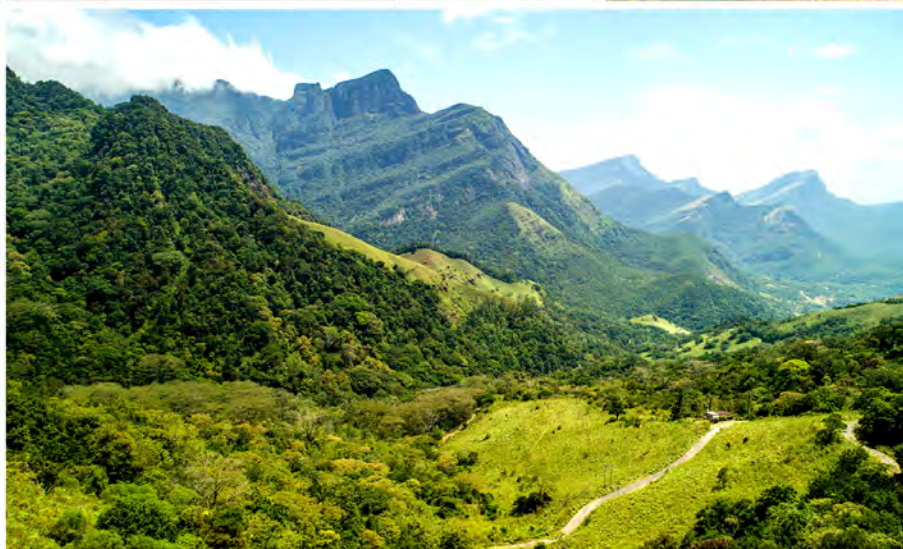




Ella Development Plan

2019-2030

Volume I



Urban Development Authority
Uva Provincial Office
Badulla

Ella Development Plan

Volume I

Part I



Urban Development Authority

Uva Provincial Office - Badulla

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Published by

Urban Development Authority – Sri Lanka

6th,7th & 9th Floors, "Sethsiripaya", Battaramulla, Colombo, Sri Lanka.

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Published in June 2019.

Ella 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 Ella town within the period of 2019 – 2030. Ella Development Plan – 2019 -2030 was prepared by Uva Provincial Office with consultation of relevant stakeholder agencies.

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MESSAGE OF THE HON. MINISTER OF MEGAPOLIS AND WESTERN DEVELOPMENT



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

This development plan has been prepared for the implementation of the envisaged integrated development of the Ella area (Pradeshiya Sabha) area. Ella town which is the growing tourism town of the Badulla District. Further, the Ella Town and its surrounding area possess a large repository of natural environment with high amount of natural scenic tourist sites and a very high potential tourism development.

Our effort is to support the entire Ella area to be developed with tourism industry with conserve the natural environment.

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

Patali Champika Ranawaka

Minister

Megapolis and Western Development



CHAIRMAN'S FORWARD



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 Ella has been prepared and enforced under such provisions. As a result of the declaration of the Ella as an urban development area, the Urban Development Authority initiated the preparation of Ella development plan considering physical, economic, social and environmental aspects of the Ella and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Ella : the "Nature paradise of Mount Guard" .

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

Dr. Jagath Munasinghe

Chairman

Urban Development Authority



MESSAGE OF THE HON. CHAIRMAN, ELLA PRADESHIYA SABHA



Ella Pradeshiya sabha area located at Badulla District of Uva province and Ella Pradeshiya sabha area consist 111 km² including 32 GN divisions. Total population is near to 52,000. The main income sources are Tourism Industry and Agriculture. Centralizing the Ella Town has located ancient valuable places such as Rawana Ella and Dowa Temple and special geographical places such as Rawana Ella, Mini adms peak, Ella Rock and Nine arch bridge.

Highest amount of tourist arrivals recorded to Ella for enjoy those places. Ella Town is gradually developing due to growth of Tourism Industry. My ambition is develop the Ella Town under the theme of "Green Town".

I would like to offer my sincere gratitude Ministry of Megapolis and western development, Urban Development Authority for preparation of development plan for Ella urban area to fulfill the my purpose.

Ella urban area rapidly develop with tourism industry that generated informal and haphazard development with negative influence to sensitive natural environment systems. So this development plan has adopt with requirement of natural environment and needs of tourism industry and provide the facilities which required for the tourism industry.

I wish this development plan will be facilitate local and tourist community very well providing necessary facilities for the tourism industry. I wish all the parties will be support for make the Ella Development Plan success.

U.B Basnayaka
Chairman
Ella Pradeshiya Sabha



PREAMBLE

Location of Ella town situated within the administrative area of Uva Provincial Council. This development plan sets out the main object to develop this town as a tourist attraction while conserving the existing picturesque natural environment surrounding this town.

This development plan has been prepared with a focus towards guiding the future development effort of the stake holders objectively over a time period of 10 years with effect from 2019 up to the end of 2030, and the planning area covered under this plan will be the urban area of the Ella town which has been analytically defined through the development planning process. The planning process that has been adopted in preparation of this development plan has analytically studied the information relating to the land use pattern, vehicular traffic circulation and its growth potentials, town's economy and its growth potentials, physical infrastructure such as road networks including social infrastructure, namely education, health, housing and other related facilities.

The Ella Town Development plan sets out its vision that this beautiful town should be the "**Nature Paradise of Mound Guard**". This vision was founded strongly on the main object of the development that was set out to conserve the natural environment as a tourist attraction on a sustainable footing. This development plan consists of two Volumes; Volume 1 includes the analysis of the physical and social information of the town together with the proposed development plan, further it will also provide the details of the proposed urban development project proposals. The Volume II accommodates a set of Development Regulations of the plan that shall be enforced within the planning area of this town giving effect to the realization of the objectives of the development plan.



ACKNOWLEDGEMENT

This development plan preparation process was carried out by the Officers of the Development Planning Division of the Uva Provincial Council Office of the Urban Development Authority over a time period of two years from 2017 to 2018.

We extend our gratitude to the officers of the Government's Institutions, such as Ella Railway Station, Sri Lanka Transport Board, Ella Pradeshiya Sabha Office, Ella Divisional Secretariat Office and many public and private sector institutions, who extended their constructive support to the planning team that enabled realization of this development plan. Further our gratitude goes to the officers of the Urban Development Authority particularly to the Officers of the Divisions of Development Planning, Geographical Information System, Enforcement, Research and Development, and Environment and Landscaping, whose continued assistance has been encouraging and had contributed immensely to the successful completion of this development plan.



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I

Ella Development Plan

Volume I

INTRODUCTION

1. INTRODUCTION

1.1 Background of a Development Plan

The Ella Town has been growing organically as a small township with the support of the steadily growing tourist related activities in the absence of a futuristic vision and a comprehensive development plan urging for the need of a strategically devised development plan.

Comprehensively and strategically devised Development Plan with a long-term vision is generally aimed at advancing the social, economic, environmental and physical infrastructure conditions of people of the township.

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

The Ella town, steadily growing as a tourist resort town, was declared under the Section 3 of the UDA Act defining the metes and bounds of the Ella Grama Niladhari Division, where the Ella town is situated, by the Government Gazette notification number 1558/5 dated 2008/07/08. Except to Ella GN Division the surrounding 7 GN Divisions was declared as an urban area by the Government Gazette notification number 2122/41 dated 2019/05/09.

The UDA taking previously stated circumstances into consideration, arrangements were made to prepare this urban development plan for the Ella Township fulfilling the legitimate requirements and meeting the emerging needs to guide the steadily growing tourism sector activities over the period of time from 2019 to 2030.

1.2 Planning Team

- **Premier Partner Institution** - Ella Pradeshiya Sabha.
- **Consulting Institutions**
 1. Ella Divisional Secretariat
 2. Ella Railway Station
 3. Sri Lanka Transport Board, Badulla
 4. Uva Provincial Road Transport Authority
 5. National Building Research Organization
 6. National Water Supply and Drainage Board
 7. Sri Lanka Electricity Board
 8. Centre for Disaster management
 9. Sri Lanka Telecom
 10. Divisional Education Office Ella
 11. Department of Irrigation
 12. Medical Officer's of Health Office
 13. Police Station, Ella



14. Central Environmental Authority
15. University of UvaWellassa
16. Ministry of Tourism Uva Province
17. Department of Provincial Land Commissioner
18. Department of Land use policy Planning
19. Department of Local Governments
20. Department of Agricultural small crops export
21. Sri Lanka Export Development Board
22. Sri Lanka Tourism Development Board

Consultation Team - Trade Association, Ella

Strategic Planning Team of Ella Town Development Plan

Table 1.1 : Strategic Town Development Planning Team of the UDA

Members' name	Position
Mr. Anura Madawela	Director (Uva Province)
Mrs. W.D.D. Chamila Mahathanthila	Dy. Director (Uva Province)
Mrs. M.L.R.P. Munasingha	Environmental Planning Officer(Central Province)
Mr. K.M.C.S. Kumara	Planning Officer
Mr. E.M.Indrasiri	Planning Officer
Mr. S.J.K. Lelwela	Planning Officer
Mrs. W.K.Rangajeewanee	Planning Officer
Ms. A.H.A.O. Thushara	Asst. Planning Officer

Additionally the assistance of the Research and Development Division, Development planning Division, Geographical Information System Division and the Landscaping and Environmental Division of the UDA was also secured.

1.3 Scope of Plan

The environmental beauty created by the picturesque features of this township, such as Ella precipice, Rawana water fall, Rawana mountain range little Adam'speak(Little Sripada)and so on, provided the impetus to the steady growth of the Ella town. The growth of this town as a tourist attraction has been steadily moving forward causing severe damages to the sensitive natural environment. The Ella town development plan has therefore aimed to arrest the ongoing haphazard investment effort while directing them objectively for the development and conservation of the town and its environment respectively.

The prevailing alternative active sectors of agriculture and poultry farming have not been taken in to the focus of this development plan as the main focus of this plan has been confined to the systematic development of the tourism sector while conserving the natural environment of the town and its surroundings over the next 12-year time period.

The Department of National Physical Planning declared a national physical development plan for the Country to be enforceable over the period extending from 2010 to 2030 with the aim of guiding the provincial level policy makers to focus their development efforts towards achieving the national objectives of the National Physical Development Plan. The Uva provincial plan provided



in this National Physical Plan intends to develop the Ella and its surroundings as a tourism resort town with a vision to develop this area promoting the tourism while conserving the natural sensitive environment with strictly controlling the ongoing environmentally harmful developments by the year 2050. Accordingly this development plan has been developed with the focus on promoting the town development as a tourism resort centre while conserving the picturesque natural environment to meet the needs arising from the national development policy context and the circumstances prevailing in the locality.

The emerging need for a development plan to guide the ongoing haphazard development in this town compelled the planning team to finalize this development plan within as much short period as one and half years, and in the process many constrains were encountered due to lack of systematically compiled data system relating to the vital sectors of the town's economic, social and environmental sectors. There had been instances where the planning team was compelled to make use of certain popular ideas in the planning process despite the fact that they have no scientific proof due to lack of properly organized information base relating to the planning area. Ex. Ella town is endowed with pollution free oxygen with the highest quality.

The Ella Township has been steadily growing as a tourism resort area owing to its resort-friendly climate and teeming with picturesque locations of environmental significance. The Tourism Development Authority of Sri Lanka too has recognized the potential of developing of this township as a tourism resort area combining with the Bandarawela township, which is being developed as one of the main tourist resorts. This development plan was prepared on the basis of the current needs pressing for development and the findings of the studies carried out on this fast growing township by the planning team.

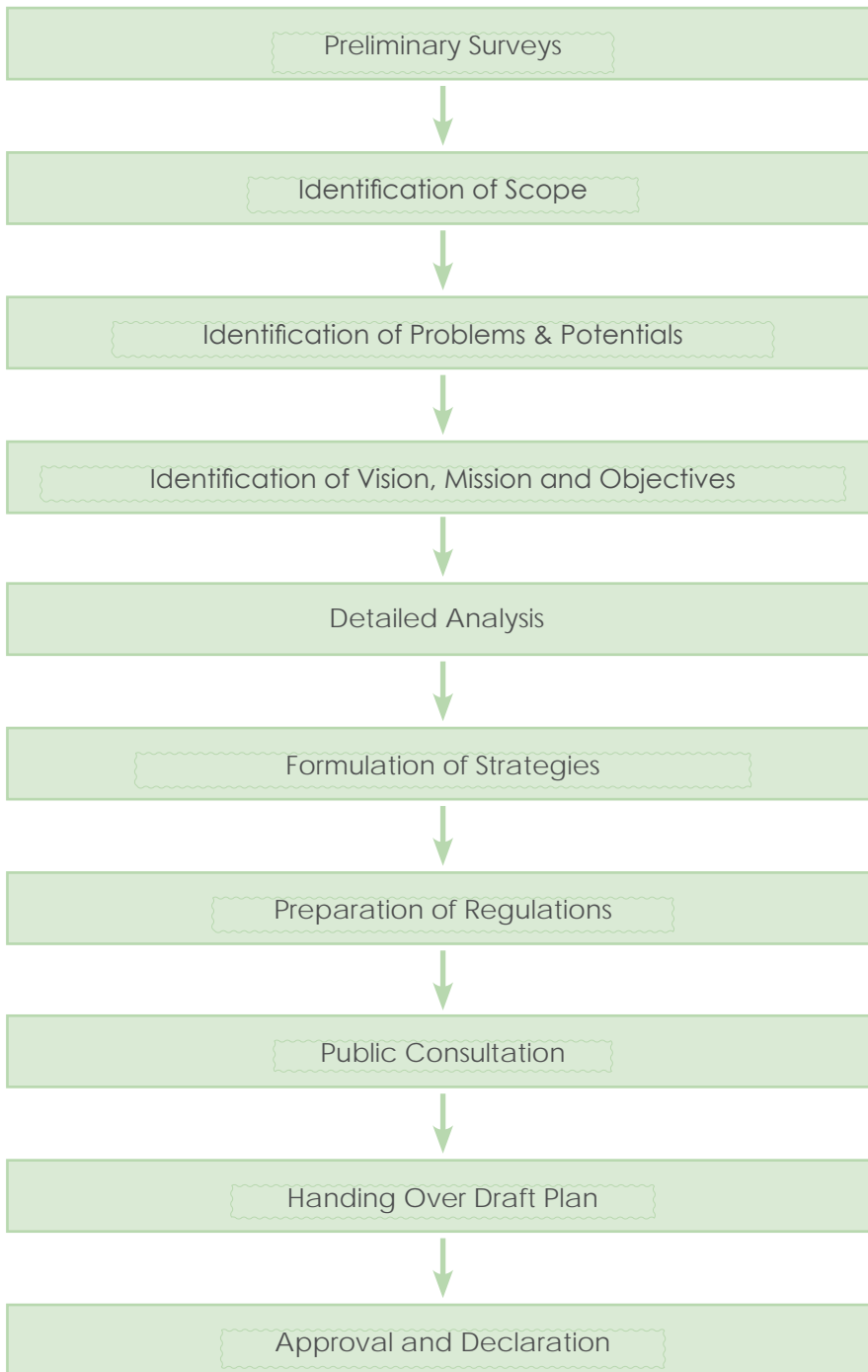
This development plan was prepared with the primary objective of developing the Ella Township as a Tourist Resort Town based on the conservation of the natural environment of the locality.

1.4 Planning Process

The Planning process adopted by the planning team in developing the development plan is depicted bellow.



Figure 1.1 Planning Process



Background of the survey

Under the survey and background study, the planning team gathered information relating to the historical evolution of the township, population, housing, vehicular traffic circulation, capacity of physical infrastructure networks, town’s economy, land use and tourism industry.

Relevant information to the development plan preparation were gathered from the Ella Divisional Secretariat Office, Ella Pradesheeya Sabhaa Office, Ella Railway Station, Central Environment Authority, National Building Research Organization and the Department of Wild Life Conservation.

Identification of Potentials and constrains

The stake holders’ consultation meeting that was held during the planning process provided



useful information on the problems that constrain the town's development and then adopted the methodology of root cause analysis and analysis of areas of environmentally sensitive to identify the issues. The problems and potentials so identified were analytically prioritized with the aid of the priority matrix tool subsequently.

Vision Goal and objectives

Having studied the condition reports and the problems and potentials identified, the scope of the development plan was determined and then the vision for the future development was formed and accordingly the objectives of the development plan were set out.

Detail Analysis

The information gathered and the ideas provided by the stake holders were analyzed following the methodology of SWOT analysis. Under this methodology, strength, weaknesses, opportunities, trends and threats were analyzed in light of the established vision and the objectives of the development plan.

Formulation of Strategies

In order to achieve the objectives set out within the scope of the vision formed for the town, wishes and the strategies were identified through the findings of the SWOT analysis and the information gathered from the public consultation meetings held during the planning process.

Formulation of Rules and Regulations

It is necessary to regulate the land use and the building constructions within the planning area to enable achieving the objectives of the development plan. Many difficulties have been undergone by the law enforcing authorities through enforcement of planning and development regulations currently in force under the Current Development plan in hilly and undulating topographical areas in the Ella town. Under this analytical stage, such issues were analyzed in depth and the areas where improvements are necessary in the current regulations were identified.

Public consultation

In keeping with the legitimate provisions under the UDA law, the draft development plan developed should be presented to the public for consultation and get a feedback to effect necessary amendments to the draft development plan. In full filling this requirement a workshop was held with the stake holders and shared information and the proposals in the development plan with them.

Handing over draft development plan

The draft development plan, which has gone through the entire planning process should be considered by the Planning Committee for its recommendations to the approval of the Authority.

Publication of the Development Plan after Approval of the UDA

The legal procedure of plan approval will culminate to the final stage when the Minister's approval is secured for the development plan and the Special Gazette Notification is issued in that regard.



2

Ella Development Plan

Volume I

Preliminary Surveys

2. Preliminary Surveys

2.1 Study area

In the study of the Ella town for preparation of the development plan, the study area was determined depending on the topography and the current development trend of the town. Accordingly, Ella precipice and its surroundings, Rawana Mountain range, little Adam's Peak-Little Sripada- Badulla-Bandarawela main road and its corridor and the plain along the Budulu tributary.

The study area so determined is depicted in the Plan no 2.1, it expands over an area of 1390 Acres or 5.6 Square Kilo Meters.

Map No 2.1 Area of Study



Source: Uva Provincial Office of the Urban Development Authority, 2017

2.2 Planning Background and the status of the report.

The studies undertaken within the Ella Divisional Secretariat Divisional area reveals that this area established and sustaining national and international linkages through the steadily growing tourism industry.

The contents of the publications issued by the Tourism Development Authority of Sri Lanka revealed that many routes of tourists' circulation are converged on the Ella Town. So this town can be recognized as a fast growing tourism resort town as it maintains linkages with other tourism-friendly towns in the Country.

2.2.1 Tourism Industry and National Linkages

The UDA recognized through the study of information released by the Sri Lanka Tourism Development Authority (SLTDA) that Ella town is visited by 6% of the total tourists arrived to the Country annually. The source countries of these incoming tourists are recorded as France, Germany, and America as well as Asian Countries such as China, India and Australia indicating a new trend. The studies have revealed that 28% of the tourists visit Ella to experience the climbing mountains and camping, 17% to experience the rural life, 24% to enjoy the unpolluted air and 30% to experience the natural environmental beauty. This revelation infer that majority of the tourists are arriving to Ella to experience the natural environmental beauty that prevails in the town and its surroundings.



Figure No 2.1: Railway Station premises, Ella



Source : Uva Provincial Office of the UDA,2017

Regional Linkages

The train has been the most popular transport mode that provides transport facilities for the visitors to arrive at Ella. The rail track which is running from Colombo to Badulla via Ella snaks through hills crossing many picturesque types of scenery on the way, so majority of the visitors love to travel in the train enjoying such an experience.

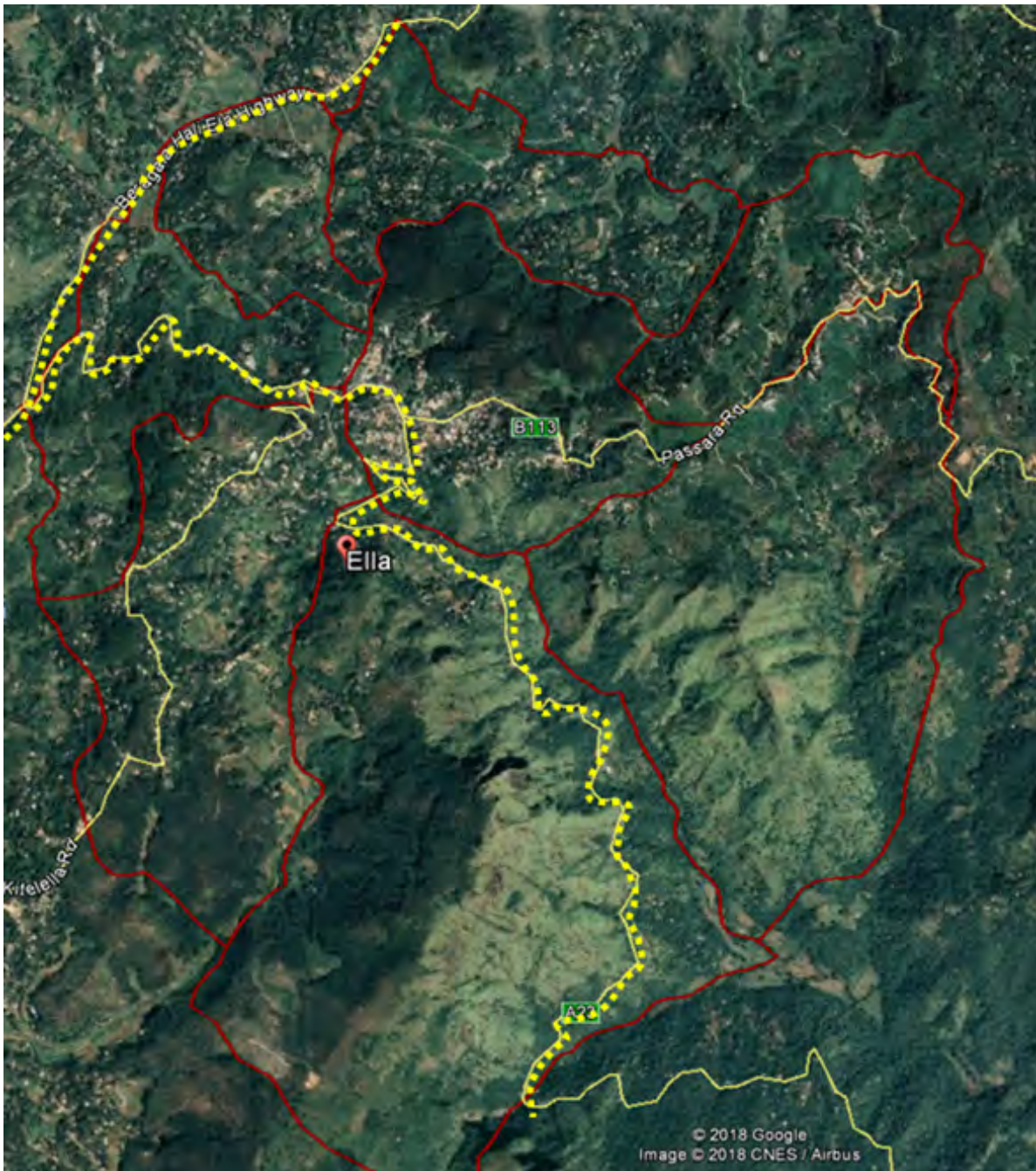
According to the road classification maintained in the Country, there are three categories of roads, namely (a) grade, (b) Grade and (c) Grade. The Ella endows for these three categories of roads. Accordingly, (a) Grade roads are,

- Ella-Wellawaya Road (A-23) 14 Km runs through the planning area
- Colombo-Badulla Road (A-16) 12 Km runs through the planning area



A Grade Road Map

Map No 2.2: Road Map



Source: Uva Provincial Office of the UDA, 2017

In the study of the linkages of the Ella town, reveals it has established linkages with the Districts such as Moneragala, Ampara, Hambanthota, Galle, Mathara, and Rathnapura through service sectors as well as with towns such as Bandarawela, Wellawaya, Passara and Badulla for trade of agricultural products and administrative services.

In approaching the Ella town from the Southern and the Eastern provinces, one has to pass through the Wellawaya town, so it can be recognized as the main gateway to the Ella town. The primary mode of transport used by the majority of the tourists to reach Ella is the train transport. During the tourist seasons, from July to September and from November to February the tourist arrivals to the Ella town has been recorded as 450 per day and during the off seasons, from January and



March to June and from October to November the tourist arrival has been recorded as 280-300 tourists per day.

Special Linkages

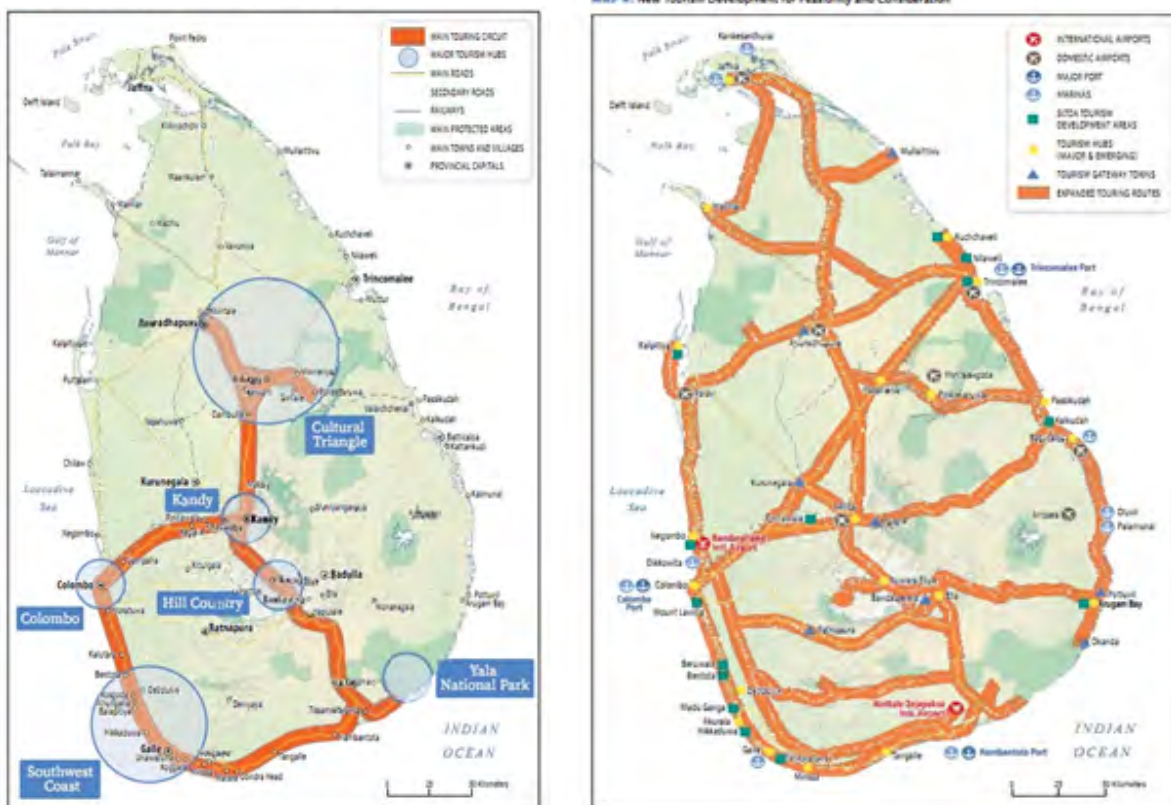
The Ella town has by now become one of the main tourist attractions in the Country. The main tourist routes of the Country before the year 2000 were confined to the areas along the Southern coastal belt via Galle, Hikkaduwa, Tangalle and the towns of Cultural Triangle, namely, Anuradhapura, Polonnaruwa, and Kandy and the wild life national park at Yala, but after the year 2000 there has been a marked difference in the tourist circulation pattern.

