapathi Gothami Road	4.5
755	Katuwapitiya Road 9th Cross Road	4.5
756	Weboda Road 3rd Cross Road	4.5
757	Weboda Road 4th Cross Road	4.5
758	Katuwapitiya Road 7th Cross Road	6.0
759	Katuwapitiya Road 8th Cross Road	4.5
760	Katuwapitiya Road 10th Cross Road	4.5
761	Dudly Senanayaka Mawatha	4.5
762	Katuwapitiya Road 9th Cross Road	4.5

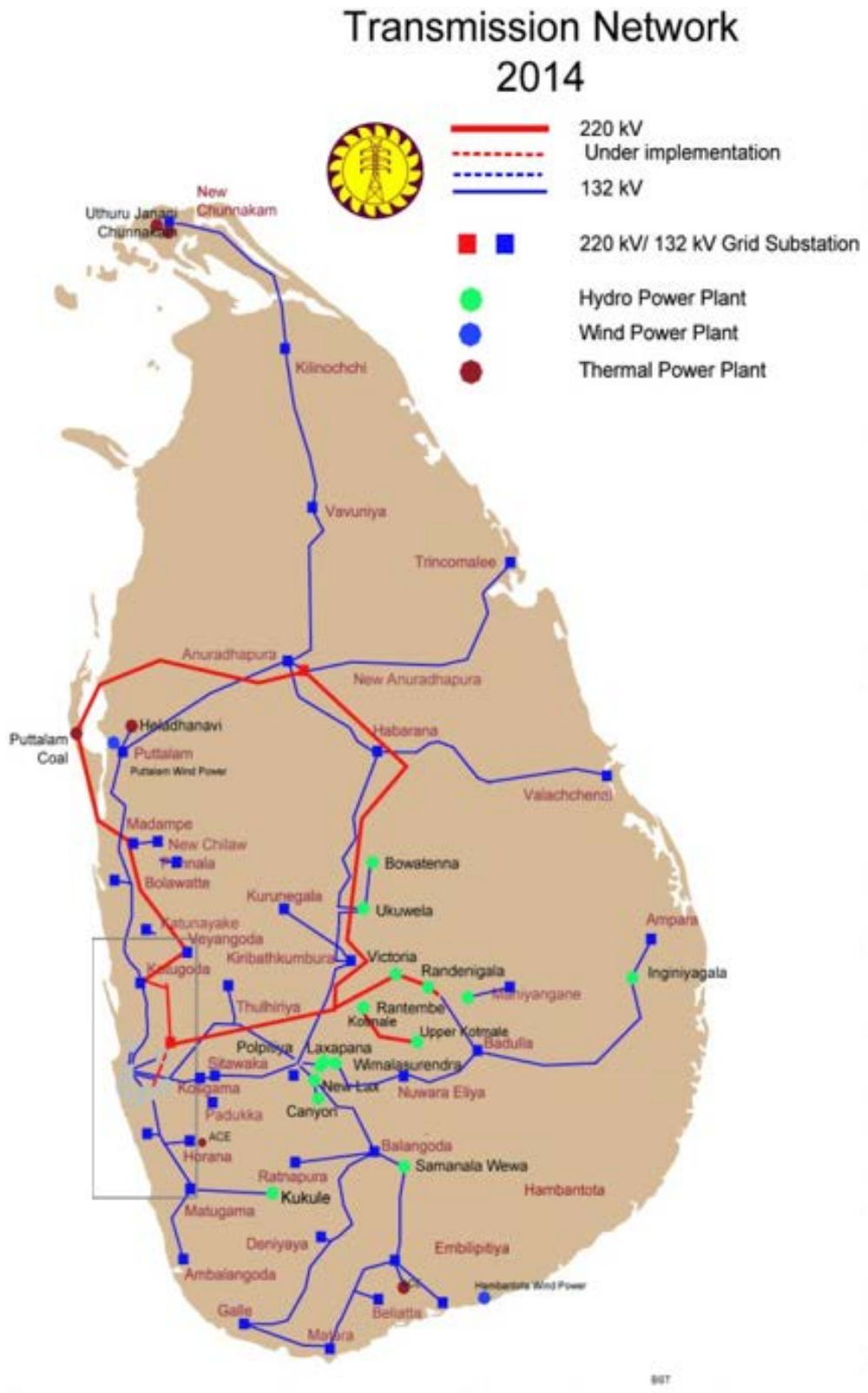
763	Dudly Senanayaka 1st Cross Mawatha	4.5
764	Weboda Road 7th Cross Road	4.5
765	Weboda Road 5th Cross Road	4.5
766	Dudly Senanayaka Aroad 2nd Cross Road	4.5
767	Dudly Senanayaka Aroad 3rd Cross Road	4.5
768	Weboda Road 6th Cross Road	4.5
769	Weboda Road 8th Cross Road	4.5
770	Temple Road 6th Cross Road	4.5
771	Kimbulapitiya Road 1st Cross Road	4.5
772	Kimbulapitiya Road	12
773	Captain Botheju Mawatha	4.5
774	Wijepala Mendis Mawatha	7.5
775	Weboda Road 9th Cross Road	4.5
776	Weboda Road 10th Cross Road	6.0
777	Weboda Road 11th Cross Road	4.5
778	Kimbulapitiya Road 4th Cross Road	4.5
779	Weboda Road 12th Cross Road	4.5
780	Kimbulapitiya Road 5th Cross Road	4.5
781	Mihindu Mawatha	4.5
782	Convent Road 4th Cross Road	4.5
783	Convent Road	12
784	Church Road	4.5
785	Convent Road 4th Cross Road	4.5
786	Minuwangoda Road	12
787	Kimbulapitiya Road 3rd Cross Road	4.5
788	Kimbulapitiya Road 2nd Cross Road	4.5
789	Quintan Road	4.5
790	Colombo –Chillaw Road 52 Nd Cross Road	4.5
791	Colombo- Chillaw 54th Cross Road	4.5
792	Bolawalana Road 1st Cross Road	4.5
793	Convent Road 2nd Cross Road	4.5
794	Bolawalana Road	7.5
795	Seelawansa Samaru Mawatha	4.5
796	Minuwangoda Road 2nd Cross Road	4.5
797	Minuwangoda Road 3rd Cross Road	4.5
798	Minuwangoda Road 1st Cross Road	4.5
799	Sadasarana Mawatha	4.5
800	Minuwangoda Road 4th Cross Road	4.5
801	Sri Wickrama Rasijasinghe Mawatha 1st Cross Road	4.5
802	Sri Wickrama Rajasinghe Mawatha 3rd Cross Road	4.5