The civil war that had been raging in the Northern and Eastern parts of the Country restricted the tourist movements in those areas, but since the war was terminated in 2008, the tourists enjoyed the full freedom to visit any part of the Country with a peace in mind. This change has created a dramatic change in the tourist circulation being extended throughout the entire Country. Accordingly the new routes of the tourist movements can be depicted as follows.

- Southern Coastal Belt – Wellawaya, Ella
- Colombo-Kandy-Nuwara Eliya-Ella-Wellawaya-Tangalle
- Colombo-Kandy-Nuwara Eliya-Ella-Wellawaya-Arugambay.
- Colombo-Kandy-Batticaloa.
- Colombo-Kandy-Anuradhapura-Trincomalee.
- Colombo-Anuradhapura-Polonnaruwa-Jafna

The information compiled by the Tourism Development Authority and presented so far reveal that the tourist circulation that was confined to limited area was spread to a wider area of the Country after the year 2008 with a convergence of sizable share of the tourists on Ella.

Figure No 2.2: Tourists Traffic Route



Source : Sri Lanka Tourist Development Board, 2016



Population and Housing

In studying the demographic information compiled for the Ella Divisional Secretariat Divisional area by the Department of Census and Statistics, the population in 2001 was 41,548 and 44,057 in 2012. According to the housing condition information of that Department 95% of the housing stock in the Ella Divisional Secretariat Divisional area are registered as permanent houses while only 5% remained as semi-permanent and temporary houses.

In comparison of the population figures of the two years of 2001 and 2012 against each other, it is visible that there is a gradual trend of converting the residential use of the housing stock in to the uses relating to tourism. Further it has been visible that the residential population of the Ella Planning area has been declining may be due to the impact of the growth of tourism industry.

The Population growth rate of the entire Country, according to the Annual Report of the Sri Lanka Central Bank for the year of 2016, was 0.9%. It also revealed that the highest population growth rate in the Country was recorded by the Madhuragama Division (Wasama) while the lowest rate was recorded by the Kithalella Grama Niladharee Division (Wasama).

When the entire population growth of the Country is taken in to consideration, New Berg and Rawanaella Grama Sewa Niladharee Divisions (Wasams) in the Ella Planning area recorded minus growth rates. The positive population growth rates were reported in Hettipola, Kithalella, Yahalewela, Madhuragama and Ella Grama seva Niladharee Divisions (Wasam).

The reasons for declining population growth rates in Newberg and Rawana ella Divisions (Wasams) may be attributed to the fact that majority of the lands available in these two areas are being used for tea plantation, pasture lands, forests and other crop cultivations, as a result the lands available for residential use became limited and that even the available buildable lands are not served with infrastructure facilities to enable development.

As it has been stated, the positive population growth rates were recorded in the Divisions of Kithal ella, Ella, and Madhuragama, this higher growth rate may be attributed to the fact that the conditions of housing and commercial buildings prevailing comparatively improved and the infrastructure facilities are also better compared to other areas which motivated people to migrate in to such Divisions. Beside the above stated facts, these areas do not possess lands with steep slopes and identified as areas recorded with lower rates of disaster incidences.

Another reason that may be attributed to the high growth rate of population in the Kithal ella Division (Wasama) may be due to the accelerated growth of tourism-related activities. This growth motivated by the increased demand resulted in increased residential and commercial use. Further this phenomenon may have been complemented by the better spread of road network compared with the other areas of the planning area.

Present Land Use Pattern

The land use pattern of the Ella Planning area has been undergoing a dramatic change creating a complex pattern. This conclusion was arrived at after studying the Land Use Maps prepared by the Department of Surveyor General's in 1999 in comparison with the land use plans prepared by the UDA in 2017.

Similar changes have occurred in the forest use of lands too, the extent of forest land use diminished from 1000 Acres of lands in 1999 to 300 Acres in 2017. This change has been witnessed in the process of comparative analysis of the land use plans mentioned above. The reasons to this decline of the forest land use may be attributed to the conversion of forest lands in to tea and other commercial



crop cultivations. Further, the population growth and the increased tourism activities in this area also compelled the residents to convert forest lands in to housing, tourist lodgings and pasture lands. The commercial land use, that has been confined to the core junction area of the Ella town, started rising since 2017 along with the rising demand for tourism activities, and as a result existing housing units in the core area were converted to tourist lodgings while newly constructed tourist lodgings also kept on the rise. This process motivated by the growing tourism industry increased the extent of commercial land use in the Ella town.

The extent of lands used for tea cultivation was recorded as 800 Acres in 1999 and it has declined to 350 Acres by 2017. This decline may be due to conversion of tea cultivations in to other crop cultivations and residential use.

The extent of lands prevailed under the paddy cultivations also declined gradually during the same period of time. In 1999 the total land area under the paddy cultivation was recorded as 170 Acres approximately, by now it has come down to 80-90 Acres. This decline may be due to conversion of paddy lands in to different commercial crop cultivations such as vegetable while other paddy lands seemed to be abandoned by farmers which became scurb jungles eventually.

The extent of pasture lands also declined gradually. This category of land use was recorded as 600 Acres in 1999 and declined to 240 Acres by now. Other crop cultivation and expansion of residential land use may be the reason for this decline too.

It has been witnessed that the extent of lands used for commercial, residential and roads has been increased gradually while the lands kept under the channels and waterways have been declining gradually.

Distinguish characteristics of Ella Land use Plan

The special characteristics that are visible unambiguously are summarize bellow.

- Lands under forest cover are gradually declining
- Commercial lands are on the increase, particularly the lands used for tourism activities.
- Residential land uses are swapped for commercial uses
- Extent of lands used for the road network in 1999 has been increasing. The lands used for tea cultivation has been declining steadily.

The Ella Town being one of the prime tourist-friendly towns in the Country, the tourism-motivated demand for change of use of residential buildings in to tourism related commercial use, particularly for home-stay lodgings has been a distinguished character since the recent past in the Ella Planning area.

The Economic Set Up

The structure of the economy in the Ella Planning area has been mainly characterized by steady increase of the number of people engaged in the tourism related activities since 2004, those people had been previously depending on agricultural activities for living. The prevailing tourism activities in this area occupy 9.33% of the total land area of the planning area, but there were no evidence of any tourism activity that was recorded in this area prior to 1999. The study of tourism industry in the planning area revealed that tourism-related institutions are being housed in 174 residential buildings, while tourist restaurants and hotels being housed in 744 residential buildings. Further, the study of the employment structure of the people revealed that 100% of the employed people are employed in the self-employed economic activity sectors.

Ella Town acquires an outstanding position in the historical evolution, owing to its relationship connected with the popular tale centered on the Rama-Rawana historical story. Even in the recent



past many evidences have been uncovered to the proof of the said popular tale. The Rawana cave and the Blue-water pond are the two places of tourist attractions that can be cited for example. These two places make the Ella Town more attractive for the both overseas and internal tourists and many such tourists arrive at Ella to visit such places. It is evident that the progress so far made by the tourism industry, depending on the beauty of the natural environment, complemented a steady economic growth of the area and that there is a potential for gradual development of the Ella Planning area by conserving the natural environment and planning the built environment for the sustainable development of the tourism industry.

Land Values

As previously stated, the Ella Town has been growing as a tourist resort town and as a result the land values too started rising with it. The title of the land is a major influencing factor on the value of the land.

land values in the core area of the Ella Town are ranging from Rs. 1.5 Mln to 2.0 Mln per perch with free hold title, but this value tends to diminish along the Ballaketuwa bound road to the value of Rs.0.8 Mln. To Rs. 1.2 Mln. Per perch with free-hold title to a distance of 300 meters.

Values of the lands held with land development permits issued by the Government situated along the Passara road up to a distance of one Kilometer from the Town centre are ranging from Rs 0.4 Mln to 0.8 Mln per perch. Values of lands at locations with visual contacts with the picturesque sceneries are varying from Rs. 2.5 Mln to Rs. 3.0 Mln. As such, it is safe to conclude that the average minimum land price in the Ella Town area is Rs. 0.4 Mln per perch.

Table 2.1: Land Values

Location	Minimum value per perch	Maximum Value Per Perch
Ella core town area	1450,000.00	2000,000.00
Passara bound road	525,000.00	1500,000.00
Kithalella bound road	1250,000.00	210,000.00
Ella-Wellawaya road	225,000.00	800,000.00
From Ella to Kumbalwela road	220,000.00	290,000.00

Source: Urban Development Authority-2017

The information presented regarding land values and their variations seem to be dependent on the infrastructure facilities, locations with the direct visual contacts with the picturesque sceneries and the type of title of the land.

Transport

The situation of the Ella Town in the setting of the hilly environment of the up-country, as such it is directly connected with the up-country railway track. Thus, the tourists tend to use the train service mostly as the mode of transport to reach the Ella Town.

The Ella Town is serviced by the long and short distance public transport buses. The railway station of the Ella Town is located approximately 200 Meters away from the core area of the town. It has been reported that 70% to 80% of the tourists visiting Ella use the train service as the main mode of transport. According to the time table of the Railway station, there are 10 numbers of trains run through the Ella Town, of which, 5 trains run from Ella to Badulla while the other 5 trains run from Ella to Colombo. According to the records of the Railway Station of Ella, 13300 tourists arrive at Ella Station monthly by



train, but in their return trip only 8600 tourists are using the train service. The reason may be due to the fact that the tourists after visiting the Ella tend to proceed by road to visit Arugambay and Southern Coastal belt and Udawalawe and Yala through Wellawaya.

Commuting Population

According to the information provided by the Sri Lanka Transport Board and the Badulla road passenger Transport Authority the details of the day population and the daily vehicle circulation are appended bellow.

The short and long distance busses that run via Ella town daily counted for 165 pasenger busses, of which short distences busses accounted for 97 busses while 68 busses accounted for long distance busses.

The number of vehicles enter in to the Ella Town daily has been recorded as 3602 vehcles and the number of vehicles leaving the town daily has been 1686 vehicles.

A vehicular traffic survey was carried out at three locations in the Ella Town in the year of 2017 at four time intervals. The three locations the traffic survey was carried out at are appended bellow.

- 1) Location closer to the tunnel at the Ella Town.
- 2) Bus stand on the Ella-Wellawaya road.
- 3) A location on the Ella-Passara Road.

The vehicular traffic that enter and exit the Ella Town according to the said traffic survey are enumerated bellow.

Table 2.2: Total number of vehicles enter and exit the Ella Town.

Location	Vehicles entered town (Daily)	Vehicles left town (Daily)
Near the tunnel	894	781
Ella-Passara road	394	386
Near the Bus stand	544	723

Source: Urban Development Authority-2017

In the study of daily migratory population arrive at the Ella Town by the train recorded 450 passengers during the tourist season, but this number comes down to 280 visitors during the off seasons.

Night population in the Ella Town

According to the observations carried out, 300-400 visitors hang around in the town during the time period 7 pm to 11 pm in the night mainly for meals and entertainments and this number declines after 11 pm. However, the local visitors do not hang around the town after 8.30 pm.



Infrastructure Facilities

Electricity

The electricity consumption details of the Ella Division are summarized below.

Table 2.3. Electricity Consumption in the Ella Town

Gramasewa Niladhariwasama	National grid supply	Solar power	Bio Gas	Others
Yahalawela	268	-	-	-
Newberg	207	-	-	-
Madhuragama	324	-	-	-
Idamagama	141	-	-	-
Hettipola	312	-	-	-
Kithalella	350	-	-	-
Rawanaella	100	-	-	-

Source: Department of Census and Statistics-2012

The Ella Town is supplied with 132 watt electricity through the national grid, the electricity supply network covers the entire planning area. The spread of the electricity supply network is depicted in the Map.

Water Supply.

There are four sources of water supply in the Ella Town, namely, shallow wells, pipe- borne, river and canals. The details of water supply made by each mean are appended below. The water supply institutions the provide water to the Ella are Pradesheeya Sabha (Local Authority), National Water Supply and Drainage Board and the Community water supply projects.

The Ella Pradesheeya Sabha implements 19 water supply schemes within its local authority area, of which 06 such schemes supply water to the residents, 630 families in number, living within the UDA declared area. The details of the water supply schemes in operation are appended below.

The Water supply project implemented by the National Water Supply and Drainage Board.(NWS&DB) The water supply project implemented by the (NWS&DB) in 2017 covers the areas of Badulla, Haliela and Ella is currently in operation supplying water to such areas. This project supplies 850 cm of water per day. The water distribution network of this project is depicted in the following map. The Haliela water project includes three schemes, they are listed below.

- Gotuwela water supply project - 500 m3
- Kithalella water supply project - 100m3
- Ella water supply project - 250m3

Community Water Supply Projects

There are 11 community water supply projects in operation in the Ella area, but only 2 projects out of them are supplying water to the planning area of the Ella Town. They are listed below.

- Rainbow Community Organization – Hettipola
- Corporative Community Organization - Ella



Water demand and Supply.

Demand for water

- Estimated demand for water per day (during the season) - 1861.86 m³
- Estimated demand for water per day (during the off-season) - 1832 m³
- Demand for water for domestic purposes per day - 959.9m³
- Demand for water for commercial purposes per day (during season) - 898.46m³
- Average demand for water per day (off-season) - 869.48m³
- Institutional demand for water per day - 3.5 m³

Supply of Water

- The daily water supply details of the Ella Town are appended below.
- Ella Pradesheeya Sabha supplies through its schemes - 51 m³
- NWS&DB through its network - 850 m³
- Shallow wells (per day) - 16.5 m³
- Total water supply per day through all the sources - 917.5 m³

The water shortage per day in the planning area, as estimated depending on the details presented so far, comes to 944.36 m³ during the off seasons. This shortage of 944.36 m³ comes down to 929.83 m³ had it been estimated irrespective of the seasonal changes.

Issues Identified

- ✓ Currently there is no proper water supply management plan to address the water shortage issue.
- ✓ There is no program to address the water shortage issues in areas not covered by the water supply project implemented by the NWS&DB such as Yahalawela, Newberg and Rawana ella Grama Sewa Divisions.
- ✓ Lack of program to sustain the ground water levels as the shallow well usage remains low.
- ✓ Lack of policy framework in force to protect water springs from drying out of water sources.

Telecommunication.

The Ella Town has a post office. It is evident that there is a high level of telecommunication usage in the planning area but access to the common internet and telecommunication facilities are limited in the area.

It has been reported that the area falling within the 3 Km radius from the Ella Town is served by the 3G telecommunication facilities but even the 4G facility usage is limited only to the core area of the Ella Town.

The giant service providers such as Dialog, Mobitel and Etisalat are providing wider range of high level telecommunication facilities in the area with the aid of their Telecommunication Antenna towers installed in the area.

Drainage System

The surface water drainage system is consisting of two drain systems, two parallel drains running along the main Ella road up to a point closer to the tunnel and the other running up to a point closer to the Ella Police Station. The total length of these drains is within the range of 400 to 500 meters.

The surface drains mentioned above remain as open drains, and they are not inter connected to each other to facilitate proper drainage of the storm water, as a result these drains over flows during the rainy seasons allowing the excess water to flow over the road surfaces causing many difficulties to the visitors and the local population. Further adding to this drainage issue, there are many tourists'



lodgings discharging waste water improperly in to the open surface drains. Sometimes the solid wastes coming in to the drains so, cause stagnation of water in the open drains creating breeding grounds for mosquitoes and emanating odor in the town area where tourists are frequently moving around. This deteriorating environment may impact the tourism industry adversely.

The drainage system described above is connected to a tributary of the Kirindi River threatening the quality of the water in that river too.

Sewerage disposal network.

There is no proper sewerage disposal system in the Ella Town, but need for such a system in the context of growth of the town has been felt as never before. This fact has been proved by the quantity of water supply to the planning area, because that water may be coming back in to the open drains as waste water freely.

Table 2.4 : Estimated water issued through the distribution network

Estimated quantity of waste water discharged	Seasonal	Off seasonal
amount of waste water discharged by the commercial establishments	45m ³	30 m ³
amount of waste water discharged from the residential buildings	97 m ³	97 m ³
Total waste water discharged per day	142 m ³	127 m ³

Source : Urban Development Authority - 2017

Solid Waste

The solid wastes daily collected by the Local Authority amounts to a total 6 Tons and that wastes are deposited at an open site at Kithalella following open disposal method. The only disposal site available for the Ella Pradesheeya Sabha is this site, which is a 10 to 15 perches in extent and is owned by a private party. This site is situated within the town limits at a location where the Kithalella road begins and approximately 100 meters away from the town centre.

Details of Dumping site of Ela Town is appended below .

Table 2.5: Solid Waste Collection

Source Type	Organic in Tons	Inorganic in Tons
Domestic (per day)	3.5	1.0
Commercial (per day)	-	-
Electronic wastes (per day)	6	
recycling capacity of the site (per day)	2.5	
Production of Compost in a month	2.5	

Source: Urban Development Authority-2017

The existing issue is existing dumping site total capacity is not enough to daily collection of solid waste in Ella area. The capacity is kithal Ella dumping site is 4.5 tons and daily collection of Ella area is 6 tons.

Solid waste Management Method

The Local Authority collects the solid wastes in this area three times per week, this service covers the areas along the road up to the Demodara Junction, up to the Kithalella road, along the Kithalella road to a distance of 2 kilo meters, along the Ella-Wellawayaya road up to the Rawanaella and along the Ballaketuwa road up to the Borawewa Junction. The wastes are sorted out at the source of collection in to two categories as degradable and non-degradable wastes.



Figure No 2.3 : The waste recycling site



Source : Urban Development Authority ,2017

Education

There are approximately 28 Government schools functioning within the Ella Divisional Secretariat Division, of which two schools, namely Nawulla national School and the Halpe Central School are belonging to the category of national schools.

The total number of schools includes 03 secondary schools, 19 schools of Sinhala Medium, 09 schools of Tamil medium and 16 numbers of primary schools.

The total student population has been recorded as 689 students and the number of teachers on duty in the area comes to 689 teachers. The teacher-student ratio comes to 1:11.

There are two schools in the Ella Planning Area, namely Kithal ella Maha vidyalaya and Ella Maha vidyalaya. The Ella Maha vidyalaya is located closer to the Ella Town which has a total student population of 363 students as per the records.

Annually approximately 750 students leave the schools finishing the school education; some may be joining with the labor force while the others proceed with higher educations.

The education standard prevailing in the Ella Division is demonstrated by the following Table.

Table 2.6 : Education Level

Village	Total	Primary	Secondary	O' level	Advanced level	Graduate	Drop Outs
Yahalawela	1087	404	419	118	56	3	7
Ella	1281	302	447	249	190	39	54
Madhuragama	1197	289	571	204	61	19	53
Idamagama	526	110	228	85	47	20	36
Hettipola	1345	412	551	166	101	16	99
Newberg	765	305	266	83	44	2	65
Kithalella	1326	304	500	251	203	27	41
Rawanaella	470	139	207	37	31	3	53
Total	7997	2265	3189	1193	733	129	488
Percentage	100%	28%	40%	15%	9%	2%	6%

Source : Census and statistics department,2012



The overall status of the education of the people in the Ella Planning Area reveals that about 6% of the populations do not have any type of school education while 83% of the people do have an education up to the standard of ordinary level or less. About 9% of the population seems to have reached Advanced level standard of education while 2% of the population have reached the university level education of Graduation.

Since there is no institutional set up in place in this area to facilitate the youths, who leave the school annually after accomplishing the school education to acquire technical and vocational education to join with the labor force with prospects of finding appropriate jobs, are not being able to be employed in the tourism sector or related sectors have led to many social issues.

Health

Ella Divisional Secretariat Division has two Rural Hospitals, one is located in Demodara and the other is in Numunukula. Government owned Ayurvedic Hospital, Ballaketuwa is available in the Planning Area. The details of the Health Centres in operation in the planning area are appended below.

- ▶ Rural Hospitals 02 – (Numunukula and Demodara)
- ▶ Ayurvedic Health Centre 01 – Ballaketuwa Government Ayurvedic Hospital
- ▶ Public Health Divisions 03 – Demodara, Ballaketuwa, Ella
- ▶ The planning area falls within the public health division of Bandarawela
- ▶ Family health officers Divisions – (Villages 11, Estates 08)

The Family Health Officers' Divisions belonging to the Planning Area are Ella, Karandagolla and Halpe. The Public Health Centre located close to the Ella Town is the closest Public Health Centre available residents of the Town and it is generally visited by 60 to 100 patients per day. This Health Centre also holds clinics monthly for the patients of diabetes, infants and pregnant mothers and dental health cares.

The recorded health details of the Ella Division are appended below.

Table 2.7 : Health Details

Index	Ella Divisional Secretariat Division
Gross child births	17/1000
Child death rate	5/1000
Mother death rate	-
Child births with less weight	18.75/1000

Source :Divisional Medical officer's office – 2015

2.3 Deliniation of the Planning Area

2.3.1 Functions of the urban area

The active tourism development area was identified in the planning process of the Ella Town. Accordingly depending on the areas teeming with places of tourist attractions and places of tourist lodges, hotels and restaurants the economically active.

2.3.2 Geographical boundaries

The Valley lying between the Ella precipice and its mountain range has been identified as the geographical limits. As this geographical area is surrounded by a range of steep mountains it can impact the development of the Ella Town.



2.3.3 Administrative limits

The Ella Divisional Secretariat Division in the Badulla District of the Uva Province was decided as the administrative boundaries. The Ella Pradesheeya Sabha area has been identified as the administrative authoritative area.

Administrative Boundaries

Map No 2.3: Administrative Boundaries



Source : Urban Development Authority, 2017

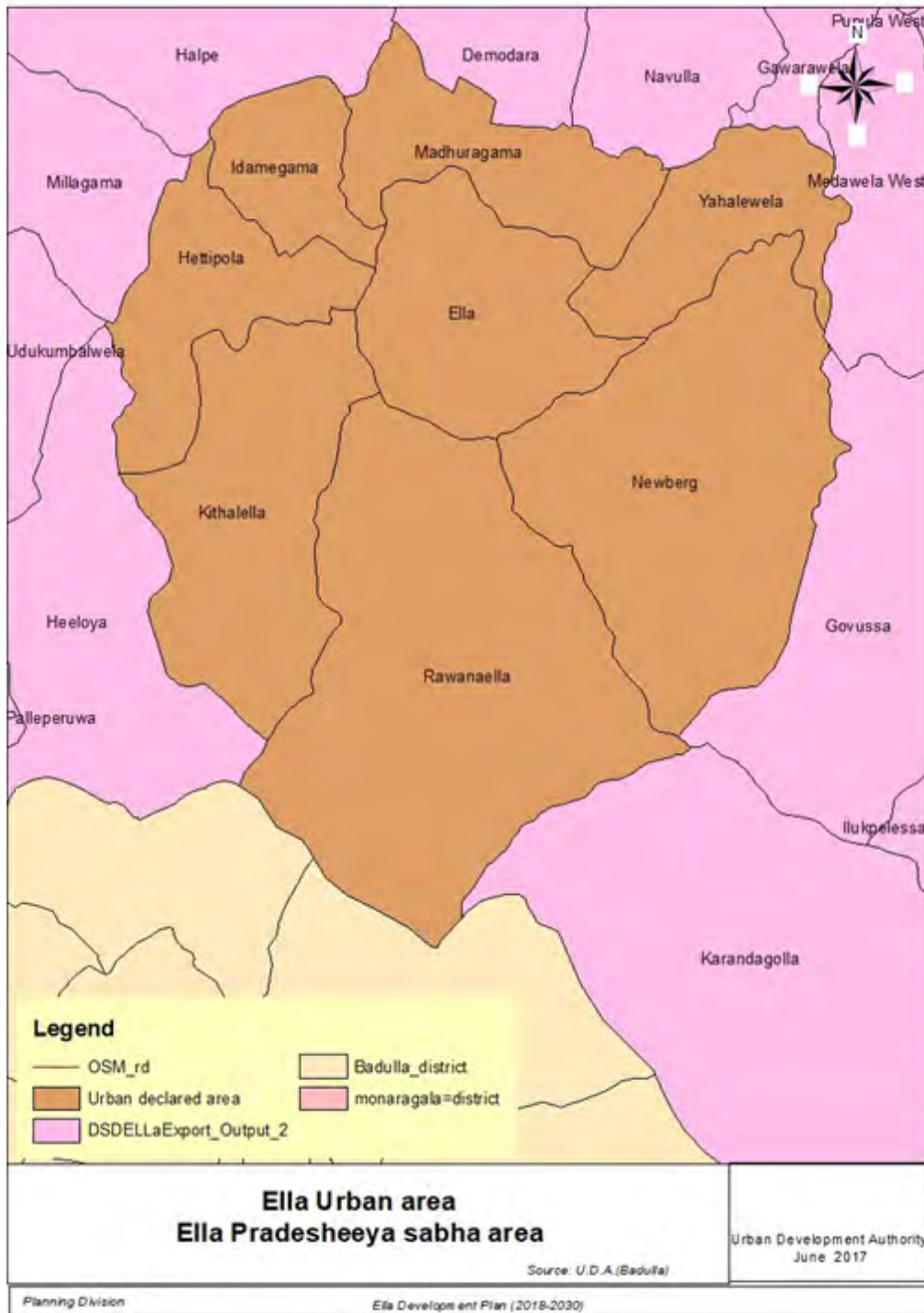


2.3.4 Planning Boundaries

Taking in to consideration the economically active, administrative authority the geographical factors and the potential of the tourism industry development the planning area was defined.

Accordingly, the Planning Area was defined including the Ella Grama sewa Niladhari Division, which has already been declared under the UDA Law and 7 other Grama sewa Niladhari Divisions, namely Madhura Gama, Hettipola, Kithalella, Rawanaella, Idamegama, Yahalawela and Newberg.

Map No 2.4: Map of the Planning Area



Source:Urban Development Authority -2017



3

Ella Development Plan

Volume I

Need of a Development Plan

3. Need of a Development Plan.

The Ella Town, according to the National Physical Development Plan has been belongs to the Central environmentally sensitive zone of the of the Country. However since the Ella town became a tourism attraction, there is an emerging trend of disorderly building developments. Further, following factors also support the need of a development plan for the Ella Town.

1. Ella Town is situated within the central environmentally sensitive zone
2. Haphazard physical development in the town
3. Emerging necessity to provide facilities to the growing tourism industry and the local residents.

► Ella being a town within the Central Environmentally Sensitive Zone

The Ella Town being a town situated within an environmentally sensitive zone endowed with many picturesque environmentally attractive locations and a fast developing tourism industry. Owing to the high degree of environmental sensitivity, the Ella Town has become vulnerable to the earth slips and related disasters, and in the past the town area has suffered many damages. As such, the necessity of a development plan for this town has been felt acutely along with the growth of the tourism industry organically to protect and conserve the sensitive environment.

There had been many earth slips recorded during the year of 2017, which caused one death, damage of 25 hoses and displacement of 83 people. High rate of earth slip-prone areas are located in the villages such as Rawanaella, Newberg and Yahalawela Divisions, as these areas are full of steep slopes the houses in such areas are frequently subject to the impact of the disasters. Particularly, owing to the fast growing tourism industry a group of lodges and restaurants are located haphazardly in this earth-slip prone area, and if the growing trend of building activities is let free in the absence of a monitoring system to manage it, the fast developing tourism industry could be affected adversely before long.

Further, more environmentally sensitive areas are situated surrounding the Ella precipice, this accounts for approximately 70% of the environmentally sensitive zone, as such the necessity of a development plan has emerged to manage such areas for conservation of the entire environmentally sensitive zone.

► Prevailing haphazard urban development

The growth of the tourism industry triggered a trend of fast growing lodges and hotels in number and located in a haphazard manner in the absence of a controlling or management system in place resulting in erection of buildings in locations that obstruct the visibility of most sensitive picturesque sceneries of the natural environment in the town area. This disorderly physical development in the town created an unpleasant scene of built environment. Surveys revealed that 34% of all the unauthorized constructions in the area are falling within the Ella Grama sewa division. This haphazard development proves once again the need for a development plan to arrest the adverse trend of development.

The study of the ongoing development of this town establishes the fact that the current planning regulations, which are being enforced in this area, are, mostly impractical, and further certain provisions are not even relevant to the topography of the planning area either. As such the unauthorized construction rate in the planning area tends to rise. There are many places where haphazard building erections were undertaken along the main roads, namely Ella-Wellawaya, Ella-



Passara, and Ella-Kithalella, obstructing the visibility of scenic beauty of many locations. One of the many reasons as to why such a high rate of unauthorized construction is happening in the area is the irrelevance of the regulatory standards currently being enforced under the UDA Planning Regulations have not considered the topographical characteristics of this mountainous town and that those regulations are not development friendly too. This planning anomaly created a situation where the built environment is running in to a conflict with the natural environment. Therefore a development plan incorporating a set of development-friendly regulations to manage the ongoing developments with the objective of conserving the environmentally sensitive locations while encouraging the development has become acutely necessary. Then this development planning process would be capable of objectively managing the current haphazard development in the planning area.

► **Tourism Industry and the Provision of facilities to the local residents.**

Although, the Ella Town has become a tourist resort town the facilities of the town have not been growing according to the needs of the tourists as well as the local residents, resulting in many issues. Further, even the services that are being implemented are happening without a proper plan adding more to the current issues. The necessity of a comprehensive development plan has been proved further by the fact that the services should be developed in this town with a proper understanding of the mountainous nature of the environment and that the services should be provided in compatibility with such a unique topography. A development plan for the Ella Town has become vital under the stated circumstances, addressing the issues while making provisions to provide essential facilities such as banks, vehicle parking areas, scenic beauty viewing pads, walking tracks, new roads, and health facilities in areas of tourist attractions located along the roads such as Kithalella-Passara road, Ella-Wellawaya road, and in the core area of the Ella town to enable the local people to sell their produce in the open market. Providing basic facilities to meet such needs has become essential.

Besides the facts stated above, the points made by the public in a series of public consultation meetings held with the stakeholders strengthen the need for a planning intervention for development of the Ella Town. The points made by the stake holders are summarized below.

1. Lack of adequate urban facilities.
2. Necessity to develop the common facilities to facilitate the tourism industry.
3. Develop a compatible set of Planning Regulations to regulate the ongoing developments
4. Enforcement of development standards compatible with the social and economic conditions of the planning area.

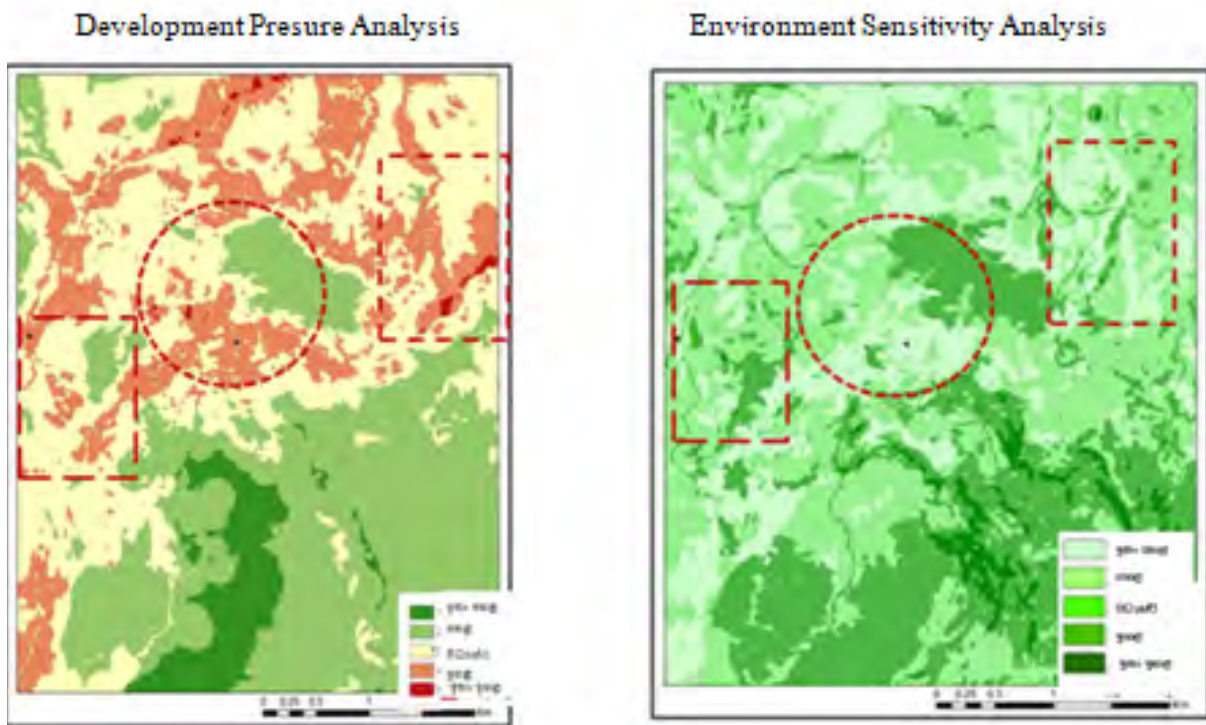
Accordingly the necessity of a town development plan for managing and guiding the current development process for a sustainable socio-economic development of the town has become essential.

Further, according to the methodological analysis of the Planning Team, the need to contain the urban sprawl that is taking place towards the environmentally sensitive areas in the town has been identified. The current trend of development if allowed to progress organically, the main income source-the tourism industry of the area may be adversely affected. The analytical maps depicting the development pressure and the environmental sensitive areas are annexed.

Accordingly the necessity of a town development plan for the Ella Town to guide and socio-economic and physical development has been established.



Map No 3.1: Pressure for Development and Environmentally sensitive areas.



Source: Urban Development Authority -2017

The Ella Town does not have a sustainable water supply scheme; even the existing water supply schemes are unable to meet the current water demand of the area. According to the studies there is a shortage of 950 m³ of drinking water per day. The capacity of the solid waste recycling project is also inadequate to meet the full need of the town and excessive demand is being developed for another similar project.

Along with the growth of the tourism industry in the Ella Town, the lodges and hotels ramped in number and the waste water discharged accordingly from such developments also increased in the absence of a proper piped-borne waste water and sewerage discharging network to facilitate the discharge of the liquid wastes so generated. Under the circumstances, the establishments in the core area of the town are compelled to discharge such liquid wastes either in to the open drains or individual septic tanks threatening the water sources of the area and the environment. It has been revealed that there is a need for a waste water and sewerage management system with a capacity of 142 m³ to meet the increasing demand.





Ella

Development Plan

2019 - 2030

Volume I
Part Two



Urban Development Authority

4

Ella Development Plan

Volume I

Planning Framework

4. Planning Framework

4.1 Vision

"Nature paradise of Mound Guard "

4.2 Vision Statement

"The nature's gift of environmental beauty of the Ella Town should be protected and nurtured while providing infrastructure facilities needed by the tourism industry in a context of environmental conservation and development."

Cover of the mountain

The mountain ranges, namely the Rawana range and the Little Sri Pada Range (Little Adam's Peak) surround the Ella Town, enhancing the natural beauty of the area. These ranges stand out as giant guards who protect the Ella Town strongly forever.

Nature's Paradise

The Ella Town is gifted with many environmental features of beauty, such as most popular Rawana Waterfall, Little Sri Pada mountain range, Rawana Mountain Range and the Ella precipice and with the marvelous engineering master pieces of Demodara rail track design that resembles a knot made of a rope and the bridge that stands on 9 arches, which act like magnets in attracting tourists to the Ella Town.

The main purpose of the tourists arriving to Ella Town is to share experiences connected with most popular environmental beauties that lie in the surroundings of the Town, therefore protection of the natural environment, which is the main attraction of the tourism, of this town should be given the highest priority in view of preserving it for the future generations while raising the economic values of these assets. The environmental protection and preserving for the future generations alone is not enough, it needs to be improved creating more opportunities and facilities to the tourists to share more memorable experiences to keep their interests memorable which could inspire them to come back to these places repetitively. In this context the vision of this development plan envisages to provide more facilities to make it a paradise for the tourists while enhancing the environmental beauty through protection and conservation.

4.3 Goal

- ▶ Tourism Development based on the conservation of the natural environment
- ▶ Develop infrastructure facilities required for the tourism development

Objectives

Objective 01 : Tourism Development based on the conservation of the natural environment

1. Conservation of the natural environment network by 100% at the end of the year 2030
2. Enhance the quality of the built environment of the Ella Town in parallel to the conservation of



the natural environment by 100% by the end of the year 2030

3. Development of entertainment facilities in the surrounding areas of the environmental location of beauties by the year of 2030
4. Development of facilities that enable establishment of a better road network by 2030 to provide easy access to the most attractive environmental locations.

Objective 02 : **Develop infrastructure facilities required for the tourism development**

1. Provide strategic facilities to promote establishment of commercial and financial centers by the year 2025.
2. Relocation of the solid waste management center by 2030, which is currently functioning at the town center, at a location in the Karandagolla area.
3. Provision of facilities for management of waste water within the Ella town area by the year 2030.
4. Development of facilities to enable the supply of drinking water to meet the current shortage of 950 Cubic Meters of water by 100% by the year 2030.
5. Development of facilities by 2030 to enable laying the electricity lines underground with a view of enhancing the environmental beauty.
6. Construction of 22 Km long storm water drains by 2030 for management of the storm water discharge within the Ella Town area.



5

Ella Development Plan

Volume I

SWOT Analysis

5. SWOT Analysis

Objective 01 Tourism Development based on the conservation of the natural environment.

Table No 5.1: SWOT Analysis

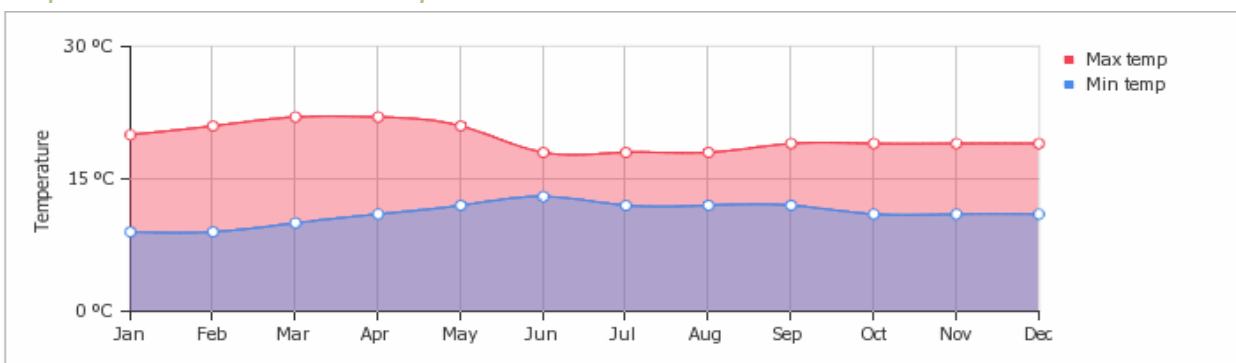
Strengths	Weaknesses
<ul style="list-style-type: none"> Climate of the area that suit for tourism development Existence of places of environmental beauty Availability of facilities for tourism. Location of Rawana wild life conservation area Existence of Tea Plantations with the potential of using them for tourism. 	<ul style="list-style-type: none"> Development pressure spreading towards the sensitive environmental areas. Existence of land slides areas Degradation of areas of scenic beauty. Unauthorized construction of buildings.
Opportunities	Threat
<ul style="list-style-type: none"> Publicity being given to the Ella town for promotion of tourism Current trend of tourism development Policies of the Government to assist tourism Availability of train services to reach Ella. Existence of tourism attractive locations in the vicinity of the Ella area. 	<ul style="list-style-type: none"> Disappearance of water springs due to the impact of the Uma Oya (River)

Comfortable Climatic conditions that suit to tourism

The Ella and its surrounding area has an ideal climatic condition with a comfortable temperature and a rail fall which increase the tourist arrival in the planning area.

Temperature

Graph No 5.1: Distribution of Temperature



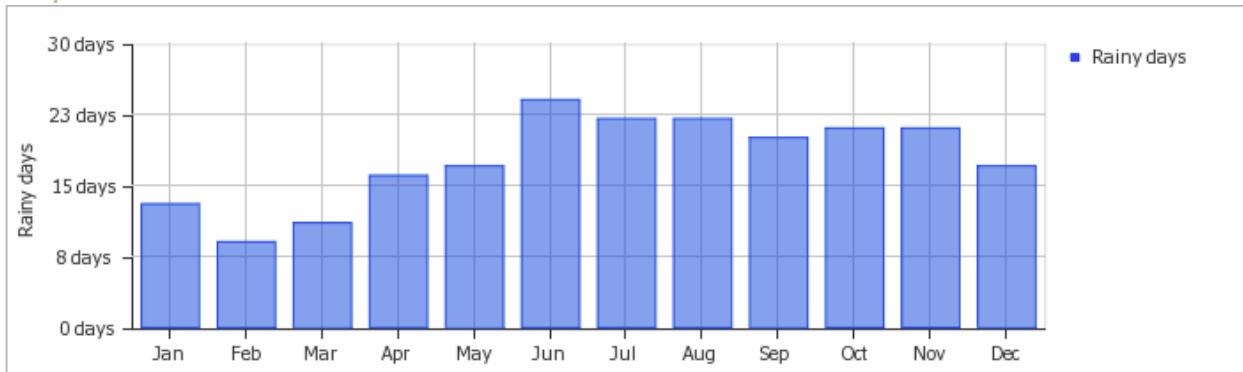
Source: Department of meteorology-2017



According to the information published by the Department of Meteorology, the highest and the lowest temperature recorded in the Ella area fluctuates between Celsius 24 degrees and Celsius 7 degrees, which resembles a temperate climate.

Rainfall

Graph No 5.2: Rainfall.



Source: Department of meteorology-2017

The Ella planning area has an annual rainfall of 1290 mm, in average, 16 days in a month experience a rainfall. The highest and the lowest rainfalls are recorded during the Months of June and the February respectively.

The Ella area experiences a minimum of 8 mm rainfall even during the Months of lowest rainfall.

Humidity

The recorded humidity level in the Ella area is 74%, which is accepted as the level of most comfortable humidity level for the human settlements. Further there have been many reports and articles reporting that the Ella town has a higher level of unpolluted oxygen in the atmosphere, so some tourists are inspired by this information and visit Ella to share the experience. Under these circumstances it is evident that the climatic condition of the Ella Town acts like a catalyst in developing the tourism industry.

Existence of picturesque environmental locations in the planning area of Ella.

The Ella town is endowed with most attractive and picturesque environmental sceneries that have the highest potential for development.

The locations appended below are some of such locations that stand out as the memorable locations for the tourists.

- Little Adam's peak (Little Sri pada)
- Rawana Waterfall
- Rawana Cave
- Arches Bridge in Demodara
- Ella Precipice
- Rawana Mountain Range
- Demodara Rail Track – Engineering Masterpiece



Figure No 5.1: Attractive Locations for Tourism



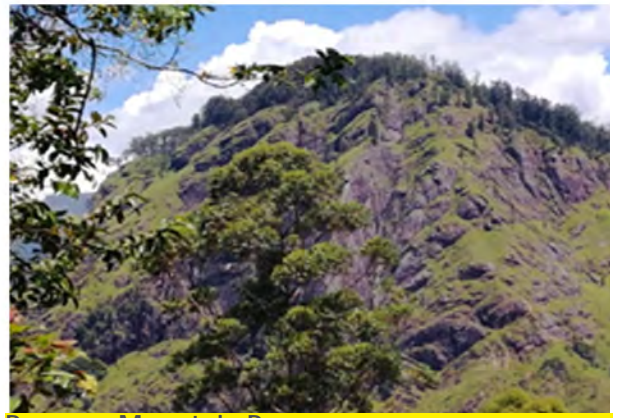
Little Adam's peak (Little Sri pada)



Rawana Cave



Demodara Rail Track – Engineering Masterpiece



Rawana Mountain Range



Arches Bridge in Demodara



Ella Precipice





Rawana Waterfall

Source: Urban Development Authority-2017 (With the aid of the internet) Existence of facilities for tourism.

In the face of the increased tourist inflow the market forces drive the investors to develop necessary facilities for the tourists, which have developed to an appreciable level by now. The facilities already available in the area for the tourists are depicted in the following Table.

Table No 5.1: Tourist Guest Houses.

Gramasewa Division	Number of Guest Houses	Number of rooms available
Ella	169	510
Klithalella	193	215
Rawanaella	6	37
Yahalawela	13	29
Hettipola	9	26
Newburg	2	27
Idanegama	1	15
Madhuragama	4	8
Total	393	859

Source: Ella Divisional Secretariat -2017

The examination of the reservation of rooms for accommodation by the tourists in the Country, in addition to the other facilities, the highest rate is recorded in the Ella area. The rate recorded is 75.24%, this rate from 2005 was increased rapidly by 51% up to the year 2016. This information provides a clue that there is an increasing demand from the tourists for the hotel rooms in the area. The rooms available to meet such a demand also seem to be satisfactory. The number of hotels developed



in this area were recorded as 400 in numbers with the total room capacity of 860 rooms. This room capacity is adequate to accommodate approximately 400-500 tourists per night, but this capacity will not be sufficient if the guests want to increase the duration of stay. However, the aim of the SLTDA is to increase the average duration of stay of the tourists coming to Sri Lanka, therefore this room capacity will not be sufficient to meet the future demand for the room reservations.

The Ella Town attracts 6% of the total tourists inflow. This inflow, depending on the current trend and the promotion programs combined with the implementation of the tourism strategic development plan, has been forecasted to be approximately 2,000,000 per annum by 2030. Accordingly the tourist inflow to Ella Town also can follow the suit. Accordingly the tourism sector can offer a formidable opportunity to inspire the urban development in Ella.

The room facilities available for the tourists can be classified based on the following criteria of quality.

- Room rates - Price
- Utility
- Background
- Additional facilities

The total marks given for the good hotels that satisfy all the criteria considered were 10. In this assessment process the results indicate that 168 hotels got 09 scores while 229 hotels got more than 09 scores. This indicates satisfactory conditions in the hotels that provide accommodations for the tourists in the Ella Town.

Sanctuary of Rawana Ella.

According to the historical records dated 18th of May 1979, the Rawana Ella Sanctuary had a land extent of 4774 Acres, which had a wide expanse being bounded by the Grama Sewa Divisions of Ella, Kithal Ella, Rawana Ella, Karandagolla, Newburg, Goussa, Ilukpalassa and Dodamgolla. The records further revealed that the wild life unique to this sanctuary area included Elk, deer, HAMBAWA, UNAHAPULUWA, DATULENA, NAYA, PIPURA, WELI KUKULA, GIRA MALITHTHA and endemic trees are GAMMALU, DAMANIYA, KETE KELLA, MILLA, BURUTHA, DADHA, KOLON, DEW, BULU, ARALU, BIN, KOHOMBA, NELLI, WENIWEL AND GETHA.

This sanctuary endows a high order of bio-diversity with number of waterfalls including the Rawana Ella waterfall, Madhuragama waterfall, Ella waterfall and little number of other small waterfalls. The Kirindi Oya (River) one of the rivers in Sri Lanka has its origin in this sanctuary and holds a potential that can support the development of the Ella Town.

The Tea Plantations that can be made use of for environmental tourism

The land area under tea plantations constitutes approximately 27.91%. The tourism activities area are concentrated around these tea plantation lands, which offers a better opportunity to make use of its potential to uplift the tourism development opportunities. The new trend in the tourism industry indicates that many of the tourists coming to Ella love to share the experiences surrounding the tea plantations and the factories.



Figure No 5.2: Tourism surrounding Tea Plantations.



Source: With the aid of the internet-2017

The tea plantations that can be made use of for tourism are depicted in the following Table.

Table No 5.2: Tea Plantations that can be adopted for tourism development

Name of the Estate	GS Division	ownership
Brookland Estate	Ella	Private
Brookland Estate	Yahalawela	Private
Kinnallen Estate	Kithalella	Namunukula Plantation Co.
Kinnallen Estate	Hettipola	Namunukula Plantation Co.
Newburg Estate	Newburg	HapugastannaPlantions Co.
Newburg Estate	Yahalawela	Newburg Estate, Ella
Rathnagiri Estate	Idamegama	Private
Rathnagiri Estate	Idamegama	Private
Southerland Estate	Yahalawela	Private

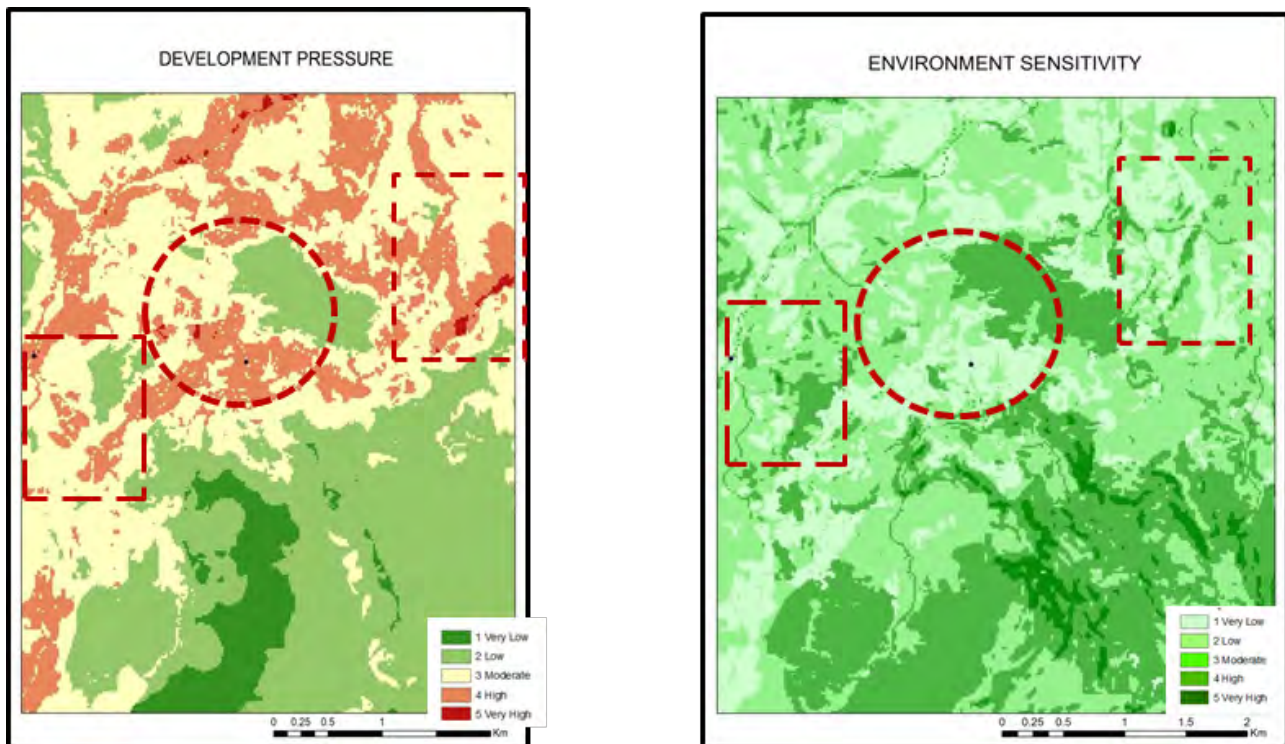
Source: Ella Divisional Secretariat Divisional Office-2017



Weaknesses

- Orientation of the development trend towards the environmentally sensitive zones

Map No 5.1: Areas of development impact and the environmental sensitive zones.



Source: Urban Development Authority-2017

It has been evident that the development trend of the Ella area is inclined towards the environmentally sensitive areas, which can raise many environmental issues in time to come unless management measures are implemented.

The development trend has been sprawling along the main transport routes, namely, Ella-Kithalella road, Ella-Passara Road, Ella-Wellawaya Road, Ella-Kumbalwela road up to the Kumbalwela Junction and along the Badulla-Bandarawela road.

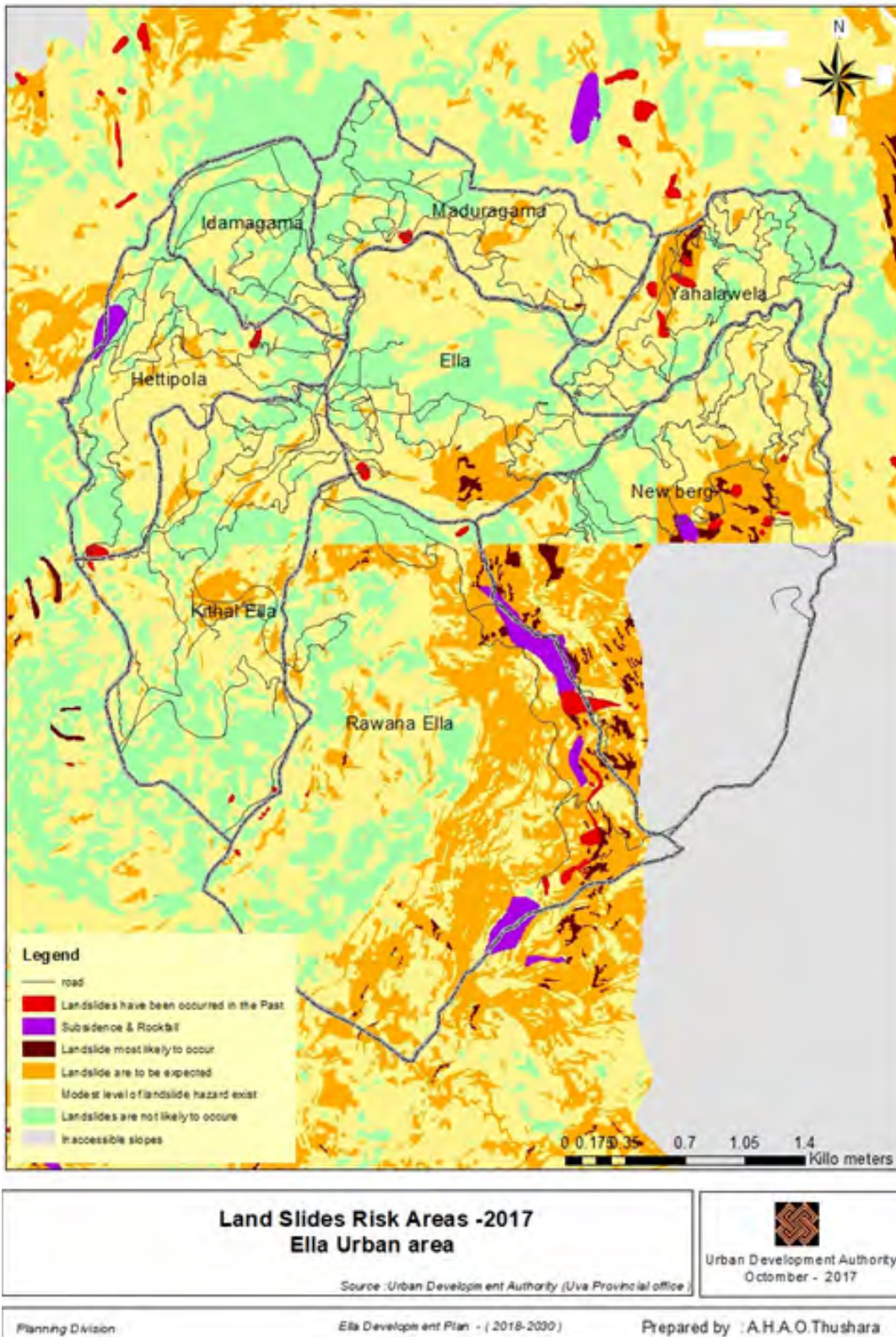
The inclination of the development trend towards the environmentally sensitive areas can cause considerable destructions gradually to the environmental sensitivity and then it can result in natural environmental character changes. In totality such changes also could act as a deterrent to the merging tourism development in the long-run.