803	Minuwangoda Road 5th Cross Road	4.5
804	Sri Wickrama Rajasinghe Mawatha 2nd Cross Road	4.5
805	Sri Wickrama Rajasingha Mawatha 4th Cross Road	9.0
806	Sri Wickrama Rajasinghe Mawatha 5th Cross Road	4.5
807	Sri Wickrama Rajasinge Mawatha 6th Cross Road	9.0
808	Sri Wickrama Rajasinghe Mawatha 7th Cross Road	9.0
809	George Gunaratne Mawatha	9.0
810	Parakrama Mawatha 3rd Cross Road	6.0
811	St. Anne's Road 1st Cross Road	4.5
812	Jude's Mawatha 1st Cross Road - Part 2	4.5
813	Sri Wickrama Rajasinghe Mawatha	12
814	St. Jude's Mawatha - Part I	9.0
815	Keppetipola Road	4.5
816	Keppetipola Mawatha	6.0
817	Colombo -Chillaw Road 92nd Cross Road	4.5
818	Colombo -Chillaw Road 91st Cross Road	4.5
819	Colombo -Chillaw Road 90th Cross Road	6.0
820	Colombo -Chillaw Road 89th Cross Road	4.5
821	W.C. De Silva Mawatha	4.5
822	W.C. De Silva Mawatha 1st Cross Road	4.5
823	Colombo -Chillaw Road 87th Cross Road	4.5
824	Colombo -Chillaw Road 85th Cross Road	4.5
825	Colombo -Chillaw Road 84th Cross Road	4.5
826	Colombo- Chillaw Road 84th Cross Road 1st Lane	4.5
827	Colombo -Chillaw Road 84th Cross Road 2nd Lane	9.0
828	Mangala Road	12
829	Colombo -Chillaw Road 88th Cross Road	6.0
830	Colombo -Chillaw Road 86th Cross Road	4.5
831	Raja Mawatha	6.0
832	Croos Watta Road	4.5
833	Sri Wickrama Rajasinghe Mawatha 15th Cross Road	4.5
834	Sri Wickrama Rajasinghe Mawatha 14th Cross Road	6.0
835	Sri Wickrama Rajasinghe Mawatha 13th Cross Road	4.5
836	Viajaya Road	6.0
837	Roshan Mawatha 3rd Cross Road	4.5
838	Sri Wickrama Rajasinghe Mawatha 12th Cross Road	6.0
839	Sri Wickrama Rajasinghe Mawatha 11th Cross Road	6.0
840	Roshan Mawatha 2nd Cross Road	4.5
841	Colombo -Chillaw Road 83rd Cross Road	6.0
842	Colombo -Chillaw Road 81st Cross Road	6.0