This development trend can produce two negative results, first could be the destruction of the environmental beauty, which has been hitherto attracted the tourists to the Ella area, secondly this trend also can increase the risk of expansion of the disaster-prone areas. Both these outcomes would exert a negative impact on the emerging tourism development in the Ella town, as such this characteristic of the development trend has been identified as a weakness in the development process.



Landslides

Map No; 5.2 Landslide-prone areas



Source: National Building Research Organization-2017



Ella Planning area has areas prone to landslides; most of such areas are concentrated along the Ella-Wellawaya main road, which is a notable feature that causes one of the main issues. Past records of landslides occurrences revealed that transport along this road has been interrupted more frequently due to landslides and the obstructions caused thereby to the peoples' movements. According to the past records, 435 people were affected and one person was killed by such landslides in the Ella Divisional Secretariat area during the year of 2016.

Landslide-prone areas are located within the surrounding areas of the Ella Town and the Newburg Divisional areas. This risk of landslides is one of the main weaknesses that can stand on the way for development.

Pollution and destruction of the picturesque locations.

The environmental beauty and the existence of picturesque locations has been the catalyst of development of the Ella Town. The tourists' inflow to this town has been ramping rapidly in the recent past as a result of this environmental beauty. However, this development also triggered a fast development of tourism facilities organically, in the absence of a vision and policy involvements, resulting in haphazard physical development that mars the environmental beauty and the most attractive locations of environmental beauty. There are many unauthorized constructions in the town area obstructing such picturesque locations. This haphazard development, already realized, has been identified as a weakness in the development process.

Figure No 5.3: Obstruction to the sight of environmental sceneries



Source: Urban Development Authority-2017

Unauthorized constructions

The unauthorized constructions detected are mostly concentrated in areas closer to the conservation areas, which cause rising of multiple issues, ranging from creation of obstructions to the pedestrian and vehicular traffic movements, destruction of the towns beauty, awkward architectural appearance in the town, disturbance to the storm water drainage and so on. Removal or rectification of such developments could be costly, in both socially and financially, and also could be difficult to restore the original conditions of such locations. Therefore this haphazard physical development has been identified as a weakness in the development process.

Figure No 5.4: Unauthorized constructions in the Ella Town



Source: Urban Development Authority-2017

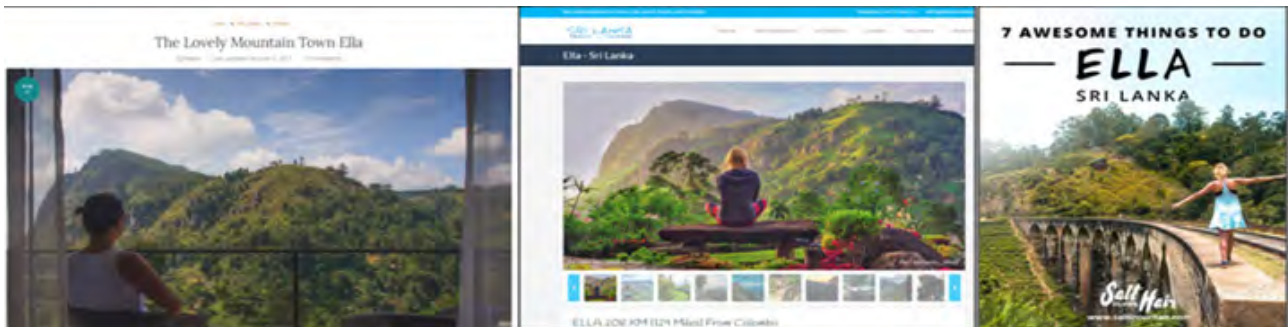


The Urban Development Authority (UDA) carried out a survey during the Month of October in 2017 on the buildings to find out the legality of the buildings that are standing on sites within the town area. This survey results indicated that 34% of the buildings within the Ella Town area constructed without approval from the proper authorities, so they are defined as unauthorized constructions, of which 28% are used for restaurants. Another finding of this survey was that 10% of such buildings were originally constructed for residential purposes but now they have been converted to tourism related activities without proper approval from the authorities. This non-compliance with the planning law has been identified as a weakness in the development process.

Opportunities

Implementation of international Tourism promotion programs and advertisements.

Figure No 5.5: International Tourism promotion programs and advertisements



Source: www.goggle.com -2017

Ella Town has been the main focus of the international tourism promotion programs, implemented by the Authorities; as a result Ella town is emerging as one of the main tourism town in the Country. The promotional schemes carried out inspires most of the tourists coming to this town and they were eager to see the picturesque sceneries in the surrounding areas of the Ella Town. The internet advertises this town as one of the main towns of tourism in the Country. The increased influx of tourists benefits the local residents in terms of revenue increase and thereby their living standards were uplifted. It has been revealed that 80% of the tourists coming to Ella were inspired by the international promotional programs.



Prevailing trend of tourist influx

The map of tourist routes of Sri Lanka prepared by the SLTDA is appended below.

Figure No 5.6 : Tourist Route

MAP 4: New Tourism Development for Feasibility and Consideration



Source: Sri Lanka Tourism Development Authority -2017

Most popular and traditionally established tourist routes in Sri Lanka covered the areas of Southern Coastal belt, Anuradhapura and Polonnaruwa historical Cities and their surroundings, known as Cultural Triangle, Yala Wild Life Sanctuary and the Kandy and the Up Country areas. However this traditional routes have changed following the Tsunami that hit the eastern and the Southern Coastal belt in 2004. The new areas came in to the areas of interests of the tourists following the Tsunami, have been the Jaffna, Trincomalee, Ampara and the new areas of the Up-Country.



The new tourist routes that emerged recently converged on the Ella Town, implying that this town has become a tourist destination. Many tourists coming to this Country make it a point to visit Ella without fail. The train service that provides transport to Ella Town facilitates the tourists to easily visit the area while travelling they will be able to share the experience of picturesque sceneries of the up-country. The tourist arrivals reveal that 70%-80% of the total tourist arrivals visit Ella by train. They account for 6% of the total tourists arrivals to this Country, which is in absolute figure 119,000 tourists. This has become a great opportunity to develop the Ella on the basis of this emerging trend.

Adoptable Government Policies

Figure No 5.7: Draft National Plans



National Physical Plan, which is currently in force, has finalized the vision for the 2050 together with sustainable policy recommendations. This national Plan lay the foundation for a stable policy environment for the physical development of the Country. This plan can guide the Ella development through adaptation of a few numbers of projects as appended below.

- Proposed highway from Buththala to Polonnaruwa.
- Domestic Air Port at Wellawaya
- Proposed electrified train system

The impact of the above mentioned projects will not be only on Ella but also on other surrounding towns in the province. The projects listed above are nationally significant and can be categorized as infrastructure development projects, which can boost the developments in areas where the impact of them is realized.

Accessibility by train

The Ella Town is situated along the Colombo-Badulla Rail Way line with direct access to the town from the railway station. The length of the rail track that falls within the planning area is 9.8 Km. The train service operate 10 trains along this track per day. Five trains from Badulla to Colombo and another five trains vice versa. This rail track snakes through the mountains across many picturesque sceneries which offers the tourists many memorable experiences. So the tourists tend to choose trains to reach the Ella enjoying the sceneries while travelling. Further the tourists will be able to witness the Demodara famous rail track design, Nine-Arch Bridge at Demodara and the rock bridge while on the train. These experiences inspire the tourists to use the train mostly in reaching the Ella Town. In this context the development of Ella town will be a feasible venture as the attractive train service offers a great opportunity in creating a demand for the Ella Town.

Figure No: 5.8: Picturesque sceneries along the rail track



Source: With the Aid of the Internet-2017



Location of picturesque places in the surrounding

Following exquisite places are situated within the Ella surrounding area.

1. Dunhinda Waterfall
2. Buduruwagala- temple with a Buddha Statue in a picturesque location
3. Muthiyangana Buddhist Temple
4. Beautiful town of Bandarawela
5. Buddhangala

Figure No 5.9: Location of picturesque places in the surrounding



Dunhinda Waterfall



Buduruwagala- temple



Buddhangala



Bandarawela Railway Station



Muthiyangana Buddhist Temple



Dowa Historical Buddhist Temple

Source: With the Aid of the Internet -2017



Threats

– **Negative Impact of the Umaoya (Uma River) Project.**

The investigations carried out so far on the impacts of the Uma Oya project, which is currently under implementation, point to the suspicion that the underground water table is lowering owing to the Uma Oya project. Drying out of the water springs has been reported from many parts of the planning area and drinking water in the area is fast becoming a scarce commodity. This issue of lowering the underground water table is in fact an issue looming on the horizon threatening the future development of the Ella Town.

Objective No 2 : Setting out a catalytic environment for the Ella Town Development

Table No 5.3: SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"> • Availability of facilities for the Tourism • Availability of state-owned lands within the town and the surrounding area 	<ul style="list-style-type: none"> • Issues of management of solid wastes • Problems of storm water drainage • Lack of waste water and sewerage network • Irregular town lay-out • Shortage of drinking water • Shortage of developable lands in the town
Opportunities	Threat
<ul style="list-style-type: none"> • Inclination of investment trend towards Ella Town • Supportive Government Policies • Proposed “Kaushyma” solid waste management project • Widely distribution of developable road network 	<ul style="list-style-type: none"> • Impact of the Uma Oya project on the ground water table

SWOT Analysis

Strengths

Availability of facilities for tourism.

The attraction of Ella inspires the influx of tourists in large number, which creates a demand driving the investors to develop the necessary facilities in the Ella Town. The facilities available in the area are comparatively higher in quality and can support the industry to meet the needs of the tourists. The following Table depicts the facilities available.



Table No 5.4: Tourists' accommodation facilities.

Grama Sewa Division	Number of Tourist hotels	Number of rooms
Ella	169	510
Klthaella	193	215
Rawanaella	6	37
Yahalawela	13	29
Hettipola	9	26
Newburg	2	27
Idamegama	1	15
Madhuragama	4	8
Total	397	867

Source: Ella Divisional Secretariat Division -2017

Beside the facilities available for the tourists in Ella, the room occupancy rate in the Up-Country area, where Ella is situated, has been recording 75.24%, which is one of the highest rates in the Country. This rate appeared to have increased by 51% during the period from 2005 to 2016.

The records also reveal that the number of rooms available in the Ella area is 860 rooms in approximately 400 hotels. This stock of rooms can accommodate daily 400-500 tourists. However, if the duration of the stay increases in the future this room stock will not be sufficient to meet the demand. This town also provides multiple services in acceptable quality, such as restaurants, transport services, financial institutions and banks and entertainment facilities are playing a catalytic role in promoting the tourism industry in this Town.

The employment rate in this town is higher; most of the employed people are having their own businesses. The data reveal that 99% of the employed people are self-employed and most of their activities are based on tourism industry. This indicates the extent to which the tourism industry has rooted in to.

State-Owned lands around the town

The Ella Town is endowed with considerable extent of state-owned lands, which offers strength and a flexibility in planning out the town for future development. There are 43 Acres of state-owned lands within the Ella GS Division, where the Ella Town is, of which some parts are owned by the Department of railway and the balance owned by the Road Development Authority. In totality 9% of the total land area is owned by the State, which is a better sign of availability of lands for the urban development projects in the future.

The details of the state-owned lands in the Ella Town are depicted in the following table.



Table No 5.5: State-Owned Lands in the Ella Town

GS Division	Government In-situation-Owned lands	State lands leased to private sector	Forest lands	Lands owned by the Land Reform Commission	Free hold private lands	State lands encroached	State owned lands under land development permits
Yahalawela	02 Acres	120 Acres	06 Acres	05Acres	20 Acres	02 Acres	25 Acres
Idamegama	-	-	-	-	138 Acres	-	26 Acres
Kithalella	03 Roods	-	120 hectares	-	152 Acres	01 Acres	140 Hectares
Hettipola	01 Acres	200 Acres	05 Acres	30 Acres	12 Acres	02 Acres	15 Acres
Madhuragama	08 Acres	10 Acres	08 Acres		30 Acres	02 Acres	365 Acres
Newburg	-	350 Acres	280 Acres		295 Acres	02 Acres	05 Acres
Ella	43Acre	13 Acres	255 Acres		99 Acres	05 Acres	78 Acres
Rawanaella	-	-	Acres 1200		200 Acres	400 Acres	300 Acres

Source : Divisional secretariat office, Ella, 2017

Weaknesses

Issues of management of Solid Waste

The solid wastes generation in the Ella Town is on the increase, the total collection per day is approximately 6 Tons. The current method of solid waste collection is not geared to sort out the waste at the source; as a result, its management becomes difficult and gives rise to many other issues. The Ella Pradesheeya Sabhaa (PS) established a solid waste management centre in a land of 10 perches in extent, situated on the Ella-Kithalella Road within the town's core area. It has a capacity of handling 4.5 Tons of solid wastes per day. As the wastes are not sorted out at the source, composting process at this centre becomes complex and inefficient. The capacity of the Centre is also inadequate to recycle the wastes being brought in to the centre and the left over accumulated in heaps spreading odor around the area.

Issues of management of the solid wastes in the town area is becoming an acute problem in the face of the emerging tourism industry, which can give rise to the solid waste generation over the time, as the wastes are not sorted at the source, recycling them in to composts becomes inefficient and the output diminishes. This situation could be aggravated in the short-run as the tourists' arrivals increase.

Figure No 5.10 :Solid Wastes Management Centre



Source: Urban Development Authority -2017



Weaknesses in the Storm Water Drainage

The Ella Town does not have a well-planned storm water drainage system. Only a limited area of the town is served by existing surface drains with a total length of 400-500 Mtrs which are isolated and open. The area served by this drain is limited to the lands along the Ella main road, starting from the Tunnel up to the Ella Junction and along the access road to the Police Station. Main weakness of these drains is that they are not inter connected with other drains and natural channels in the locality and that they are unsafe for the pedestrians as they are open. Further, the shop owners who established their shops along these roads, along which the side drains are laid, dump solid wastes in to the open drains causing other environmental issues.

Lack of a waste water and sewerage system

As observed in the preceding sections, the growth of the Ella Town, in terms of tourist arrivals and the rate of establishment of hotels and restaurants including other commercial activities, the waste water and sewer generation have been on the increase in the absence of a properly established waste water and sewerage system in the town. According to the estimates, the Ella Town generates 127-142 Cubic Meters of waste water. The commercial establishments located right along the open drains discharge their waste water in to the open drains, which pollutes the urban environment and creates an unhealthy atmosphere in the urban locality while providing breeding grounds for mosquitoes and other insects.

Figure No 5.11: Waste water discharge in to the natural channels from restaurants in Ella.



Source: Urban Development Authority -2017

Irregular Town lay-out

Growth of the Ella Town, since the recent past, has been taking place organically in the absence of a vision and policy guidance. As a result demand-driven physical development was carried out haphazardly without a focus on the public needs, such as pavements, noncompliance to the street lines and building lines and with no street lights. This haphazard development poses a hard obstacle for planned development of the town.

Figure No 5.12: Irregular Car parks and the electricity cables that mar the appearance.



Source: Urban Development Authority -2017



The electricity lines were drawn within the town haphazardly, which causes a visual pollution in the town. The tourist hotels have been built underneath such cables without maintaining the required clearance, posing an external issue threatening the security of the tourists. Future development of the town could be very costly as the rectification of haphazard developments are supposed to be involving costly demolitions and reconstructions.

The surveys carried out by the UDA found 250-300 cars are generally parked per hour in the town area. Most of these cars are parked along the road sides irregularly as there are no proper places dedicated for vehicle parking in the town. Adding to this problem, the Public fair (Pola) is held along the Ella-Passara main road creating a complete chaotic movements disturbing the normal life of the town. Tourists and the commercial establishments are equally facing most difficult situations during this public fair being held along the main road.

Figure No 5.13: Public fair being held in the Ella Town.



Source: Urban Development Authority-2017

Shortage of Drinking Water

The tourist arrival in the Ella Town is expected to increase by 2030, accordingly the demand for drinking water also can increase including the demand of the local residents as well. According to the estimates, the demand for drinking water will be 1860 Cubic Meters by 2030. However the current water supply in the Ella area is only 917 Cubic Meters, if this scheme prevails without any augmentation till 2030, there will be a water shortage of 950 Cubic Meters threatening the tourism industry's development.

Water Supply

Table No 5.6: Water supply

Category	Supply (Cubic meters)
Ella Pradesheeya Sabhaawa	51 Cubic meters
Demodara Water Supply Scheme	850 Cubic meters
Water from shallow wells	16.5 Cubic meters
Total	917.5 Cubic meters

Source : Urban Development Authority, Uva Provincial office, 2017



The daily water demand by 2030 based on the forecast tourists' arrivals will be as follows.

Demand for Water

Table No 5.7: Water demand

Category	Demand (Cubic meters)
Domestic need	1046 Cubic meters
Tourism Sector	818 Cubic meters
Administration	3.5 Cubic meters
Total	1867.5 Cubic meters

Source: Urban Development Authority-2017

Limitation of development potential of lands.

According to the computed capacity of the available lands for development in the planning area, further capacity for development exists only in Rawana Ella and Newburg GS Divisions. However, development of Rawana Ella is not possible as the Rawana Ella area has been reserved as a forest reserve where any physical development that threatens the forest cover will not be permissible. Therefore other areas such as Ella, Kithalella, Hettipola, Yahalawela, Madhuragama and Idamagama GS Divisions could be selected for development.

Table No 5.6: Estimated Development Capacity

GS Division	Estimated Capacity
Ella	0.92
Rawanaella	0.28
Kithalella	1.22
Hettipola	1.36
yahalawela	1.70
Newburg	0.33
Madhuragama	1.55
Idamagama	1.30

Source: Urban Development Authority-2017

Despite the fact that the development capacity exceeds 1 implies that the development can exceed the development capacity of an area, the development of areas exceeding capacity in the Ella Planning area, except for the GS Divisions of Rawana Ella and Newburg, considered for further developments taking in to account the flat terrain of such lands in other GS Divisions. AS such further development of areas where development capacity is limited has been considered as a principal weakness.

Opportunities

Prevailing investment trend in the Ella Town.

The demand arising from the increasing tourists' arrivals, both the state and private sector institutions geared to increase their investments in the tourism industry in the Ella Town. This increasing investment trend, created by the SLTDA, Provincial Ministry of Tourism and the Multi-National Companies which are involved in developments, resulted in increasing the land prices in the Ella town area. The vacant and developable lands are undergoing increasing demands originated by the investors, which pushes the market value of lands to go up.



Table No 5.7: Land Values in the Ella Town.

Place	Minimum Value Per perch	Maximum Value per perch
Ella Town	1450,000.00	2000,000.00
Passara Road	525,000.00	1500,000.00
Kithalella Road	1250,000.00	210,000.00
Ella-Wellawaya Road	225,000.00	800,000.00
From along the main road from Ella to Kumbalwela Junction	220,000.00	290,000.00

Source: Field Surveys -2017

Investment-Friendly Government Policies

Uva Provincial Ministry of Tourism is currently developing a plan for the tourism development in the Uva province, which envisages developing Ella for tourism with integration with Bandarawela, Haputhale and Diyathalawa towns. The Uva Provincial Council is currently considering undertaking development of under developed areas for development on the basis of the Ella tourism development. The attention of provincial administration being focused towards the Ella town development offers a great opportunity for its future development.

Proposed Kaushima Solid Waste Management Project.

Currently a proposal is being considered by the Uva Provincial Council to establish this project in Badulla with a capacity of handling 50 Metric Tons of solid wastes per day. As a part of the proposal, it is being considered to include the solid wastes collected from the Ella Town too, which collect approximately 6.5 Metric Tons of solid wastes.

Development of Road Network in Ella

The distribution of road network in the Ella Town occupies approximately 3.26% of the total land area. This indicates a better accessibility position of the town, meaning the road network provides access to most of the areas in the Ella Town. However, the level of development of the internal roads, that provide access to the remote village areas, are in a condition of disrepair, most of such roads are either gravel or partly concreted. These roads are made of materials such as Tar, Concrete and gravel. The following table depicts the materials used in construction of the roads.

Table No 5.8: materials used in development of roads.

Materials used	percentage
Tar (Bituminous) roads	39%
Concrete roads	15%
Concrete, Tar, Gravel	8%
Gravel	38%

Source: Ella Pradesheeya Sabha- 2017

The table above demonstrates that tarred roads constitute only 39% of the total length while 15% are developed with concrete surfaces. The by roads constitute approximately 46% of the total length



which are either gravel roads or can be classified as undeveloped roads. However they said table implies that approximately 50% Of the road network is undeveloped.

Threats

Adverse impact of the Uma Oya (River) Project

The Uma Oya development Project, which is being implemented within the Uva Province, affected the surrounding areas, including the Ella area as well. The Geologists are of the view that the underground water table of this area has been lowered owing to the impact of this development project. The waters in the shallow wells in the area too have dried leaving no options for the residents to fetch drinking water. The shortage of water is affecting the tourism industry as well.



6

Ella Development Plan

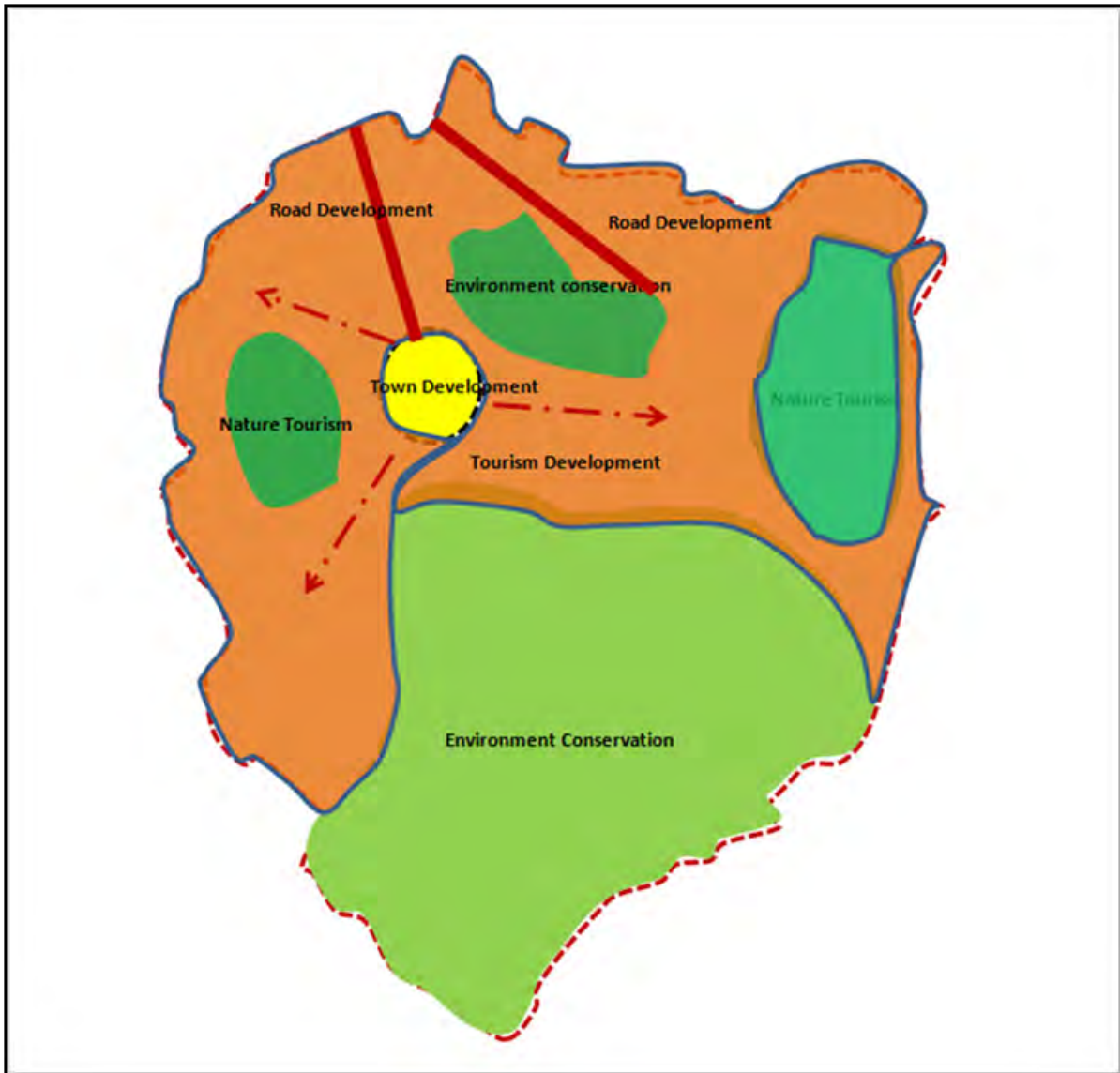
Volume I

THE PLAN

6. The Plan

6.1 Concept Plan

Map No 6.1: Concept Plan

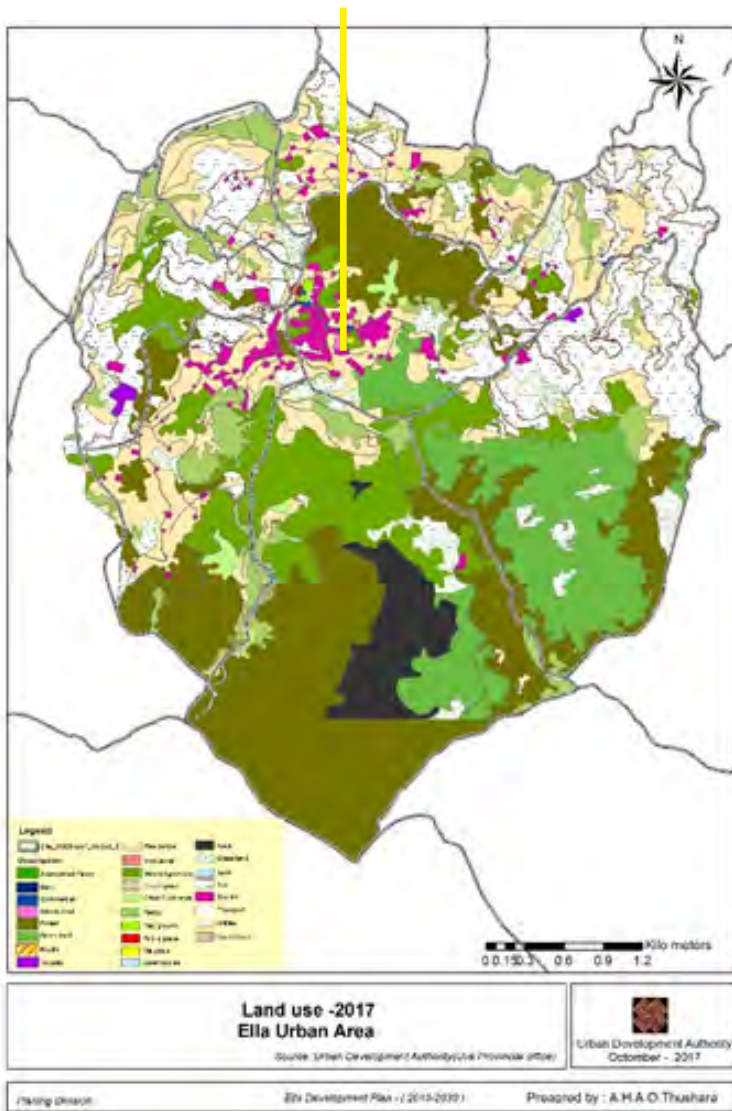


Source: Uva Provincial Office of the Urban Development Authority

The concept plan was prepared on the basis of the concept that the Ella Town should be developed with an orientation towards the promotion of the environmental tourism that requires the conservation of the natural environment, which could sustain the development in the long-run. The conservation of the natural environment requires development of the infrastructure networks that will help protection of the natural environment from pollution. The Ella Town will be ultimately a developed service centre that will provide all the services necessary for the tourism development. In the light of this concept the town will be developed in the long run.