843	Roshan Mawatha	9.0
844	Sri Wickrama Rajasinghe Mawatha 10th Cross Road	6.0
845	Colombo -Chillaw Road 82nd Cross Road	4.5
846	Colombo -Chillaw Road 80th Cross Road	6.0
847	Gamini Mawatha 2nd Cross Road	4.5
848	Gamini Mawatha	6.0
849	Gamini Mawatha 1 St Cross Road	4.5
850	Colombo- Chillaw Road 79th Cross Road 3rd Lane	4.5
851	Colombo- Chillaw Road 79th Cross Road 2nd Lane	4.5
852	Colombo- Chillaw Road 79th Cross Road 1st Lane	4.5
853	Colombo -Chillaw Road 79th Cross Road	4.5
854	Ratna Mawatha	9.0
855	Roshan Mawatha I St Cross Road	4.5
856	Station Road	6.0
857	Samagi Mawatha	4.5
858	Colombo -Chillaw Road 78th Cross Road	4.5
859	St. Anne's Road	9.0
860	Parakrama Mawatha 2nd Cross Road	9.0
861	Sri Wickrama Rajasinghe Mawatha 9th Cross Road	4.5
862	Parakrama Mawatha 2nd Cross Road 1st Lane	4.5
863	Parakrama Mawatha 2nd Cross Road 2nd Lane	4.5
864	Colombo -Chillaw Road 73rd Cross Road	4.5
865	Colombo -Chillaw Road 72th Cross Road	4.5
866	Colombo -Chillaw Road 70th Cross Road	4.5
867	Wijaya Lanka Road	4.5
868	Colombo- Chillaw Road 77th Cross Road	4.5
869	Colombo -Chillaw Road 76th Cross Road	4.5
870	Colombo -Chillaw Road 75th Cross Road	4.5
871	Colombo -Chillaw Road 74th Cross Road	4.5
872	Colombo -Chillaw Road 71st Cross Road 2nd Lane	6.0
873	Colombo -Chillaw Road 71 St Cross Road I St Lane	4.5
874	Colombo -Chillaw Road 71st Cross Road	6.0
875	Colombo -Chillaw Road 69th Cross Road	4.5
876	Colombo -Chillaw Road 71 St Cross Road 4th Lane	6.0