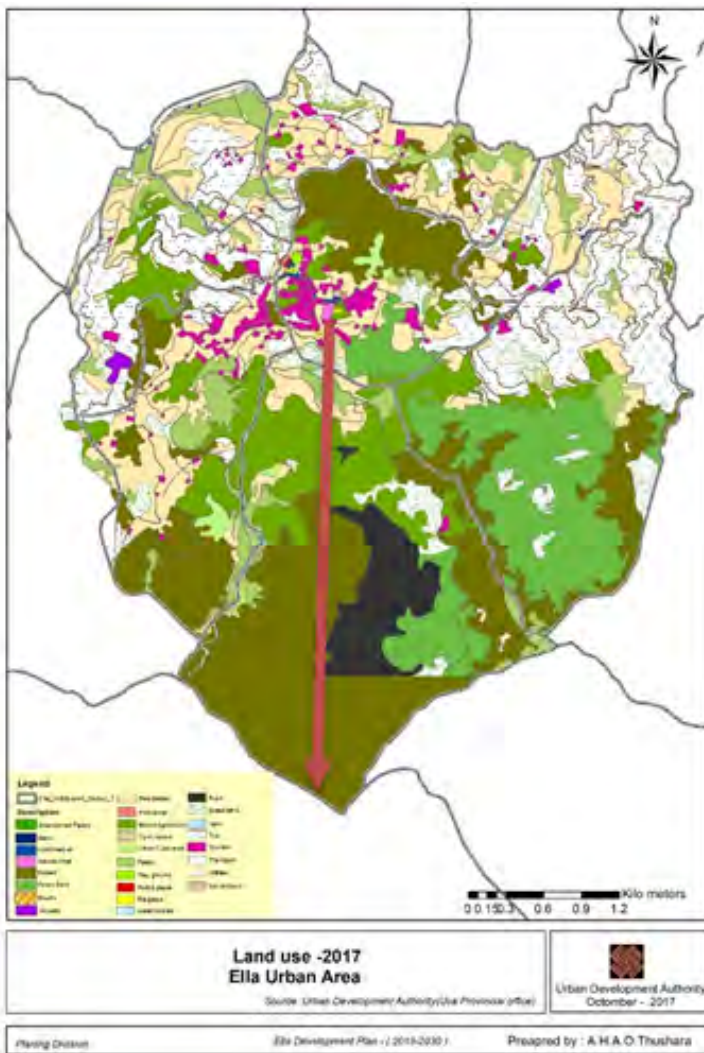
Towards the North from the Town-From the Tourism development zone to the Commercial zone



The tall buildings in a town like Ella, where the environmental beauty is the main catalyst of development, can manage the beauty while obstructing the visibility of the environmental beauty. Therefore height of buildings that would come up in the future should be properly controlled through this development plan. Therefore, the height of the future buildings that would be developed by the private sector as well as the public sector would be subjected to a height control with a maximum height of 4 floor within the town centre in view of conserving the precious natural environment. The height of existing buildings at the town centre is prevailing at four floors and tapering towards the direction of the North of the Town up to the Madhuragama to a minimum of single floor. As in other towns high building density prevails at the core area of the town while it diminishes towards the outer skirts of the town merging with the natural environment.



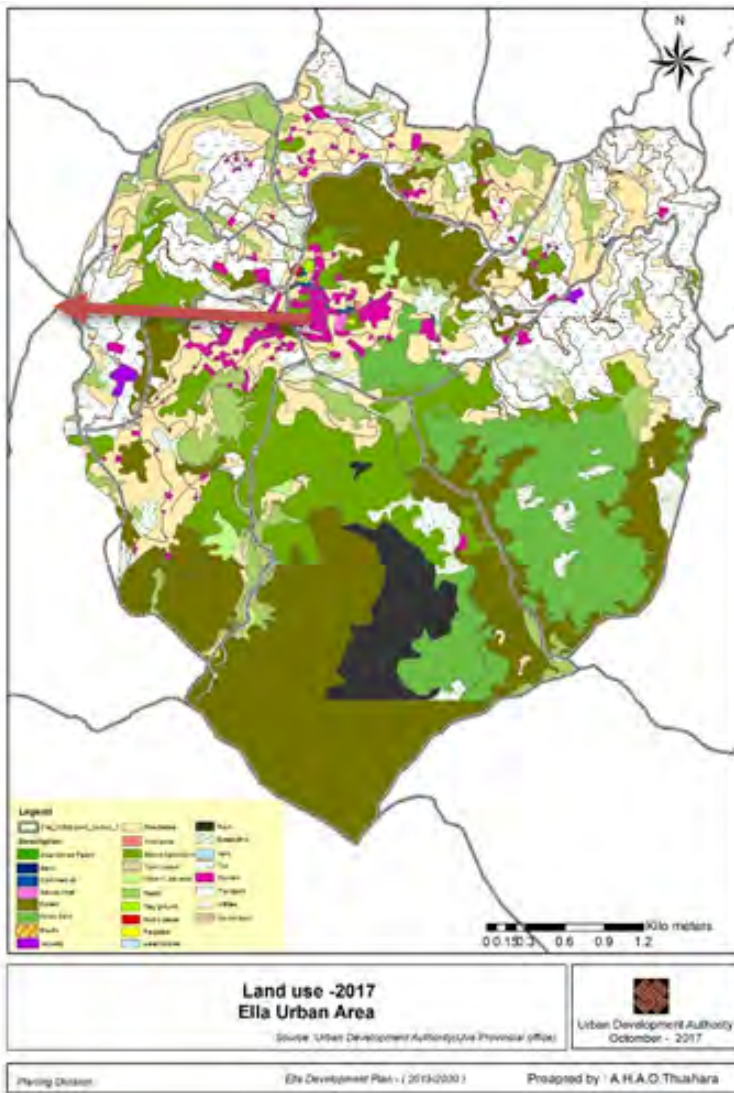
Graphical representation of height of buildings from the town towards the South- from the Environmental conservation zone to commercial tourism zone.



The environmental conservation zone, tourism hotel zone and the tourism commercial zone are located towards the South of the Ella Town, where natural environment conservation will be implemented while tourism development is implemented in the tourism zone without impacting on the environmental zone. This arrangement could support the core existence of tourism development and the environmental conservation complementarily to each other.



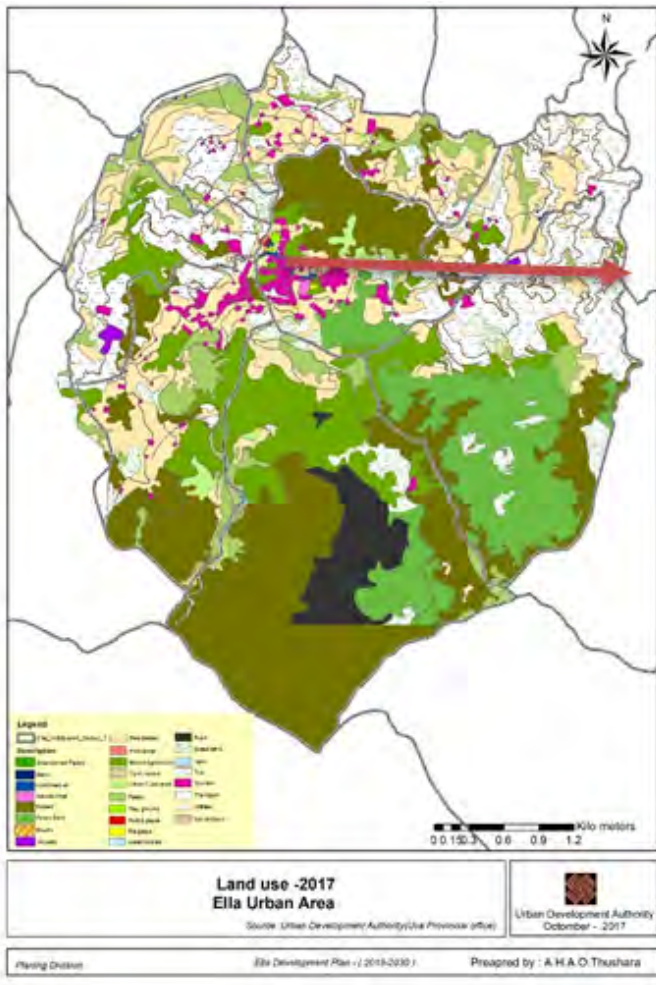
View plain from the town towards the West- from the Environmental Zone towards the Tourism Commercial Zone.



Tourism development promotion from the town centre towards the Kithalella, based on the natural environmental area is expected to implement under a strict control of building constructions regulations, which will be enforced along with the enforcement of the zoning regulations. This proposal will enable the tourists to enjoy the natural environment as it has been protected and conserved for the benefit of the tourism development.



Sight plain from the town towards the East of the town-From the tourism commercial zone towards the environmental tourism zone.



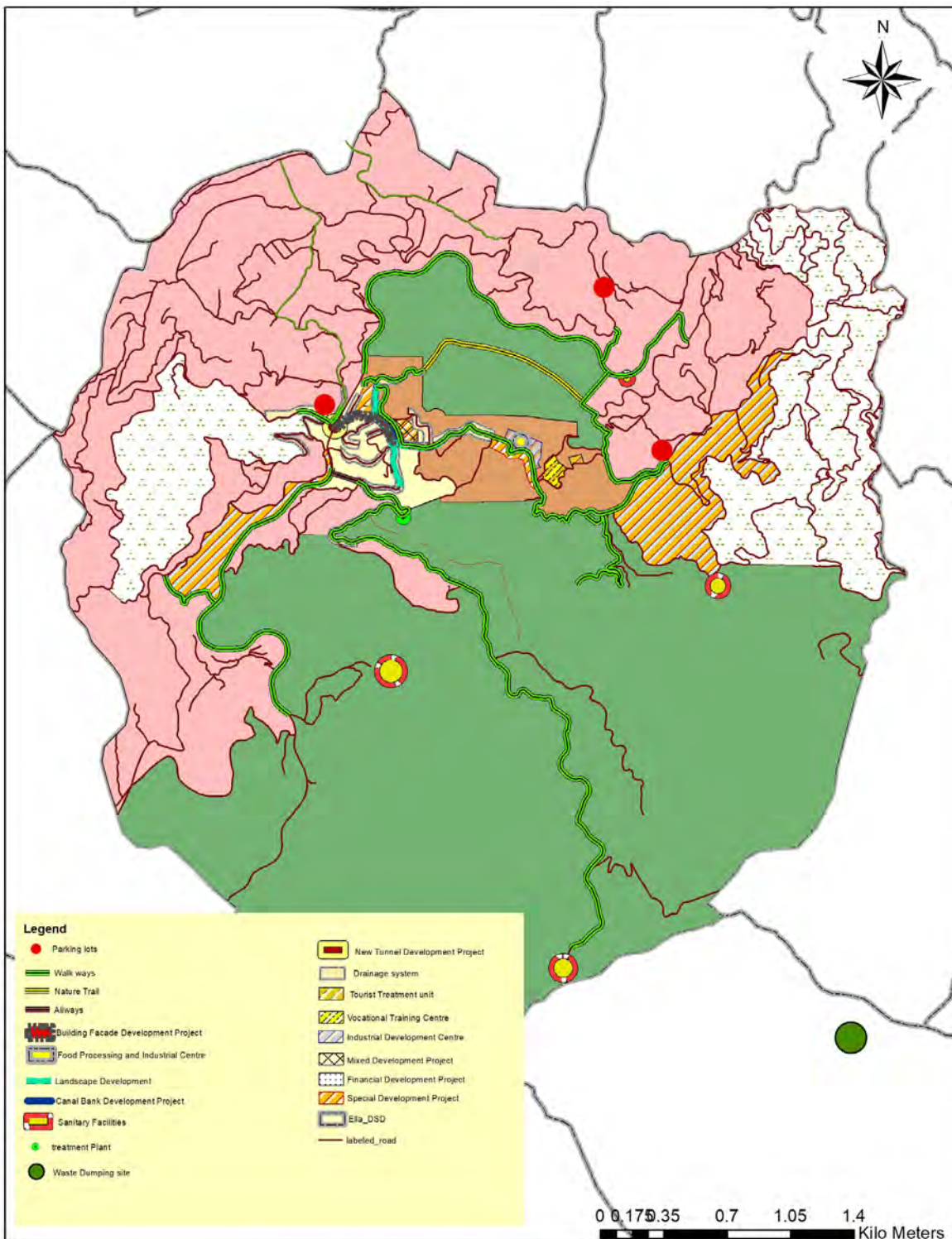
The current physical development assumes a mixture of activities, including residential, tea plantation and tourism along the Passara road from the town. This area accommodates many buildings and holds the potential of tourism development by making use of the existing tea plantation that exists along this road. The ultimate objective of this concept plan is to promote the development of the Ella Town on the basis of the tourism, which makes use of the beauty of the natural environment while it is being conserved offering opportunities to the tourism industry for its development.

This concept plan also envisages merging the built environment with the natural environment offering opportunities to the tourists to share the memorable experiences. The development of built environment in compatibility with the natural environmental conservation will be guided through strict enforcement of purpose-specific set of regulations that is provided in the development plan.



6.2 Proposed Land Use Plan

Map No 6.2 Land Use Plan



Land Development Plan Ella Urban Area

Source :Urban Development Authority (Uva Provincial Office)



Urban Development Authority
October- 2017

Planning Division

Ella Development Plan - (2019-2030)

Prepared by: A.H.A.O.Thushara

Source: Uva Provincial Office of the Urban Development Authority.



The Ella Town became a tourism town owing to its environmental picturesque locations that exist in plenty, as such the town development depends on the tourism industry and the tourism depends on the existence of the natural environment that offers environmental sceneries for the tourists. Therefore protection and conservation of the natural environment while developing the infrastructure networks required for the tourism has become essential. The vision of this development plan- Nature Paradise of mount guard - was formed taking this development concept in to the consideration.

The Ella Town became one of the most attractive tourist centres in the Island, it became so as there are plenty of environmentally beautiful locations that attract tourists. The protection and enhancing their beauties further will be beneficial in a great way to a sustainable development of the town.

This is the main reason as to why the development of Ella Town should be based on the environmental tourism in the long-run as it has the strength to ensure a sustainable development for the town.

In this development scenario of increasing tourism activities drives the construction industry to increase their activities by providing more hotel rooms within the Ella town area eating in to the precious greeneries and the environmentally sensitive areas while paying an scant attention towards the architectural standards and the designing professionalisms. This unprofessional developments led to the degradation of build environment causing a visual pollution in the Ella town.

In the process of development plan preparation, the planning team has recognized the need for consolidation of the on-going tourism development in the town on a sustainable basis by providing necessary facilities for the tourism industry in order to make the Ella Town as the main environmental Tourism Centre in the Country. With this vision in mind the Ella Planning areas has been divided in to 6 zones and then to enforce environmental management measures in each zone to bring about a balanced coexistence of environmental and man-made environment without harming to the natural environmental beauty of the town. The 6 proposed zones are appended below.

1. Commercial Tourism Zones (1)
2. Tourists Accomodation Zone (2)
3. Environmental Conservarion Zone (3)
4. Tourism Promotion Zone (4)
5. Nature Tourism Zone (5)
6. View Protection Zone (6)

As already discussed elsewhere in this report conservation of the natural environment has been the biggest challenge in the face of the on-gouing tourism development. The viewing of the most pictureaque environmental sceneries have become most significant measure that need to be implemented to sustain the tourism development in the Ella town with the aim of protecting the most attractive such locations, accordingly the planning team has identified three zones for protection of such Viewing Plains as listed below.

1. View Protection Zone 02 - Passara Road
2. View Protection Zone 03 - Passara Road
3. View Protection Zone 04 - Kithalella Road

Basically residential and tourism activities are encouraged in these Zones but subject to a strict control of buildings heights.



The common feature of management measures enforced within each zone is to encourage activities relating to tourism, even in the residential buildings the residents will be permitted to carrying out tourism activities subject to standards as the most of the facilities for the tourists will be provided in the town centre.

The commercial tourism zone in the town area can provide commercial and financial services necessary for the tourism sector, further unlike in other Zones the floor area ratio in this Zone has been increased to 60% in view of giving priority for the Zone but subject to the architectural control of the building heights according to a skyline policy.

Although high floor area ratio is adapted within the town centre area, the building heights and the density will be deminishing towards the outer skirt areas, such as Passara, Kithalella, Madhuragama and Hettipola. In this scenarteo, it is also expected to make use of the tea plantation areas for the tourism without disrupting the plantation activities and their commercial viabilities. A set of regulations will be enforced under this development plan to ensure that the tea plantation will not be disturbed as a result of the toruism activities.

The town's physical lay-out will be improved in a way enticing the commercial and industrial activities to suit the emrging tourism industry without causing any damage to the natural environment. In this exesice the biggest challenge will be how to merge the man-made environment with the natural environment without disrupting the status-quo, rather enhancing it, of the planning area.

The proposed land use plan includes a proposal to implement a building-free natural environment in the long-run along the Ella-wellawaya road up to the Rawana Ella so that this natural environment would generate an impression in the minds of tourists approaching Ella Town along this road of that they are entering the worls-acclaimed Ella Town.

It is expected to improve the current building facia of the buildings in the town area while town is being developed as the main centre for the facilities required for the tourism industry. Further the street lay-out will also be improved with provisions for pavements and lanscaping areas depending on the situations and the space availability.

The areas spreading along the Ella Passara Road and the Ella-Kithalella Road will be subjected to strict control of building heights protecting the view plains while building designs and their densities are managed strictly ensuring that the buildings constructed are environmental-friendly and that new entertainment activities will be introduced in such areas for the tourism. This proposal envissages a built environment to be merged with the nature towards the East, West and the South from the Ella town, and that the buildings towards the North to be compatible with the natural envirenment and the tea plantations that will be made use for tourism to be protected from any harmful impacts.

In totality, the Ella Town will be developed and sustained as a Environmental Tourism Town and accordingly all the other sectors will be planned and developed to help achieving this end.



6.3 Social and Physical Infrastructure Facilities Development.

6.3.1 Services Development Plan

Introduction

The vision of this development plan that has been formed for the future development of the Ella Town as encapsulated under the "Nature Paradise of Mound Guart " envisages achieving the following objectives by the year 2030.

1. Develop Ella as environmental tourism town with nature conservation.
2. Develop infrastructure facilities required for the tourism industry.

The floating population in the Ella Town has been forecast for the year 2030 under two categories. The first category of people who come to the town will be local residents to fetch day to day needs, while the other category of people will be foreigners, who will be visiting the town during their vacation to share the experience of environmental beauty of the town and the surrounding areas and to have their needs satisfied through the services available in the town Centre. Therefore commercial, financial and other social entertainment facilities should be provided in the town.

The study of the day-time population in the Ella town undertaken in 2017 revealed that approximately 6000-6500 people are present in the town while the tourists who visit the town per day come to 250-600 tourists. This day-time population could be increased by 2030 to 6500-8000 people from the local resident population and the tourists can be increased to approximately 500-800 tourists per day. However, the commercial and other services necessary for the both local and tourist population are not available in the Ella Town currently.

This development plan envisages increasing the service facilities to the tourists, the increase of services will require increase of employment of people in the service sector. Currently the employment of the people in the town area estimated to be 1400 people, this figure could be increased to a level of 2000 people by the year of 2030. Increase of service sector employment of people will help advancing the services in the year of 2030.

One of the social issues identified in the Ella Town has been the high rate of school dropout, the youngsters so dropped out from the schools do not have opportunities to develop their skills to join with the ongoing development process as there are no vocational training centres established in the Ella Town. In view of this issue, a proposal has been made to establish a Hotel-School in the Ella Town which could train people and develop their skills to meet the needs of the tourism sector and that will help advancing the tourism sector in professionalism.

As seen in the previous paragraph the current tourists number ranging from 250-500 per day will increase to 500-800 tourists per day in the year 2030. Currently there is no health centre in the town with facilities to meet the emergency needs of the tourists. The MOH Office do not have Official Quarters for the medical officers who will man the this Office, so that the services provided may be crippled intermitantly. Therefore this centre is unable to take care of the tourists staying in the Town. Therefore, a medical centre with necessary facilities to take care of the tourists has become an essential facility that need to be provided in the short-run.

The current development trend in the Ella Town demonstrates that the most of the supply facilities related to the tourism industry are continueing to concentrate along the Ella-Wellawaya Road, which resulted in high rate of building constructions. The buildings housing the state functions and the educational institutions are located along the Ella-Passara main Road. The development pressure



seems to be developing along the Ella-Passara main road. Further this development trend will not exert any harmful impact on the environmentally sensitive areas situated along this road owing to the fact that the developable lands along this road are situated at a distance from the sensitive areas so that the impact can be faded away before it reaches the environmentally sensitive areas. In the circumstance, it has been proposed to locate the Proposed Hotel School at a site situated along the Ella-Passara Main Road. This decision to encourage the development along the Ella-Passara Main Road is also expected to divert the development pressure from the Ella-wellawaya Main Road, helping minimizing the risk of impacting the environmental sensitive areas along this road. The location of the Hotel School along the Passara Main Road will open up new opportunities for the investors and the developers in the tourism sector to focus their attention towards this area as there are more developable lands available.

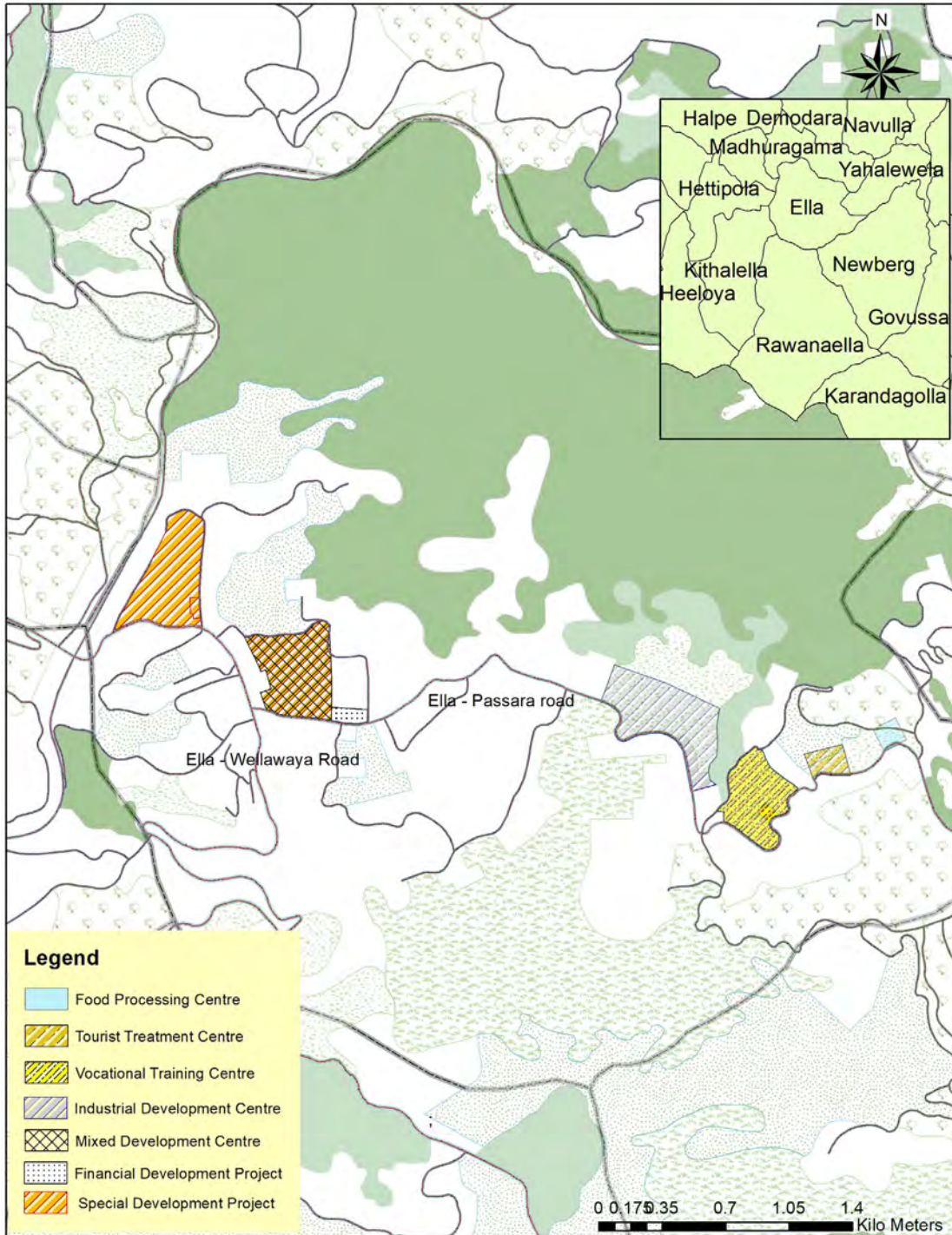
The emerging tourism industry increases the market opportunities for the indigenous products, such as agricultural and handicraft products. In view of consolidating this market opportunity, it has been proposed to establish a market complex at a site along the Ella-Passara road, where handicrafts and indigenous products that would be appreciated by the tourists. This complex also can accommodate agricultural products processing industries which will make value additions to the agro products coming in to the market. This complex will integrate the tourism industry with the local economic activities yielding benefits to the local residents and advancing their livelihoods while making some contributions towards the national economic development as well.

The Public Fair currently held along the Ella-Passara road has been proposed to relocate at a site owned by the Road Development Authority (RDA). Further commercial and financial institutions also will be located at sites listed below.

1. Post Office site situated along the Police Station access road-Ella.
2. Land owned by the RDA along the Passara Main road.
3. Financial Centre to be located at a site along the Ella- passara Road.
4. Commercial Complex Development along the Ella-Passara Road
5. Proposed Food Processing Centre to be located along the Ella-Passara Raod



Map No 6.3 : Proposed Service Plan



<p>Service Plan Ella Urban Area <small>Source :Urban Development Authority (Uva Provincial Office)</small></p>	 Urban Development Authority October- 2017
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<i>Planning Division</i>	<i>Ella Development Plan - (2019-2030)</i>	<i>Prepared by: A.H.A.O.Thushara</i>
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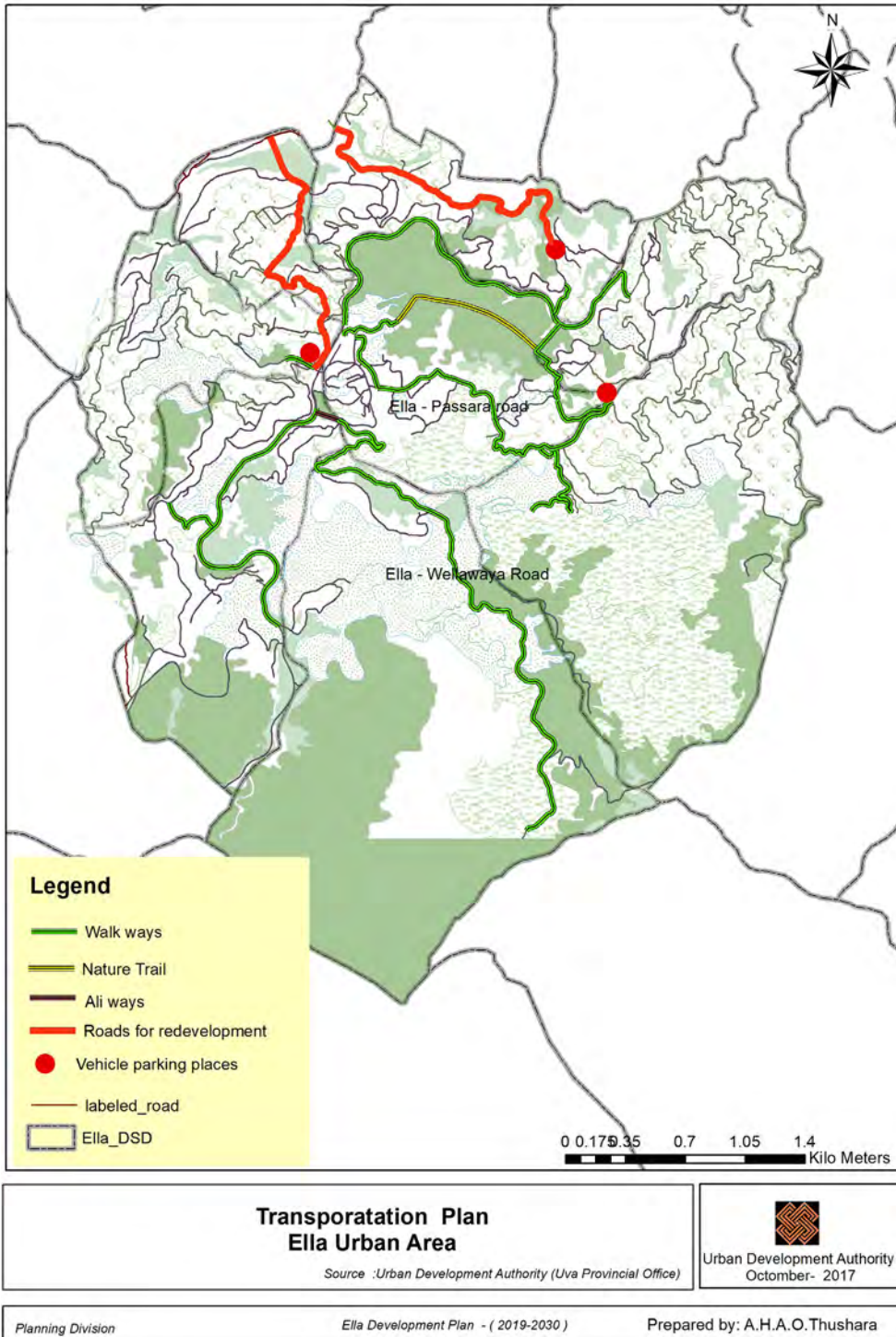
Source: Urban Development Authority



6.3.2 Transport Plan

An integrated Foot Path network will be developed with the mortarable roads and the suitably located car parks to enable the tourists to walk up to the sensitive locations without using mortar cars, that can cause impacts on such sensitive locations. This integrated road network will also cover the Railway Station to facilitate the tourists to walk upto the town while enjoying the cool weather and the surrounding areas.

Map No 6.4 : Proposed Transport Plan.



Source: Urban Development Authority



Further, the transport plan proposes to develop the tourism in areas such as Idamagama, Madhuragama, Hettipola and Yahalawela, which need easy access through Badulla-Bandarawela Main Road. Therefore the connection between the Ella Town and the Bandarawela Town should be strengthened and accessibility to the new areas identified for tourism development should be improved. This proposal is expected to increase the number of vehicles coming in to the Ella town which needs to be managed through a transport management system. It is expected to expand the tourism in to new areas as mentioned above in a bid to spur the economic development of the area.

The environmental tourism zone will not provide accommodation facilities for the tourists, it will provide facilities only to walk through such environmental conservation areas to share the experiences and enjoy the beauty of the nature. As such it is proposed to develop the walking tracks and natural pathways integrating such areas through a network of access routes to enable the nature loving tourists to reach such areas. This proposal, envisages expansion of the tourism in to the new areas identified for the purpose.

This walking track network development needs careful planning, vehicle parking areas should be located in limited locations, from there the tourists should be able to walk by using the developed walking tracks. There may be places where bicycles could be used to increase their movement faster, for which, places of hiring the foot bicycles for the purpose could be established. This arrangement will provide opportunities to the tourists to enjoy the cycling through the environmental conservation areas while sharing the memorable experiences of the nature.

The studies undertaken in 2017 found that migratory population of the Ella Town had been around 7500 per day and the number of vehicles reached this town per day estimated to be 3600 vehicles. These figures tend to increase, according to the forecast of future scenarios, the migratory population of the this town per day will be increased to 7500 while the number of vehicles would be increased to 5000 vehicles per day by the year 2030

The estimate of through traffic in the Ella Town had been in the region of 3600 per day, of which 1689 vehicles enter the town while 1916 vehicles leave the town. It has also been found that the average number of vehicles parked at the town centre ranges between 230 to 300, but availability of properly planned out vehicle parking places are not provided in the town centre.

The vehicles entering or leaving the Ella Town via Ella_Wellawaya Road encounters an obstacle at the narrow tunnel – 7.20 Meters wide and 6.20 Meters high- where congestion of vehicles is a common sight. Therefore new plans are underway to broaden this tunnel to facilitate the faster vehicle movements.

Vehicle parking places have been proposed to be located at locations on all the main roads entering the Ella Town outside of the core area with the hope of managing the haphazard vehicle parking in the town. Accordingly the parking places will be located outside the core area of the town along the Ella-Wellawaya Road, Ella-Passara Road and Gotuwela-Madhuragama Road. This arrangement of vehicle parking places will exercise an indirect control over the emission of carbon into the atmosphere.

Development of Vehicle Parking Areas.

Three vehicle parking places have been proposed, one at a place close to the Ella Tunnel, second park at a place along the Passara Road and the third park will be at the end of the Madhuragama Road. This proposal envisages minimizing the haphazard vehicle parking in the town centre and reducing the number of vehicles circulating in the town.



The capacity of each car park is appended below.

- 150 parking lots in the car park to be located closer to the Ella Tunnel-outside the tunnel-
- 100 parking lots in the car park to be located along the Passara Road .
- 50 car parking lots in the car park to be located at the end of the Madhuragama Road.

The roads that need to be developed.

- Badulla-Halpe Road Development
- Gotuwela-Madhuragama Road Development.

Badulla-Halpe Road Development

The proposed 02 Km long Badulla-Halpe Road development will offer easy and fast access to the Ella Town from the Badulla-Bandarawela Road, it will also can act as a better alternative road to the Ella-Wellawaya Road by passing the Ella Town. This road development will be an improtant road to access the Ella town faster from the Badulla-Bandarawela Road as far as the current vehicle speed on the roads are concerned-current vehicle speed is 40 Km per hour.

Gotuwela-Madhuragama Road Development.

This proposal envisages developing a road that provides faster access to the Nine-Arch rail bridge as an alternative road. This road is extensively used by the tourists currently, it is approximately 05 Km long and the average vehicle speed is 20 Km per hour. So this proposal will facilitate the tourists visiting this Nine-Arch Rail Bridge at Madhuragam-Gotuwela road.

Proposed Footpaths.

A footpath network has been proposed integrating the most environmental attractive locations, railway station and other locations of entertainments mostly visited by the tourists. The places to which access will be provided through these foot paths will be developed with necessary facilities for the tourists. Under this proposal following proposals will be implemented.

1. Footpath development from the Ella Rail Station up to the Nine-Arch Rail Bridge
2. Footpath development from the Nine-Arch Bridge along the enbankment of the Bora Wewa (lake) to the Passara Main road.
3. Footpath Development from the Ella Rail Station to towards the Kithalella village area.
4. Footpaths Development connecting with the road to Kithalella
5. Footpath Development along the Ella-Wellawaya Main Road to the Rawanaella (waterfall)
6. Footpath Development from the Ella-Passara Road up to the Little Sri Pada

Proposed footpath development

1. The proposed footpath running parallel to the rail track to be connected to another footpath that will be developed along the Ella-Wellawaya road upto the Rawana Waterfall.
2. Footpath developement from the end of the Gotuwela-Madhuragama road to reach the Nine - Arch Rail Bridge.

Development of a nature trail

1. The development of the natural trail from the Ella Rail Station to the Nine-Arch Rail Bridge through the Piners Plantation

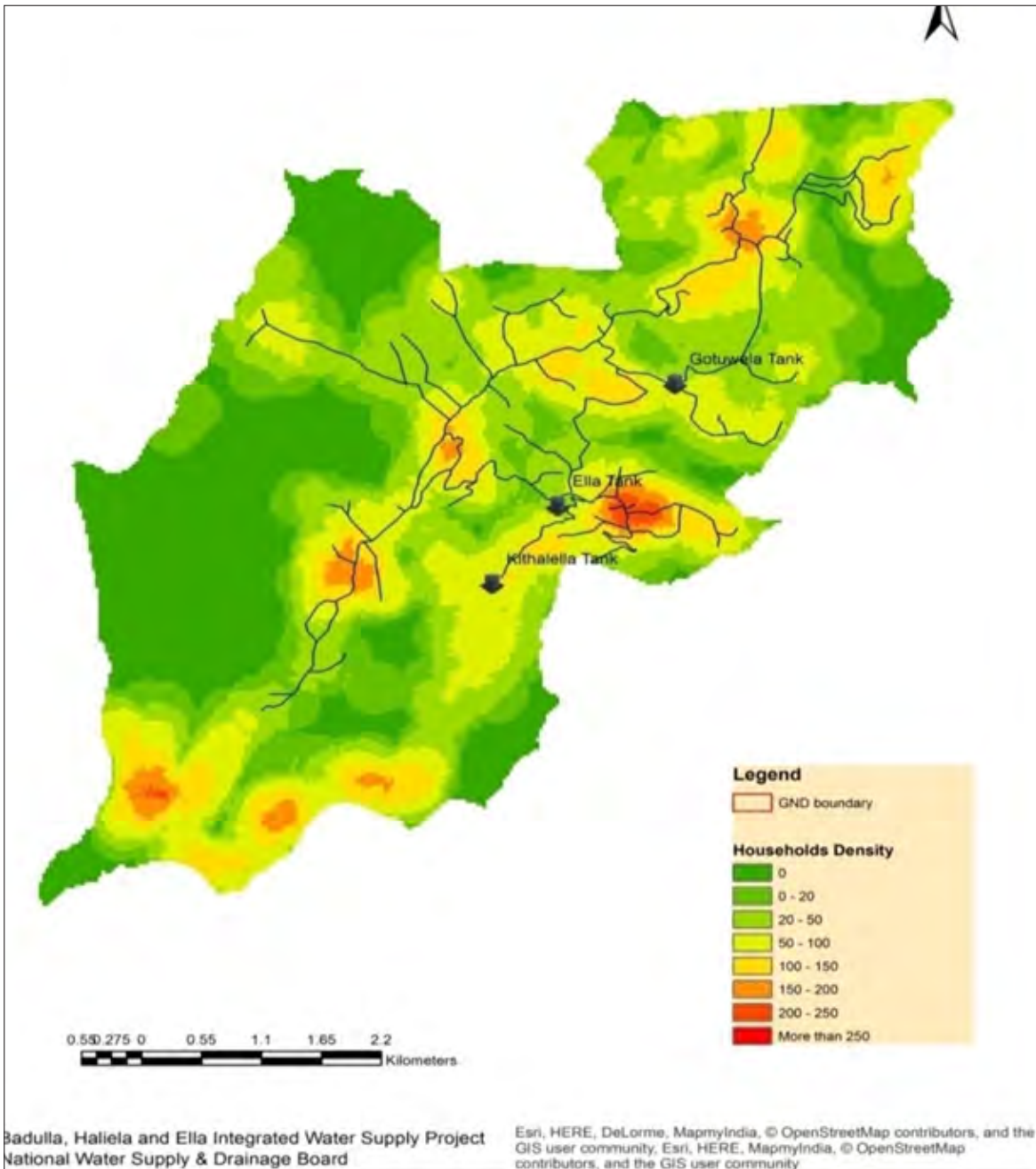
This proposal will offer a better opportunity for the tourists to view the nature and share the experience as never before.



6.3.3 Supply of Water

Present status of water supply

Map No 6.5 : Present water supply-Ella Divisional Secretariat Division



Estimated demand for water supply by the year 2030.

Table No 6.1 : Demand for water

Sector	Demand for water in cubic meters per day
Domestic	1046.00
Tourism Industry	818.00
Administrative	3.5
Tota demand	1867.5

Source: Uva Provincial Office-Urban Development Authority



According to the water supply details, there will be a water shortage of 950 cbm by 2030. The zoning plan encourages new areas for development of residential and tourism activities, which can increase the demand for water in the future. The future water demand as estimated is appended below.

Zone	Water demand per day
Special Tourism zone	- 169.00 m ³
Viewing plain protection zone	- 80.6 m ³
Environmental tourism industry	- 45.5 m ³
Development Zone	- 57.3 m ³
Tourism Development Zone	- 594.23 m ³

The current water supply scheme provides water to the areas of Hettipola, Ella and Madhuragama and subsequently this scheme was extended covering the areas of Idamegama and Yahalawela as well. However, in view of the increased population density in these areas by 2030 under the proposed zoning plan, the current water supply volume will not be sufficient to meet the needs. Therefore a proposal is being considered to increase the water supply by 400 cbm per day from the Demodara scheme by intaking the water from the Badulu River.

In view of protecting the catchment area of the Kirindi River Rawana Sanctuary area will be declared as an environmental conservation area and the development and other harmful activities there in will be controlled through enforcement of regulations.

6.3.4 Plan of Electricity Supply

The total capacity of electricity supply of the Ella urban area is 132 MW. The electricity supply connections are provided to almost all the residential buildings and commercial establishments. Accordingly it can be concluded that the supply of electricity in the Ella Urban Area prevails at an ideal position.

The electricity distribution lines are spread throughout the urban area and they are congested at the Kithalella village. However, it appears that the demand for electricity has been increasing along with the development of the tourism industry as reflected in the more frequent power supply interruptions. The power distribution lines that zig zag the sky of the Ella Town posing an eminent danger of electrocution or any other power leakage driven accident. Therefore a proposal has been made to lay an underground power cable along the Ella-Wellawaya Road with a view of minimizing the danger posed by the power distribution network in the Town Area. Further another proposal has been made to establish an electricity substation at a location along the Ella-Kithalella road in order to ensure the increase of power supply efficiency and its management.

The tourists staying in the Ella town feel free to roaming around the town in the night, currently 200-300 tourists are visiting the town in the night, so lighting of the area in the night has become essential, from both point of views of security and beautification. As a result the demand for power supply can tend to increase, therefore the proposed substation will be able to manage this increased power demand in the future.

Power demand forecast for the year 2030 is appended below. (Demand is indicated in KWH)

1. Commercial Tourism Zone - 4675 .05
2. Tourism hotel development Zone - 2261.25
3. Environmental Conservation Zone - 117.45
4. Tourism Promotion Zone - 9050.40
5. Nature tourism Zone - 1489.05
6. View Plain protection Zone - 1127.50



Current Electricity Supply.

Map No 6.6: Present Power Supply.

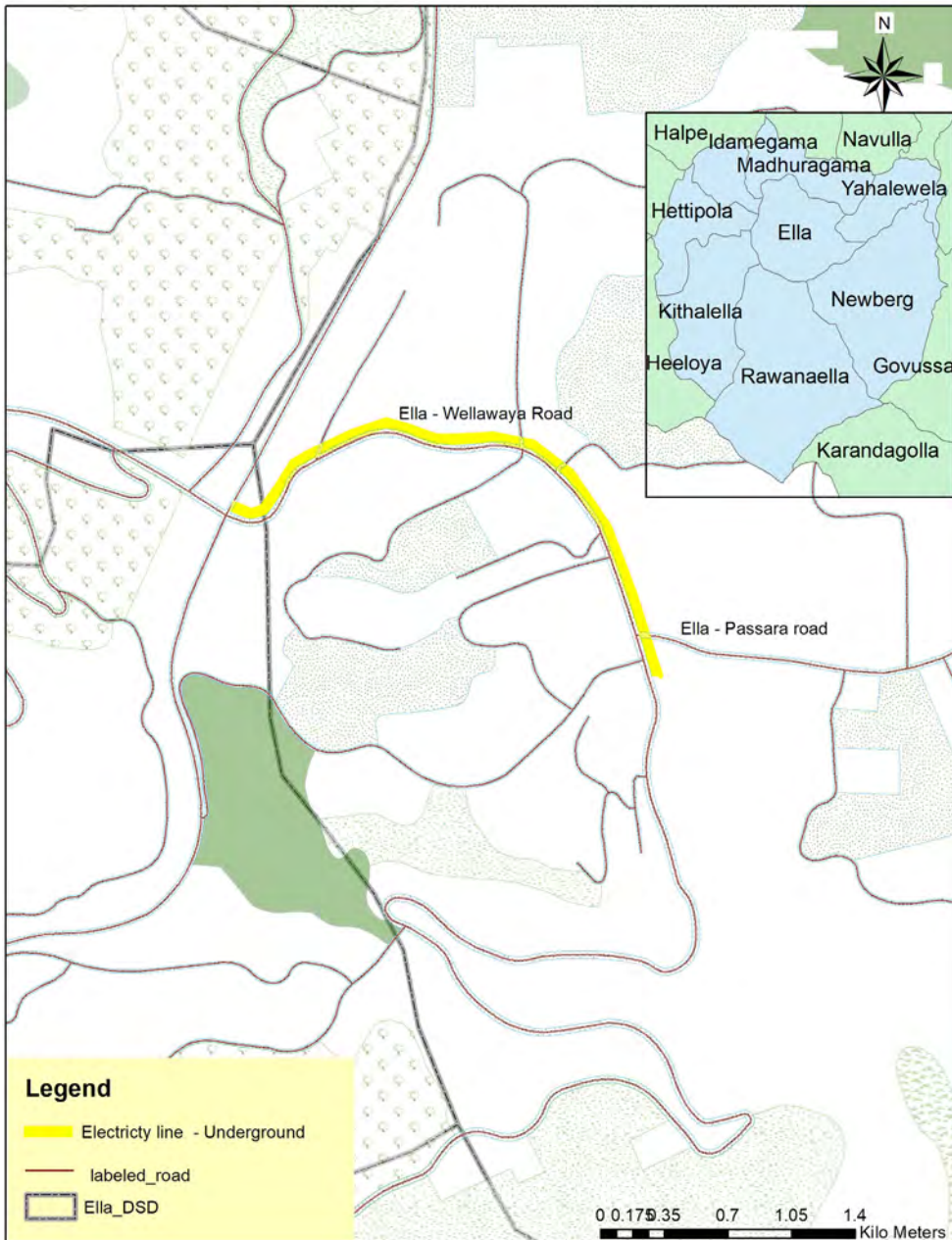


Source: Ceylon Electricity Board, 2017

Establishment of a Electricity Substation at a location along the Kithaella road is expected to manage the power interruptions efficiently as the demand for power supply increases along with the development of the tourism industry.

Development of a road along the Ella-Wellawaya road and the Passara road to lay an underground electric cable with close proximity to the Ella Town.

Map No 6.7 : Proposed Power Supply Plan



<p>Electricity Plan Ella Urban Area</p> <p><small>Source :Urban Development Authority (Uva Provincial Office)</small></p>	 Urban Development Authority October- 2017
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Source: Uva Provincial Office of the Urban Development Authority.



6.3.5 Solid wastes, storm water drains and the waste transport network.

The Ella town does not have a proper waste water disposal system, so the waste water generation can increase in parallel to the increase of the tourism activities. The estimated waste water generation as of 2030 is appended below.

Table No 6.2 : Estimated Waste Water generation as of 2030

Sector	Daily waste water generation
Commercial	45.00 m3
Domestic	97.00 m3
Total	142.00 m3

Source: Uva Provincial Office of the Urban Development Authority

The waste water disposal in the raw form in to the open water channels in a town where tourism is expected to develop on the basis of the environmental quality. This idea is no exception for the Ella Town, where tourism is going to be the life line of the town's economy. In view of this fact a treatment plant to treat the waste water being generated in the Ella Town has been proposed to establish at a site close to the Ella Devalaya. The treated waste water at this plant will be discharged in to the Kirindi Oya (River).

A proposal has been made to plan out a storm water draianage network for the Ella Town, as currently ther is no such a drainage system and a solid waste management system. This proposed storm water darainage system is expected to complete its implementation by the year of 2030.

The studies undertaken on the storm water volume collected in the Ella Town, during the rainy days per two hour duration, has been estimated to be 0,24 cbm based on the rain fall data of 3.90 mm per hour as provided by the Department of Metereology. The total legnth of the surface drains will be 22 Km, which will run accross private and satate owned lands.

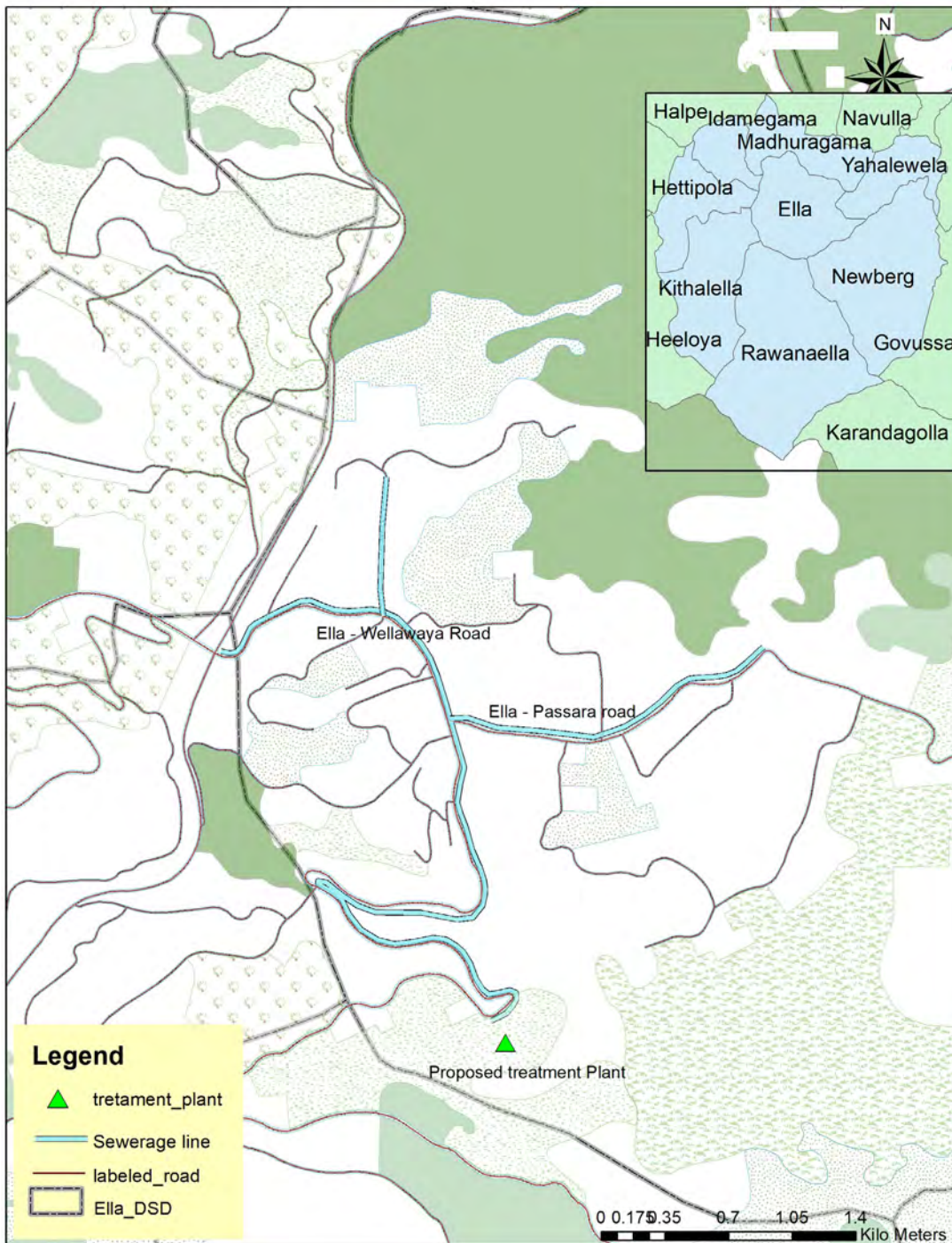
The drains to be developed will traverse through the town along the roads, namely, Passara, Kithalella and othe roads in the town's central area. This drain network will collect the storm water during the rainy days and drain them in to the Kirindi Oya -River.

The waste water being discharged from the hotels needs to be manged with the aid of a treatment plant with a designed capacity of 150 cbm. This plant can recieve the waste water flowing through the covered drains and treat them before discharged them in to the Kirindi Oya at a place closer to the Ella Devalaya.



Proposed Waste Water Management Plan.