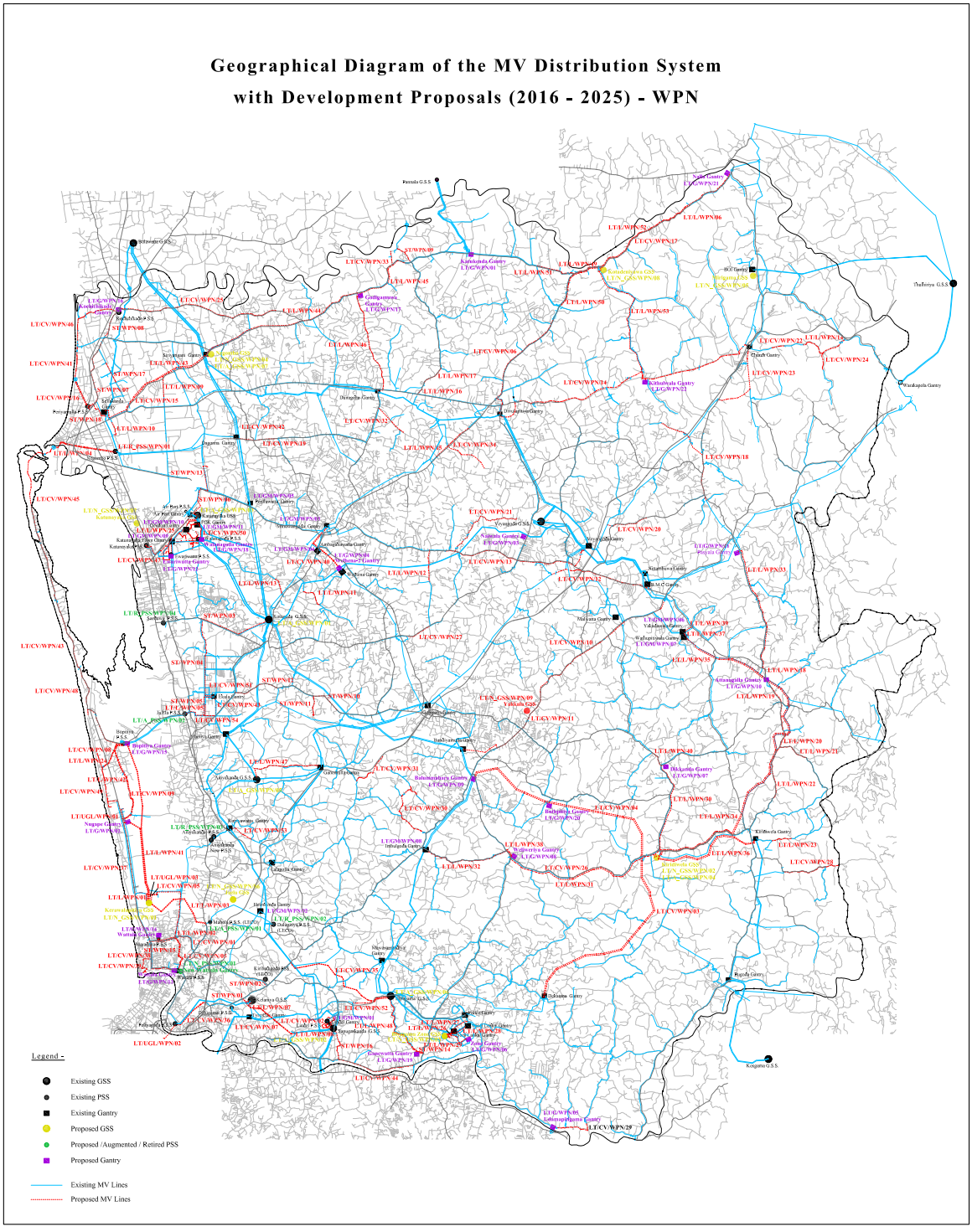
Source: Negombo MC and UDA,2017

Annexure 14 : Electricity Transmission Network



Source: *Ceylon Electricity Board,2017*

Annexure 15 : Electricity Distribution Pattern in Negombo



Source: Ceylon Electricity Board

Annexure 16 : General condition and guidelines, regulations for Wetland Zoning

Regulations of Wetlands		
Conditions of Development	*Wetland Protection Zone*	*Wetland Nature Conservation Zone*
a) Flood storage capacity.	*shall be maintained in accordance with a Master Plan approved by the SLLR & DC and where relevant, the ID as well*	
b) Minimum plot size for the purpose of any building construction /Development.	*4 ha (10 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.*	*2 ha (5 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.*
c) Maximum area where filling permitted.	*2% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required for site management).*	*5% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required for site management).*
d) Maximum plot coverage (area covered by buildings).	*1% of the total project area; all buildings on stilts excepting toilets, which may be on filled land.*	*3% of the total project area; all buildings on stilts excepting toilets which may be on filled land.*
e) Maximum area permitted for project infrastructure, i.e. Electricity/Water Supply/ Telecommunication/Roads.	*4% of the total project area.*	*7% of the total project area.*
f) Maximum permitted ground floor area of an individual building.	*100 sq. m.*	*300 sq. m.*
g) Maximum permitted building height.	*7 m from the natural ground level (except in the case of a few look-out posts/observation towers/tower hides which are compatible with the overall concept)*	*7 m from the natural ground level (except in the case of a few look-out posts/observation towers/tower hides which are compatible with the overall concept)*

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

Source: *UDA,2018*

Annexure 17 : General Conditions and Guidelines, Regulations for Wetland Zoning

1. Flood storage capacity shall be maintained as specified by the Sri Lanka Land Reclamation & Development Corporation (SLLR & DC) in co-ordination with the Irrigation Department (ID), the Central Environmental Authority (CEA), the UDA, the Wildlife Conservation Department (WLCD), the (Forest Department (FD) and the Agrarian Development Department (ADD). Increased storm water run-off owing to increase in built-up areas and owing to expected extreme climatic events as a result of global warming and climate change shall be taken into account.