Map No 6.8: Waste Water Management Plan



Waste Water Management Plan Ella Urban Area <small>Source :Urban Development Authority (Uva Provincial Office)</small>	 Urban Development Authority October- 2017
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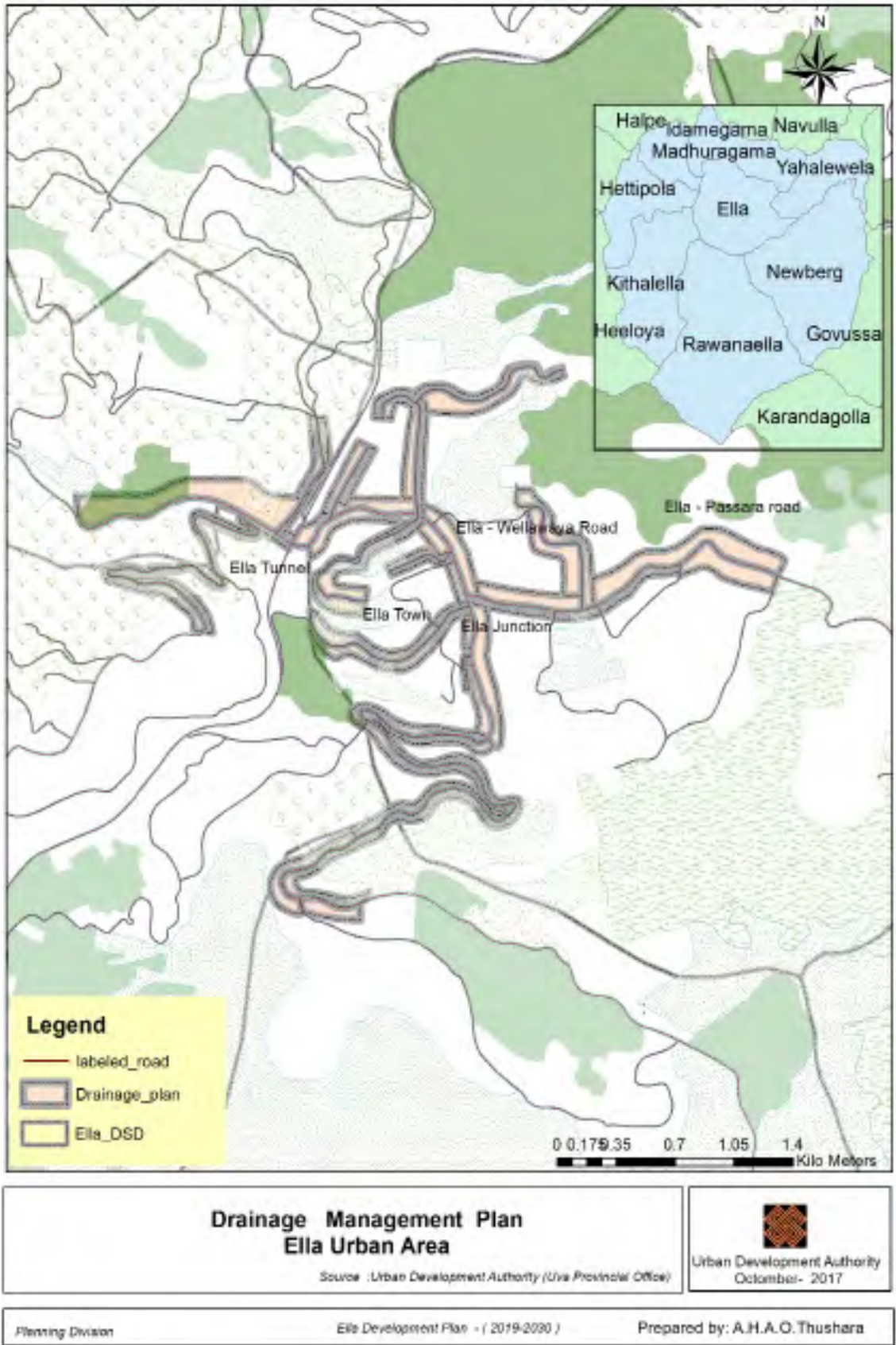
<small>Planning Division</small>	<small>Ella Development Plan - (2019-2030)</small>	<small>Prepared by: A.H.A.O.Thushara</small>
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Source: Uva Provincial Office of the Urban Development Authority, 2017



Proposed Plan of Surface Drain Network

Map No 6.9: proposed Surface Drain network Plan



Source: Uva Provincial Office of the Urban Development Authority



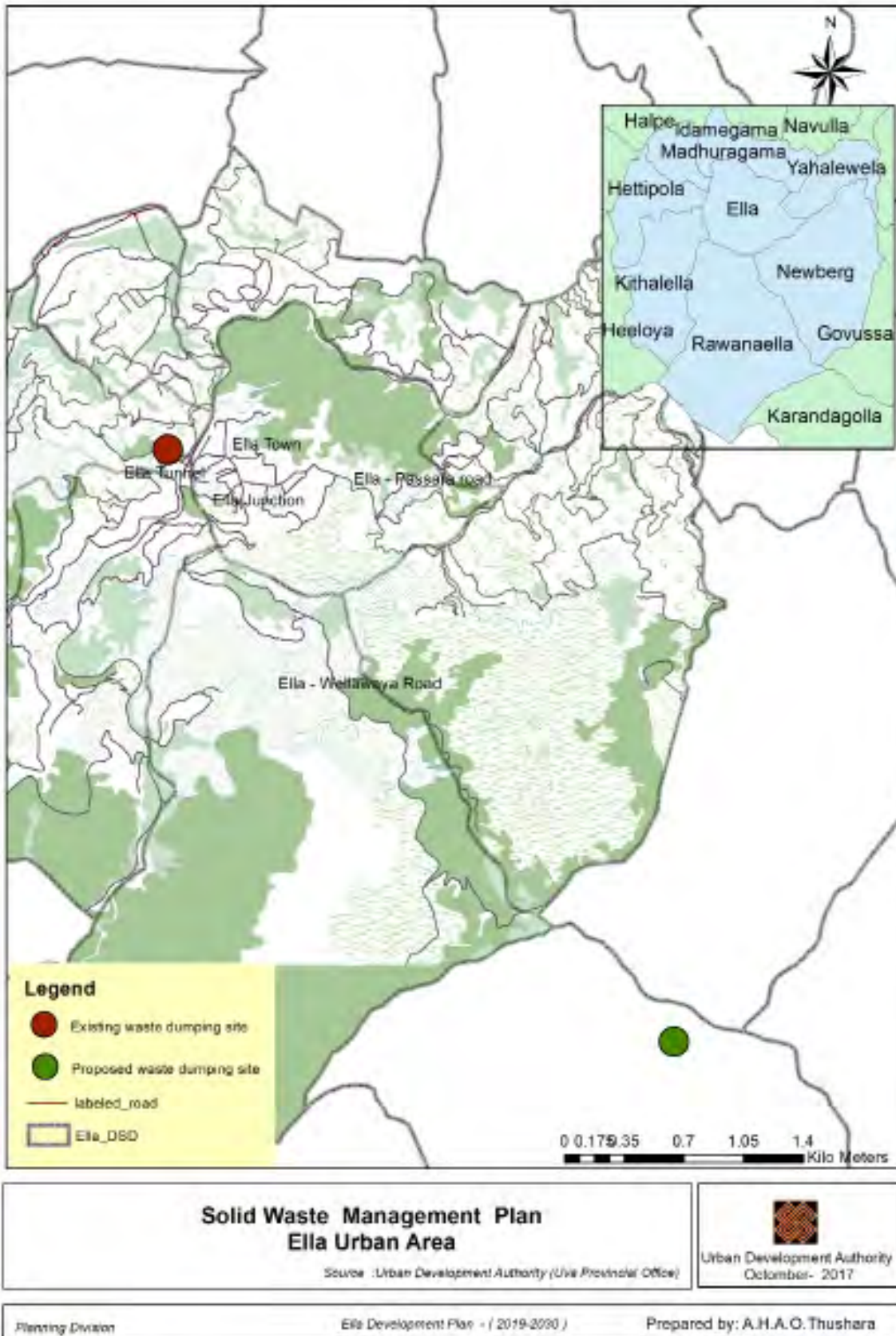
6.3.6 Solid Waste management

The solid waste generation in the town of Ella can increase in its volume along with the development of the tourism sector. The capacity of the existing waste management centre will not be sufficient to manage the increased solid waste volume expected to be generated in the future. The second issue is the current solid waste management centre is located within the town itself as an open centre. As a result the odor of the wastes is spread throughout the town's environment while providing a fertile breeding ground for the mosquitoes and other insects. According to the forecast of future waste generation, a volume of 2.75 Tons of wastes will be generated by the year 2030. The capacity of the existing management centre will not be sufficient to meet this requirement in the year of 2030.

As the current location of the solid waste management centre is very close to the town centre and that its capacity is also insufficient to meet the future needs, it has been proposed to relocate the centre at a suitable location at Karandagolla area with an increased capacity to recycle the wastes and to implement hygienic land filling with the wastes collected.



Map No 6.10 : Plan of Solid Wastes management



Source: Uva Provincial Office of the Urban Development Authority

A set of solid wastes management regulations to streamline and monitor the waste management of buildings has been included in the Zoning Plan.

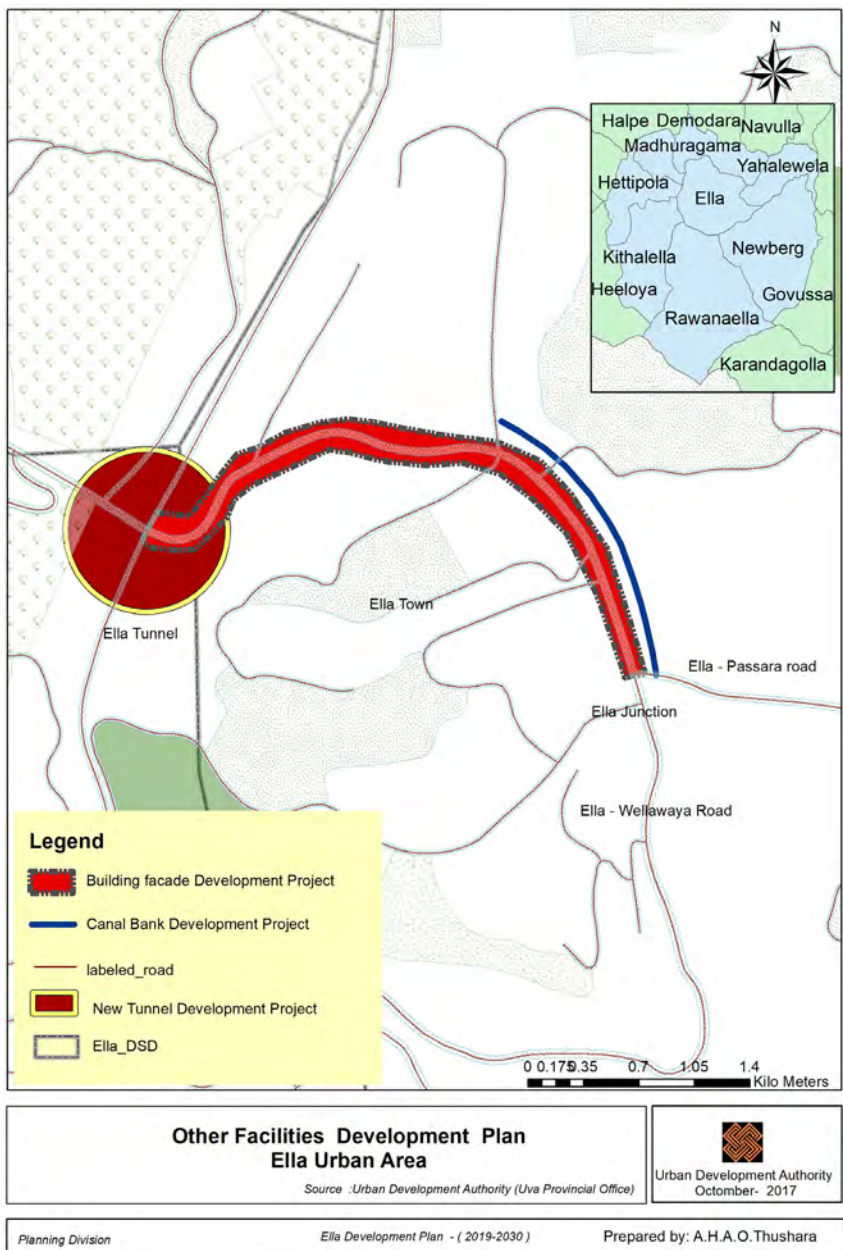


6.3.7 Plan of other facilities. Development in the Ella Town.

It has been proposed to redesign the facade of the existing buildings standing along the Ella-Wellaway Road according to the architectural standards providing a better and pleasant urban built environment for the pedestrians, tourists in particular. Further the enbankments of the Channel that flows in to the Kirindi oya should be landscaped creating a picturesque environment with walkways for the tourists to experience the beauty of the environment.

The existing tunnel on the Ella-Wellaway Main Road is currently unable to cope up with the vehicular traffic, as its width is narrow. Therefore a proposal has been made to drill another tunnel with sufficient capacity to meet the needs. This new tunnel will be the main gateway from the Ella-Wellaway Road to the town.

Map No: 6.11: Ella Town lay-Out Plan



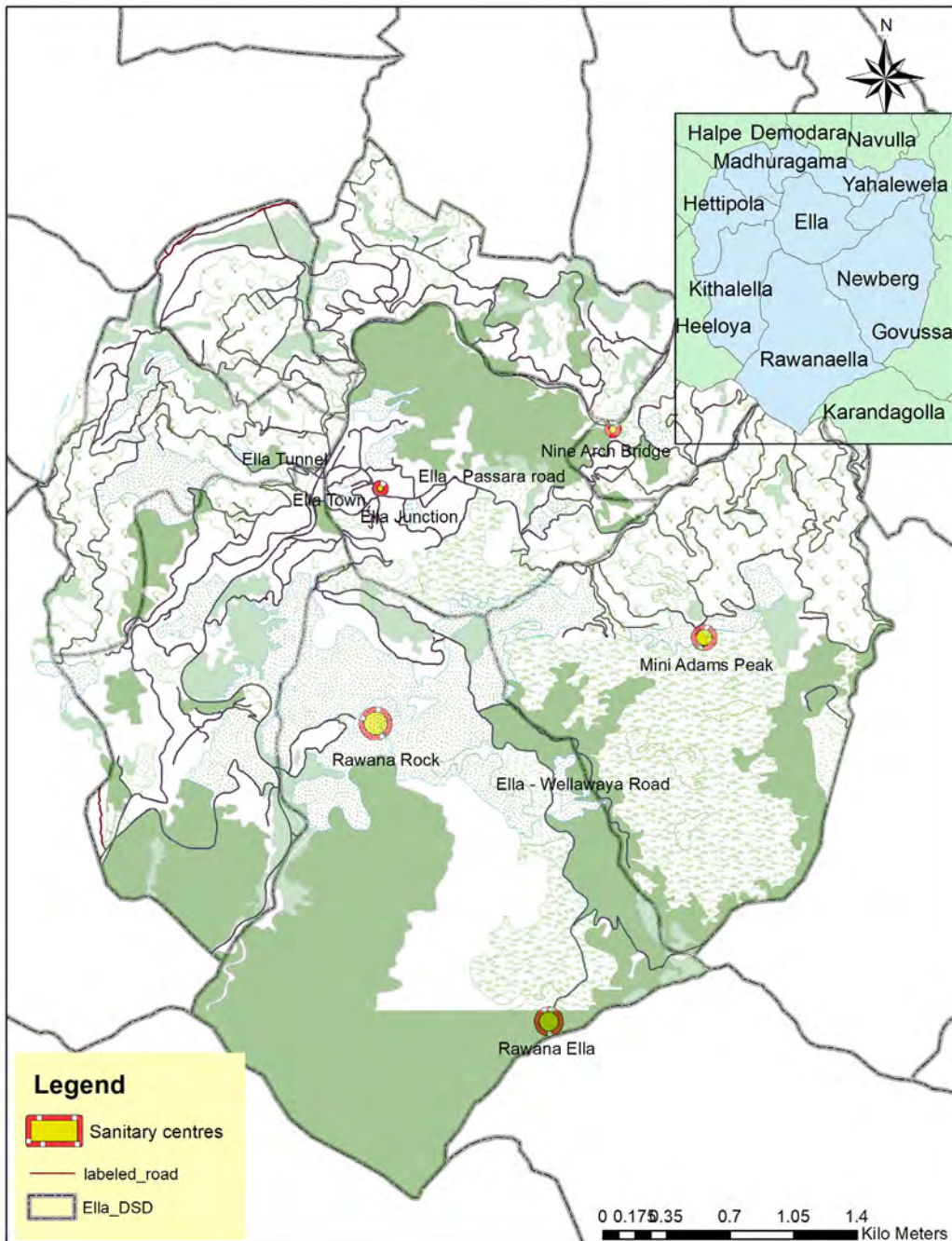
Source: Uva Provincial Office of the Urban Development Authority, 2017



Improvement of sanitary facilities at the following locations have been proposed to facilitate the tourist.

1. Redevelopment of Public Toilets at the Ella Town.
2. Establishment of sanitary facilities at Rawanaella, Little Sri pada, Nine-Arch Rail Bridge and at a location closer to the Rawana mountain range.

Map No 6.12 : Plan of Sanitary Facility Development



**Sanitary Facilities Development Plan
Ella Urban Area**

Source :Urban Development Authority (Uva Provincial Office)



Urban Development Authority
October- 2017

Planning Division

Ella Development Plan - (2019-2030)

Prepared by: A.H.A.O.Thushara

Source: Uva Provincial Office of the Urban Development Authority, 2017

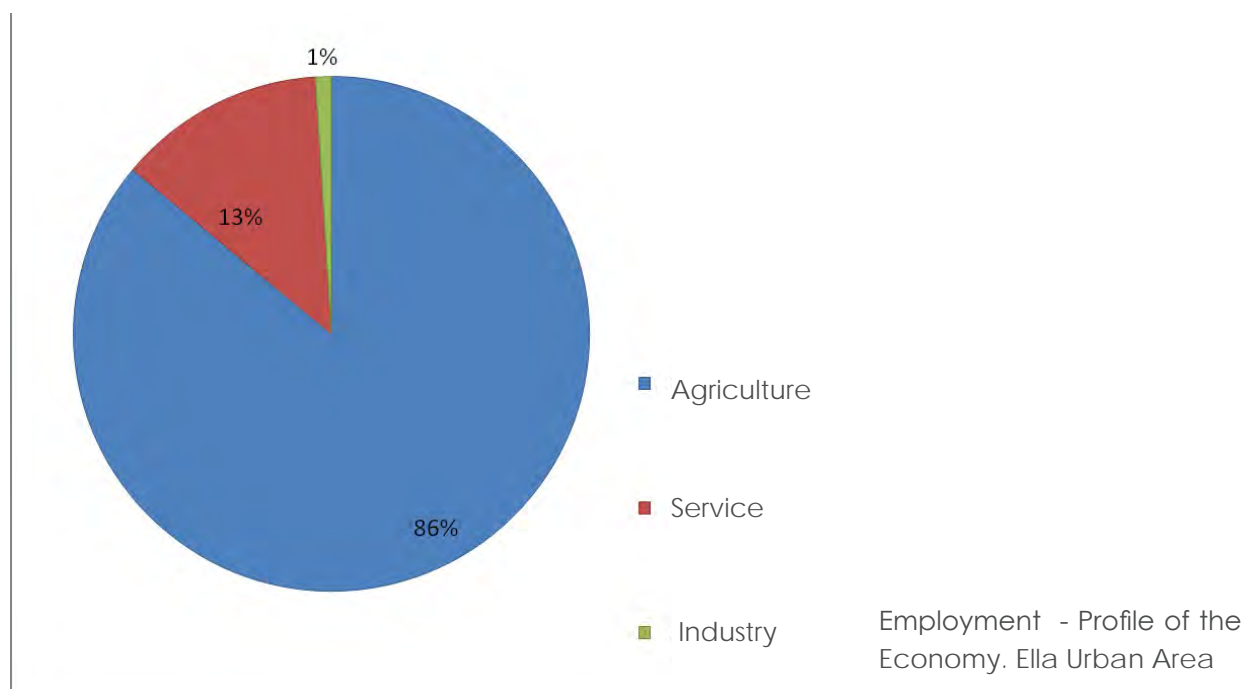


6.4 Strategies of Economic Development

6.4.1 Proposed Economic Development Plan

Profile of the Economy. Ella Urban Area

Figure No 6.1 : profile of the Economy.



Source: Ella Divisional Secretariat Divisional Office-2017

Table No 6.3: Economic Profile

GS Division	Total employment	State Sector	State Security Forces	Semi-Government	Private	Agriculture	Self-Employed	temporary employed	Other
Ella	1350	115	10	-	130	-	200	100	795
Idamegama	165	47	-	-	34	51	33	-	-
Kithalella	718	177	40	-	61	190	24	174	52
Madhuragama	439	32	48	02	64	166	59	35	33
Yahalawela	598	59	11	-	450	20	50	8	-
Rawanaella	531	10	-	-	25	298	23	20	155
Hettipola	501	74	-	-	135	107	43	142	-
Newburg	336	07	06	-	42	108	05	82	86
Total	4638	521	115	02	941	940	610	561	1121

Source: Ella Divisional Secretariat Divisional Office-2017

The sustainable economic development of the Ella Town will be based on the tourism industry which depends on the quality of the natural environment and the facilities that will be provided to support the tourists to share the memorable experiences. This implies that the protection and conservation of the natural environment is the key to support this strategy, which can increase the potential of the sector to support the development.

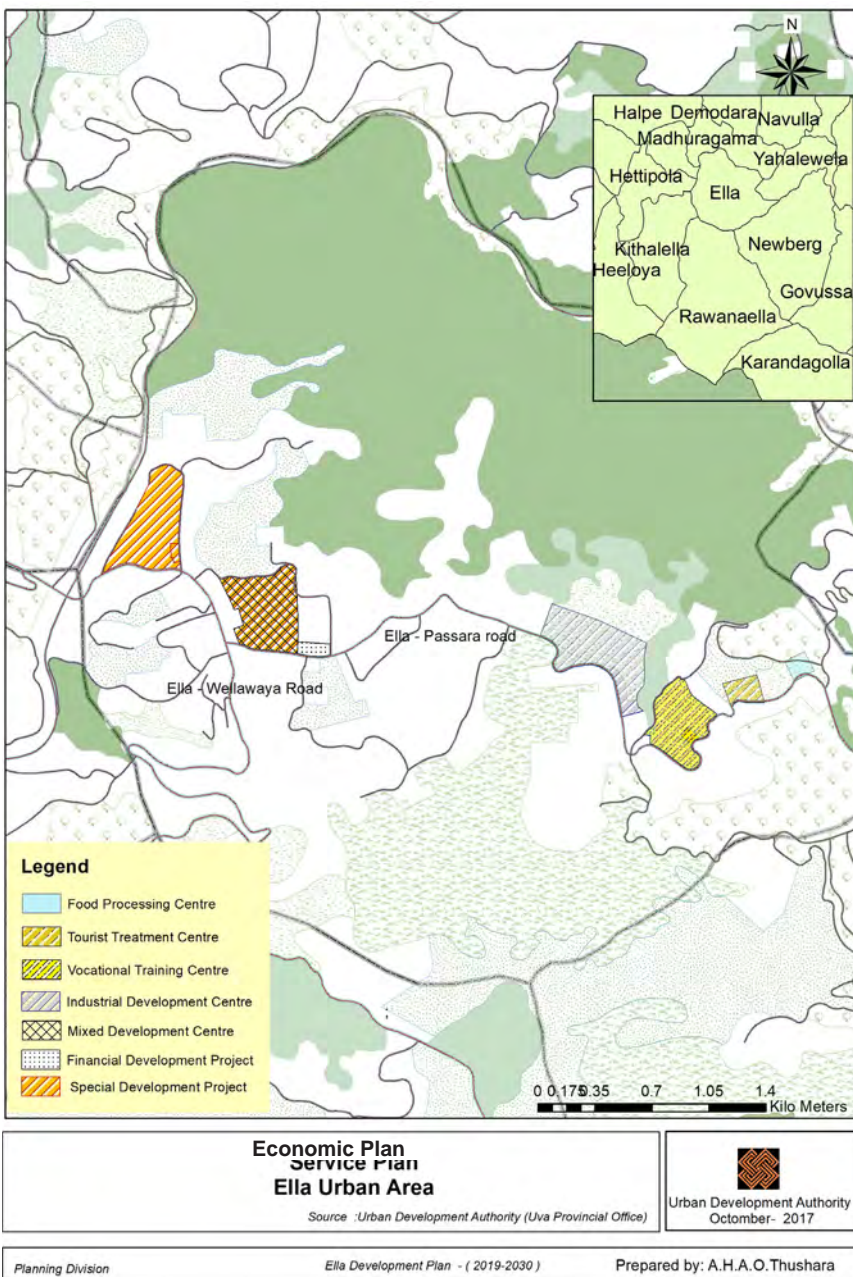
In this strategy, it is also expected not only to increase the influx of tourists in to the town but also to increase the duration of their stay in the town by providing them more entertainment activities and other opportunities providing them with more memorable experiences. There are tea plantations outside the environmental conservation areas, which can be made use of for providing opportunities for the tourists to share experiences with the tea plantations without harming the plantation industry.



The tourists, who visit the Ella Town, hope to tour the tea plantations and the workers activities in the sector to study for their personal knowledge the process of tea making right from the tea plucking to the turning out of tea, the final products. Therefore this plantation industry has a great opportunity to attract the tourists. However in order to protect the plantation industry from adverse impacts of the tourism activities, if any, could be protected through the enforcement of the regulations that will be included in this development plan.

The proposed commercial and financial institution development in the town centre will increase the employment opportunities. The trading facilities will also be increased at the town centre, particularly the agro product sale centre that has been proposed in the Ella town where agro based products will be processed with value additions and promotes the market for agricultural products, thereby the local residents will find more opportunities to increase their living standards.

Map No 6.13 : Proposed Economic Plan



Source: Uva Provincial Office of the Urban Development Authority, 2017



Proposed Commercial and Financial Development Projects

- ▶ Commercial Development Projects Surrounding the Post Office Premises
Commercial Complex development. This complex will facilitate sale of handicrafts turned out locally and other indigenous products
- ▶ Commercial development at the site owned by the RDA.
This development will house processing of agricultural products, indigenous food products and a trading centre. This site will accommodate a new public fair which is currently held along the Ella Passara Main road.
- ▶ Commercial Developments along the Ella-Passara Main Road
This complex will be geared to sell items mostly searched for by the tourists.
- ▶ Financial Institutional Developments along the Ella-Passara Road.
This development will include establishment of financial institutions and Commercial Banks empowered to handle international currency conversions and money transfers etc. to facilitate the needs of the tourists.
- ▶ Tourist Health Centre Development.
This centre will accommodate indigenous medicine and medical treatment centre and a health centre dedicated to the tourists

The proposed entertainment Centre to be developed at the site closer to the Railway Station will also provide commercial trading facilities for the convenience of the tourists. This project will help the town to make use of its prime lands to the maximum benefit. This entertainment centre can become an attractive commercial venture in terms of commercial viability.

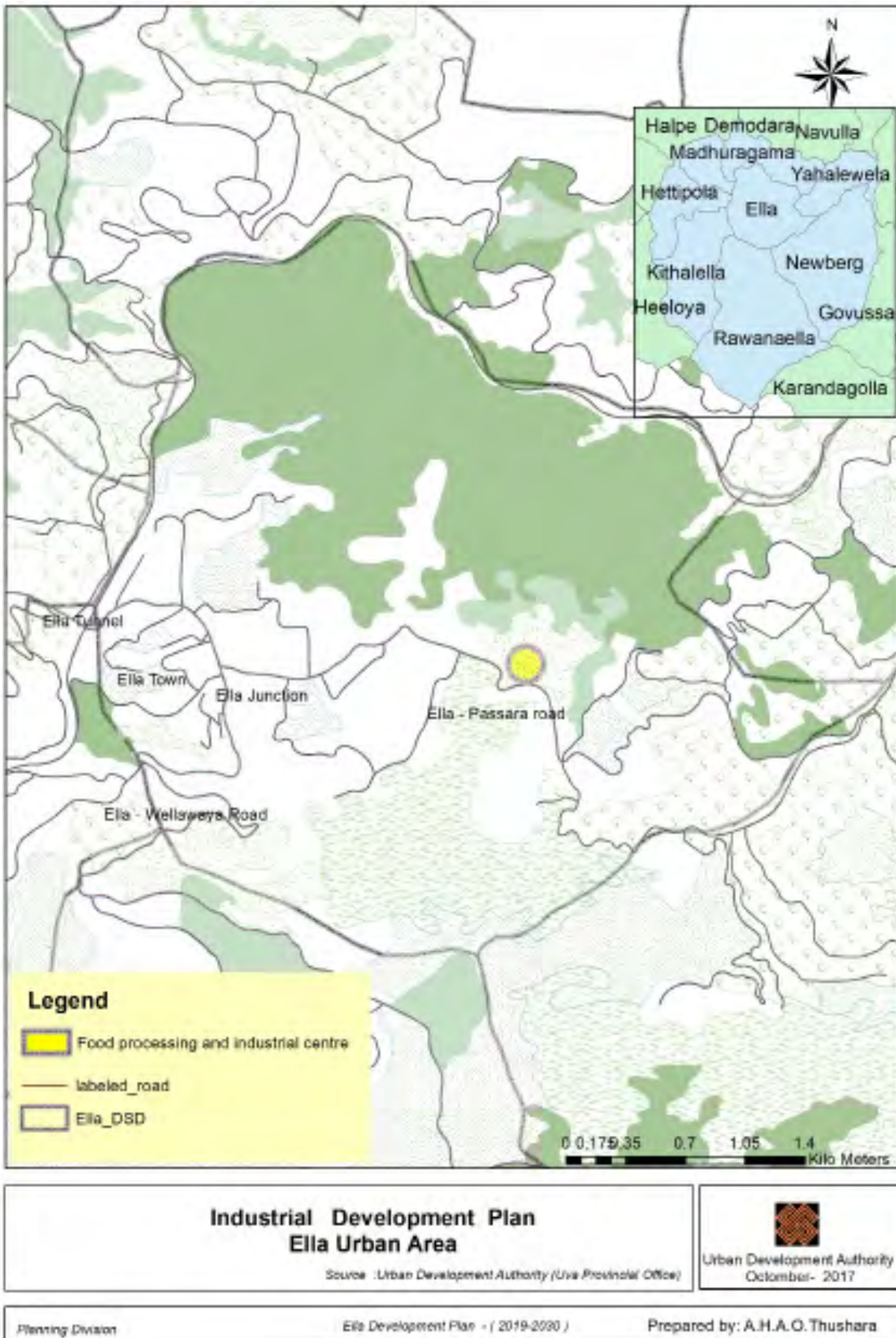
6.4.2 Proposed Industrial Development Plan.