2. The environmental clearance or environmental protection license should be obtained for any development from the CEA or the Local Authority.

3. The services of relevant qualified professionals such as hydrologists, ecologists, town planners, environmental specialist, landscape architects, architects, economists and sociologists, shall be obtained by developers for planning, design and supervision, as necessary.

4. All buildings shall be designed by chartered architects and Green Building Concept should be applied.

5. Clearance shall be obtained from the following agencies prior to development of any low-lying lands as indicated in Circular No. 13 dated 29th September 1990, issued by the Director General of UDA: UDA, SLLR &DC, Agrarian Development Department, (if the site was/is in agricultural use), relevant local authority, CEA , Where necessary clearance of the Wildlife Conservation Department, Irrigation Department, Cost Conservation & Costal Resources Management Department, Forest Department and National Building Research Organization shall also be obtained.

6. Approval of Sri Lanka Land Reclamation & Development Cooperation (final clearance certificate) should be annually renewed as per the decision of planning committee.

7. Environmentally friendly solid waste, sewage and wastewater management systems shall be planned and put into practice.

8. In general there shall not be any construction within water bodies and waterways, but exceptions may be made for focal features/buildings, piers, picnic shelters, Cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project masterplan or design guide plan approved by the UDA, not compromising drainage or flood detention capacity.

9. Areas of special ecological interest shall be preserved and in such areas no vegetation or animals shall be removed (except intrusive species such as "Vel artha").

10. Permission should be obtained from Coast Conservation & Costal Resources Management Department for any prior development of low-lying lands within "Costal Zone".

11. In general, waste dumping shall not be permitted.

Guidelines

1. In any areas permitted for filling, sustainable storm water drainage systems should be used, integrating on-site storage, infiltration, soak ways and aquifer recharge, while minimizing downstream discharge and preventing increased upstream flooding.

2. Areas of outstanding landscape/cultural/historical value should be conserved.

3. Legal public footpaths and public bathing wells should be conserved or replaced in suitable nearby locations.

4. Use of wetlands for water transport and/or water supply should be integrated as far as possible.

5. Building design should aim for energy efficiency and use natural ventilation and solar energy as far as possible.

Annexure 18 : UDA Public Outdoor Recreational standards

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

Source: UDA,2018

Annexure 19 : Existing PORS of Negombo MC Area 2018

No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	GN Division
	Existing Pocket Parks (EPP)			
1.7	EPP_1	0.1	Mohandiram Playground	Muttakkarai North
2.	EPP_2	0.2	Warallawtta Ground	Doowa
3.	EPP_3	0.1	Volleyball Ground	Hunupitiya
4.	EPP_4	0.2	Continental Residence Ground	Kudapaduwa South
5.	EPP_5	0.05	Volleyball Ground	Siriwardana Pedesa
6.	EPP_6	0.04	Volleyball Ground	Kattuwa
7.	EPP_7	0.03	Volleyball Ground	Muttakkarai North
	Sub Total	0.7		
	Existing Mini Parks (EMP)			
8.	EMP_1	0.5	T.C. Playground	Kochchikade
9.	EMP_2	0.4	Mark Ground	Kudapaduwa
10.	EMP_3	0.3	Mankuliy Playground	Muttakkarai
11.	EMP_4	0.3	Sindrathi Playground	Doowa
12.	EMP_5	0.7	Pitipana General Playground	Pitipana South- West
13.	EMP_6	0.5	Dungalpitiya Playgroung	Dungalpitiya
14.	EMP_7	0.7	Kapungoda Publicground	Kepungoda
15.	EMP_8	0.6	St.Ana Ground	Daluwankotuwa East
16.	EMP_9	0.5	Parakrama Children Park	Bolawalana, Kurana East & West
17.	EMP_{10}	0.3	Leymen Playground	Udayarthoppuwa
18.	EMP_{11}	0.2	Star Cresent Children Park	Kattuwa
19.	EMP_{12}	0.4	Meekewatta Ground	Dalupatha East
20.	EMP_{13}	0.3	Thaladoowa Play Ground	Thaladoowa
21.	EMP_{14}	0.3	Play Ground	Muttakkarai North
	Sub Total	06		
	Existing Local Parks (ELP)			
22.	ELP_1	1.5	Sarath Gunawardana Public ground	Dungalpitiya
23.	ELP_2	1.7	Fort Ground	Muttakkarai North
24.	ELP_3	2.8	Rajapaksha Park	Udayarthoppuwa
25.	ELP_4	1.7	Major Raj Fernando Stadium	Kurana East
26.	ELP_5	1.1	Negambo Tennis Club	Muttakkarai North
27.	ELP_6	1.2	Dalupotha Ground	Dalupotha East

28.	ELP_7	1.4	Dalupotha Playground	Dalupotha East
	Sub Total	**11.4**		
	Existing Community Parks (ECP)			
29.	ECP_1	5.1	Kadolkele Cricket Stadium	Thaladoowa
30.	ECP_1	3.1	Kadolkele Football Stadium	Thalaldoowa
	Sub Total	**8.2**		
31.	EBP_1	3.2	Browns Beach	Ettukala, Kudapaduwa North
	Sub Total	**3.2**		
	Grand Total	**29.5**		

Source: *UDA,2018*

Annexure 20 : Proposed PORS of Negombo MC Area 2018-2030

No	Type of Parks & Playground	Extent (ha)	Present Use/ Uses	Proposed Use	GN Division
	Proposed Mini Parks (PMP)				
1.	PMP_1	0.7	Open Space & Vacant Land	Mini Park	Pallansena North
2.	PMP_2	0.6	Open Space & Vacant Land		Palagathure
3.	PMP_3	0.8	Open Space & Vacant Land		Palagathure
4.	PMP_4	0.8	Open Space & Vacant Land		Kepungoda,Settappaduwa
5.	PMP_5	0.6	Open Space & Vacant Land		Thalahena
6.	PMP_6	0.4	Open Space & Vacant Land		Periyamulla
	Sub Total	3.9			
	Proposed Local Parks (PLP)				
7.	PLP_1	1.2	Open Space & Vacant Land	Local Park	Palansena South
8.	PLP_2	1.1	Open Space & Vacant Land		Daluwakotuwa East
9.	PLP_3	2.7	Open Space & Vacant Land		Kattuwa
10.	PLP_4	2.1	Coconut		Dawakotuwa
11.	PLP_5	1.5	Open Space & Vacant Land		Bolawalana
	Sub Total	8.6			
	Proposed Beach Parks (PBP)				
12.	PBP_1	4.0	Beach	Beach Park	Kammalthurawa
13.	PBP_2	18.0	Beach		Eththukala,Kudapaduwa North
14.	PBP_3	4.0	Beach		Muttakkarai North
15.	PBP_4	2.0	Beach		Doowa
16.	PBP_5	5.5	Beach		Kepungoda
	Sub Total	33.5			
	Proposed Linear Parks (PLi.P)				

17.	PLi.P_1	47.0	Negombo Lagoon Reservation (10m)	Linear Park	Kurana West,Bolawalana,Thalandoowa, Muttakkarai, Doowa,Pitipana,Thalalhena, Dungalpitiya
18.	PLi.P_2	24.0	Maha Oya Reservation (60m)	Linear Park	Kammalthura,Pallansena North
19.	PLi.P_3	14.0	Hamilton Canal Reservation (6m)	Linear Park	
	Sub Total	**85.0**			
	Grand Total	**131.0**			

Source: UDA,2018

Annexure 20 : Cultural Important sites in Negombo – Angurukaramulla Temple

Source: UDA,2018

Annexure 20 : Cultural Important sites of Negombo – Dutch Fort in Negombo

Source: UDA,2018

Annexure 20 : Cultural Important sites of Negombo – St.Stephana Church, Negombo

Source: UDA,2018

Annexure 20 : Cultural Important sites of Negombo – St.Marry Church, Negombo

Source: UDA,2018

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Ministry of Megapolis and Western Development
Urban Development Authority – Gampaha District Office