This proposal envisages development of establishments that will support the tourism sector, which is going to be the economic lifeline of the town, in terms of training skilled labour required for the tourism industry, processing of food products and other indigenous items that will command a good market value. Under this proposal following establishments will be developed.

- Food processing industry, which will operate on the basis of value additions to the indigenous agricultural products.



Map No: 6.14: Proposed Industrial Development Plan.



Source: Uva Provincial Office of the Urban Development Authority



This industry will be based on the value addition to the indigenous products that will be required for the tourist industry. This industry will be integrated with the agricultural activities of the local people and thereby the living standards will be uplifted. Further this project will also establish linkages with other entrepreneurial activities trickling down the benefits to the grassroots levels.

It has become the national policy of the SLTDA to encourage the homestay scheme where the home owners are encouraged to provide accommodation facilities to the tourists. In the light of this policy, land use policies have been designed to accommodate tourists in residential areas under the Zoning Plan. Further this flexibility in the land use policy has also been introduced in the zones of tourist Commercial Zone, Tourist Accommodation Zone and the View Protection Zone. This policy will help integrating the tourism activities with the local economic activities spreading the benefits across the planning area.

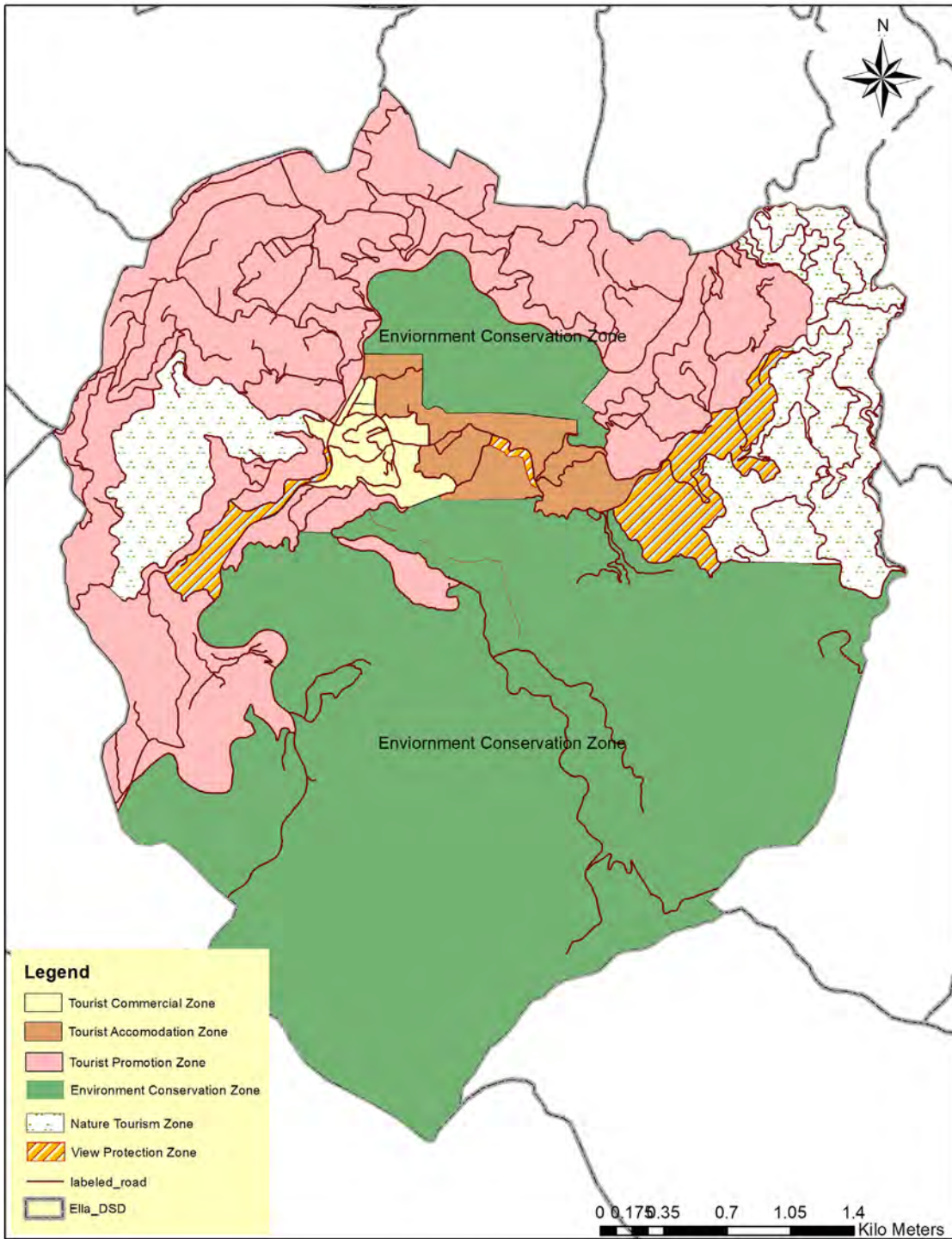
6.5 Sustainable Environmental Strategies.

The vision formed at the beginning of this development plan is based on the high quality of natural environment that will support the sustainable development of tourism industry. This complementary relationship of the tourism industry and the environmental quality will support the overall development of the Ella Town helping succeeding the aim of the vision. In this backdrop the sustainable development strategy should be based on environmental conservation plan, landscaping plan and the disaster management plan.



6.5.1 Environment Conservation

Map No 6.15: Proposed environment conservation plan.



<p>Conservation Plan Ella Urban Area</p> <p>Source :Urban Development Authority (Uva Provincial Office)</p>	 Urban Development Authority October- 2017
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Planning Division Ella Development Plan - (2019-2030) Prepared by: A.H.A.O.Thushara

Source: Uva Provincial Office of the Urban Development Authority



The Ella Town is surrounded by natural environmental features enhancing its natural beauty. The features are, Rawana Mountain Range, Little Sri Pada mountain, Rawana Waterfall and the Ella Precipice, which are the main areas of conservation. The Zoning plan recognizes the significance of protecting these conservation areas in the long run while making use of them for the development of the tourism industry which is going to be supporting the development of the Ella Town. Therefore the Zoning Plan will permit only camping activities and viewing decks establishments in identified areas of such conservation zones subject to strict control of the management authorities.

Further, identified picturesque locations of the environment, such as Demodara Nine Arch-Rail Bridge, Engineering master piece of Rail Track design at the Demodara rail station, Rawana waterfall, Little Sripada Mountain, Rawana Cave and the Ella Precipice need to be protected from haphazard developments. Therefore the building constructions obstructing the sight plains- which will be identified after the visibility analysis of locations-will be established and the building constructions in such zones will be permitted only when such buildings are compatible with the environmental needs of the zone as decided by the management authorities.

The tea plantations and the natural landscape areas identified under this development plan will only be permitted for tourism developments subject to the condition that such activities should not change the current use of the land. In order to manage such activities a set of regulations will be framed under this development plan and incorporated in the Zoning Regulations for enforcement.

6.5.2 Mangement of Landscape

The natural environment and the built environment are combined to produce the urban environment, where the impact of the built environment on the natural environment needs to be minimized through careful planning of the both environments. As already examined, the Ella Town endowed with a beautiful natural environment, which has been enhanced by the cool climatic conditions and the unpolluted air. The ongoing development of the tourism sector, which has been identified as the economic lifeline of the Ella Town in the long-run, extremely depends on the sustainability of the ideal management of the overall environmental quality. In this scenario the conservation of the natural environment needs to be accorded with the highest priority while planning the built environment in compatibility with the natural environment. The built environment that has been in existence in the Ella Town from the past, appears to have been built with careful planning ensuring that they are very much in compliance with the natural environment. The Nine-Arch Rail Bridge and the laying out of the rail track from a higher elevation to a lower at Demodara without disturbing the natural landscape through an imaginative engineering design are glaring reflections of deep understanding and the appreciation of the natural environment the forefathers had in the past. The natural environment is beautifully characterized by the Rawana Waterfall, Little Sri Pada Mountain Range, Rawana Mountain Range and the Ella Precipice. Under these circumstances, the planning and implementation of the urban design plan and development of the landscape need to be handled with care ensuring no adverse impact is any way placed on the natural environmental beauty. With this vision in the back of the mind following landscaping projects were identified in order to approach this vision.

- Landscaping and development of the section from the Rail Station to the Police access road according to a imaginatively developed plan.
- Development of walkways according to a landscape plan on both sides of the main road in the town centre up to the Passara Road.



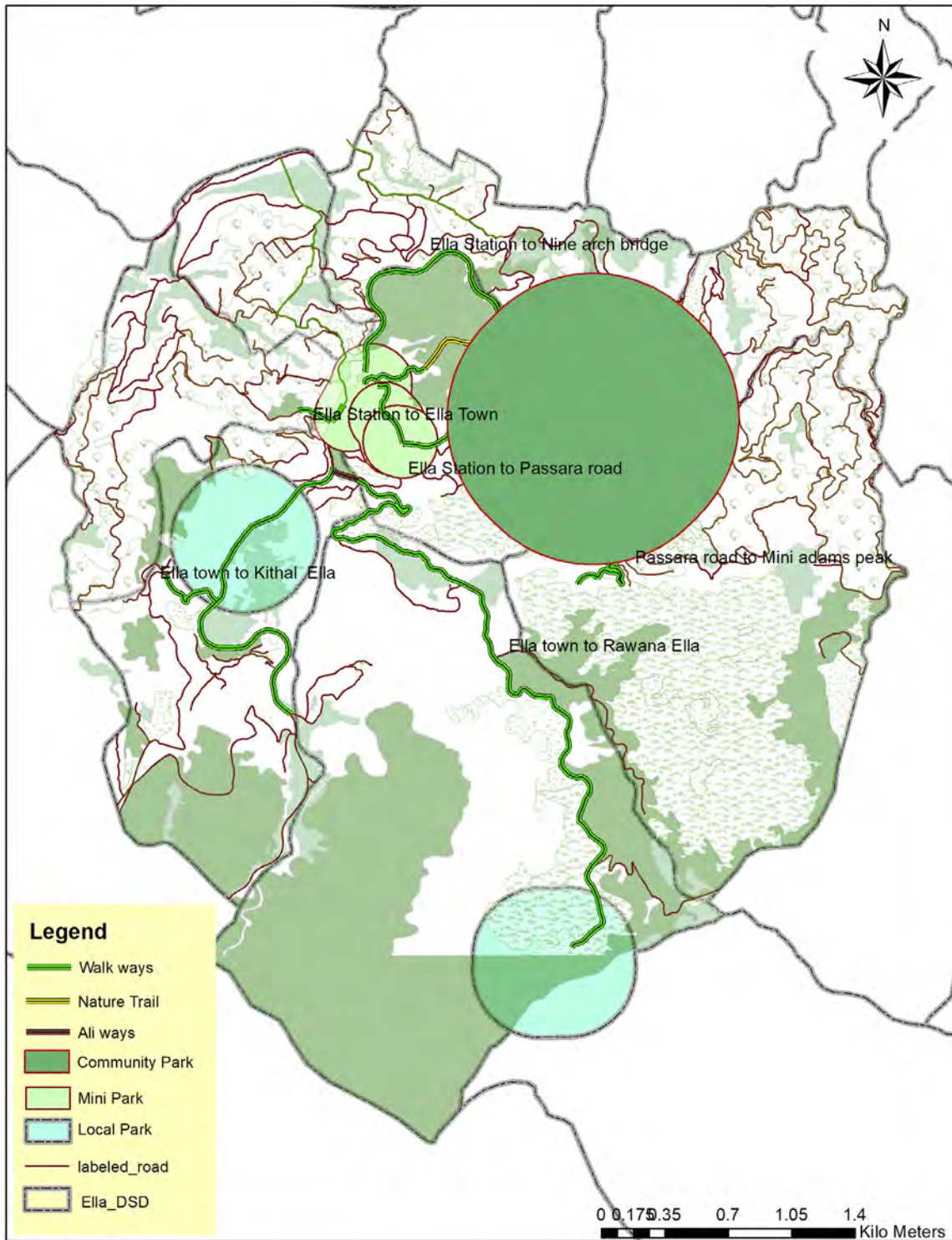
The town beautification policy under this development plan will require the corporation of the private sector as well as the public sector to landscape their individual premiseses according to a town landscape plan. This requirement will be incorporated in to the Development Regulations that will be enforced during the planning period within the Ella Planning Area. This set of regulations will make it mandatory for the developers to landscape their premiseses along with the development of buildings.

It has been proposed to develop the area around the Ella Rail Station as a entertainment Zone according to a landscape plan, and has been incorporated in to the PORS plan. This proposed entertainment facility zone will include vehicle parking places, entertainment facilities and mix development activities that will support the main activities of the zone.

The public play ground, which is under the purview of the Ella PS has been proposed to develop with necessary facilities to meet the needs of the tourists. A few number of additional play grounds and open areas have been propoesd in suitable locations and incorporated in the PORS plan to facilitate the overall planning needs of the area.



Map No 6.16: Landscape Mangement Plan



**Landscape and Open Space Plan
Ella Urban Area**

Source :Urban Development Authority (Uva Provincial Office)



Urban Development Authority
October- 2017

Planning Division

Ella Development Plan - (2019-2030)

Prepared by: A.H.A.O.Thushara

Source: Uva Provincial Office of the Urban Development Authority.



6.5.3 Disaster Management.

One of the major natural disasters of the Ella Area is the landslides. The areas prone to landslides in the higher elevations of the hills have been identified and the arrangements are under way to construct protective retaining walls in such areas, particularly in the areas along the Ella-Wellawaya Road which are more likely to be running the risk of landslides. Further measures have been proposed to control the building constructions in areas prone to landslides.

The buildings that will be permitted for constructions will be limited to a low floor area ratio in order to minimize the risks. The conservation zones have been defined under this development plan covering such disaster prone areas to facilitate the strict control of the buildings and to minimize the risk of disasters.

Map No 6.17: Disaster Mangement Plan.



Source: Uva Provincial Office of the Urban Development Authority



6.5.4 Open Area Development Plan

The minimum standard of open areas that needs to be maintained in the urban areas as accepted by the UDA is 1.4 Hectares per 1000 population. Accordingly the population of the Ella Town has been forecast to be increasing from 7200 to 9860 by 2030, this increased population will need, according to the said standard, a minimum of 12 Hectares of open areas.

These open areas so provided under the development plan will be consisting of both active and passive recreational facilities. The active facilities will include recreational facilities, running, walking, boating, swimming and so on. The passive category will include cinema Halls, libraries, viewing natural environmental beauty and so on. The examination of the Ella Town found that the facilities of open areas available are in short supply and even the available environmentally beautiful locations are inaccessible, the public cannot reach such beautiful locations easily.

Table No 6.4: Existing Open area and recreational facilities.

No	Location	Capacity (persons)
1.	Ella cultural centre	300

Source: Uva Provincial Office of the Urban Development Authority, 2017

The strategies developed for the purpose of providing open and recreational facilities under this open area and recreational plan are appended below. Under this plan the existing such facilities will be further developed with more facilities provided. The area adjoining the rail station will be developed as an entertainment and recreational zone under this plan. The facilities for car parks, mix development projects, landscaping recreation and entertainment will be provided.

The Ella Public Play Ground will be developed with all the facilities required and there are areas identified under this plan for development as open areas.



Map No 6.18: Plan of the area adjoining the Rail Station being proposed for development as an open are

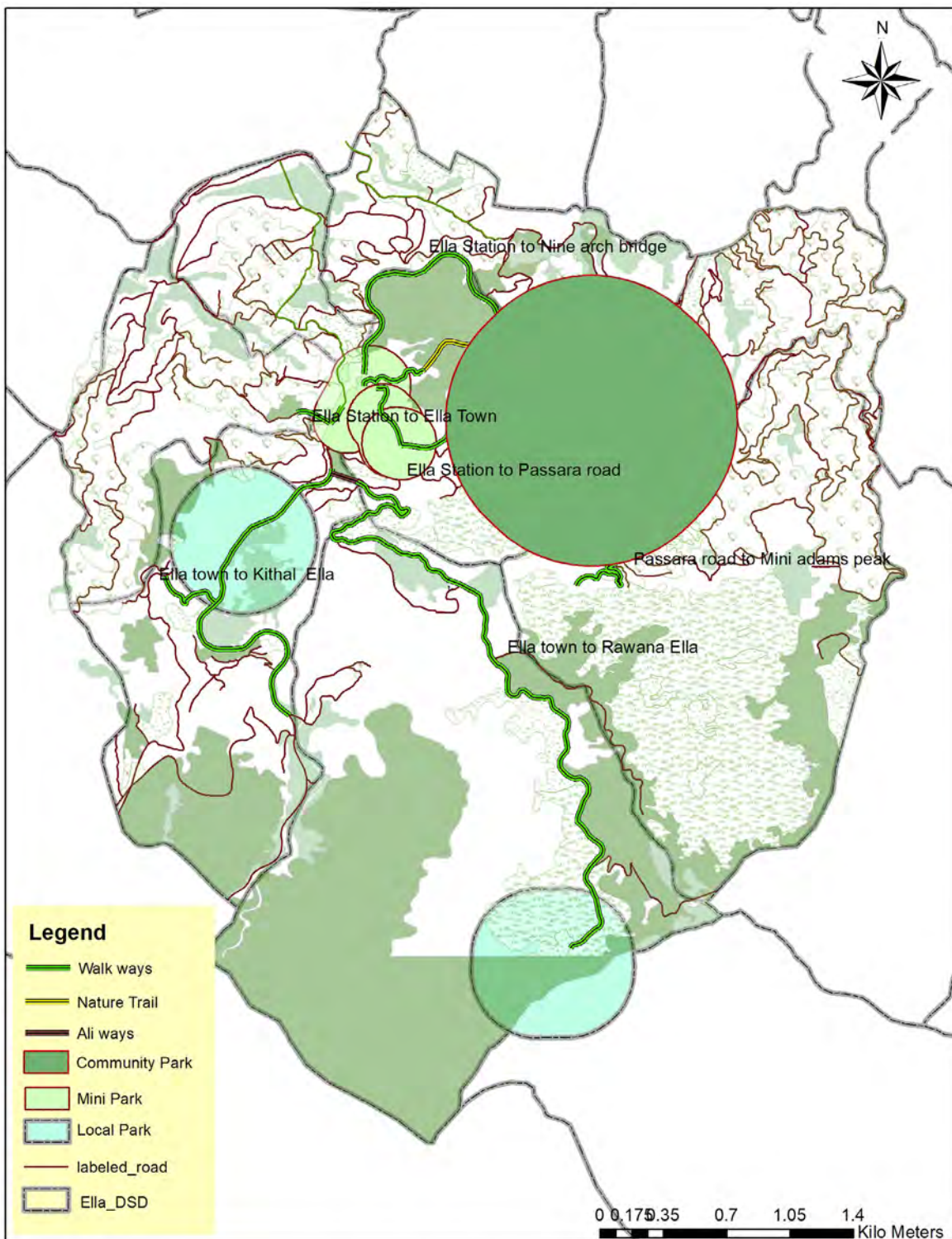


Source: Uva Provincial Office of the Urban Development Authority

1. Development of the area up to the Bus Stand along the Ella-Wellawaya Road as an open landscaped area.
2. The embankment of the canal behind the Ella-Wellawaya Road will be developed as an open area.
3. Development of the walk way leading up to the peak of the pine forest and establishment of viewing deck at the end of the walk way.
4. It has been proposed to landscape the area owned by the RDA, where the Sundy Fair is beng held after the Public Fair is relocated.
5. Establishment of a Viewing Deck at a location from which the best sight of the Kithalella, Ella Precipice and the Ella Mountain Range could be achieved.
6. A protected area closer to the Rawan Waterfall needs to be identified for development as an open area.
7. Bora Wewa (Lake) and its surrounding area to be developed as an open area. .



Map No 6.19: Plan of Public Open areas



**Landscape and Open Space Plan
Ella Urban Area**

Source :Urban Development Authority (Uva Provincial Office)



Urban Development Authority
October- 2017

Planning Division

Ella Development Plan - (2019-2030)

Prepared by: A.H.A.O.Thushara

Source: Uva Provincial Office of the Urban Development Authority



Spatial Plan of Public Open Areas

Table No 6.5: Public Open and Recreational Facilities

No	Open area	Extent (ha)	Parks	Serviced area_Radius Km
1	land area closer to the Rail Station	2.41	Local park	0.4
2	Surroundin of the Piners' Forest	0.05	Mini Park	0.2
3	Ella-Passara road side area	0.5	Mini Park	0.2
4	Ella-Kithalella road surrounding	2.04	Local park	0.4
5	Rawana Waterfall Surrounding	4.24	Community Park	0.8
6	Borawewa surrounding	3.88	Community Park	0.8
7	Walking tracks along the channel in the Ella Town	0.38	Linear park	-
8	Development of tracks from the Ella Town up to the Rawana Waterfall, Rail Station, Piners' Forest and along the rail Track up to the Nine-Arch Bridge. Track along the Borawewa road up to the Passara Junction, from the Passara Road up to the Little Sripada mountain, from Ella Junction to the Passara Road, from the Ella Junction up to the Rawana waterfall and from the Ella Rail Station along the railtrack up to the Rawana Mountain will be developed.	3.15	Linear park	-
	Total	16.87		

Source: Uva Provincial Office of the Urban Development Authority



6.6 Implementation Strategies.

6.6.1 Strategic Projects

Summary of Project Priorities

The projects are prioritized considering 04 sectors.

No	Priority No	Projects
01	01	Proposed walking track development project
02	01	Proposed building fascia development project
03	01	Proposed food processing development project
04	02	Proposed financial complex. Closer to the Passara Road
05	02	Proposed vocational training center
06	02	Ella tourists' health center development
07	03	Proposed commercial complex-Post Office land
08	03	Proposed commercial complex at RDA Land
09	03	Proposed storm water drainage plan
10	04	Proposed commercial complex along the Passara Road
11	04	Proposed solid waste transport network plan
12	04	Proposed new tunnel development project
13	05	Proposed natural channel embankment development project
14	06	Proposed solid waste processing center development project
15	07	Proposed electric substation establishment and underground cable laying projects
16	08	Car park development near the tunnel project.
17	09	Open area development near the Borawewa.
18	10	Badulla-Halpe road development project
19	11	Modernization of Ella public play ground project
20	11	Walking track development surrounding the Pines Forest area.
21	12	Gotuwila-Madhuragama road development project
22	12	Protection wall construction along the Ella Road.
23	12	Car Park Development at the end of the Madhuragama Road project
24	12	Vehicle Park development project closer to the Passara Road
25	13	Public toilet complex redevelopment at the Ella Town
26	13	Proposed Kithalella viewing deck development project.
27	13	Rawana Waterfall protective zone development project
28	14	Water supply project for the villages of Yahalawela and Idamegama.
29	14	Facility development for the Rawana waterfall, Little Sri Pada, Nine-Arch Bridge and Rawana mountain range project.

Source: Uva Provincial Office of the Urban Development



Project justification

Project Type	New	√	Redevelopment		Expansion		Land development only
Project category	Conservation	Commercial	Landscape	Historical	Residential	Relocation	Other
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Entertainment facility development for the tourists Increase of tourists' staying duration Development of a walking track network for integration of environmentally attractive locations in order to facilitate the tourists. 						
Rational Justification	The duration of stay of the tourists in the Ella Town is currently low owing to the low level of development of the entertainment facilities and that reaching the environmentally attractive locations are not properly organized, such as access roads to the Nine-Arch Bridge, Little Sri Pada, Rawana Waterfall, Rawana Mountain Range and so on, as a result many tourists stranded in difficult areas as the access roads are not properly developed. So the development of a walking track network providing access to such locations in an integrated manner has become necessary.						

Property Details

Land Title	UDA		Private	√	State owned	√
Willingness to release	Yes		No		If Not	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	50
Funding	UDA or from the Treasury							
Infrastructure Availability	Water	Capacity necessary	cbm/day 20	Electricity	Required Capacity			
		Existing Capacity	No		Existing capacity			
	Solid waste Management system	√	Available	No	If not proposal			
Zone	Tourist Commercial Zone		Zoning compatibility	Yes	√	No		

Project cost

Activities	Cost in Rs. Million
Walking track development	50.00
Total	50.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Road Development Authority	-	Director



Rawana Safety wall development project- Ella – Wellawaya Road

Project Name	Rawana Safety Wall Development Project - Ella - Wellawaya Road
Project	Improve safe accessibility at Ella - Wellawaya road
Project Proposal	Construct the safety wall

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	Ella-Wellawaya Main Road			



Surrounding land use (explain with a map)

Rawana Ella Forest reserve and Ella gap and some of residential uses could identify around the area .

Project justification

Project Type	New	√			Expansion		Land development only
Project category	Conservation		Landscape	Historical	Housing	Relocation	Other
	√	√					
Project vision	Economic			√	Social		
Project Objectives	<ul style="list-style-type: none"> Making the Ella-Wellawaya main road as a protected road Protection of sensitive environmental areas. 						
Rational Justification	Ella-Wellawaya road is main access road. This road has located in land slides prone area. So this road frequency influenced from the hazards and vehicle and pedestrians.						

Property Details

Land Title	UDA		Private		State owned	√
Willingness to release	Yes		No		If Not	
Details of title	Department of Wild Life Conservation					

Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	300
Funding	UDA or Treasury funding							
Existence of infrastructure	Water	Required capacity	cbm	Electricity	Capacity required		Prevailing capacity	√
		Capacity available	√					
	Solid waste Management system	Yes	Available	No	If not proposal			



Zone	Environmental Conservation Zone		Compatibility	Yes	√	No	
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Project cost

Activities	Cost in Rs. Million
Construction of protection walls	300.00
Total	300.00

Authorized Agency	Agencies involved	Authorized Officer
Pradeshiya Sabha –Ella	-	Chairman
Central Environment Authority	-	Director
Road Development Authority	-	Executive Engineer
National Building Research Organization	-	Scientist




Entertainment Zone in the Rawana Waterfall conservation area.

Project Name	Rawana Ella entertainment protection zone development project
Project	Provision of entertainment facilities around the Rawana Waterfall
Project Proposal	Provision of facilities to establish entertainment activities in the Rawana Waterfall area.

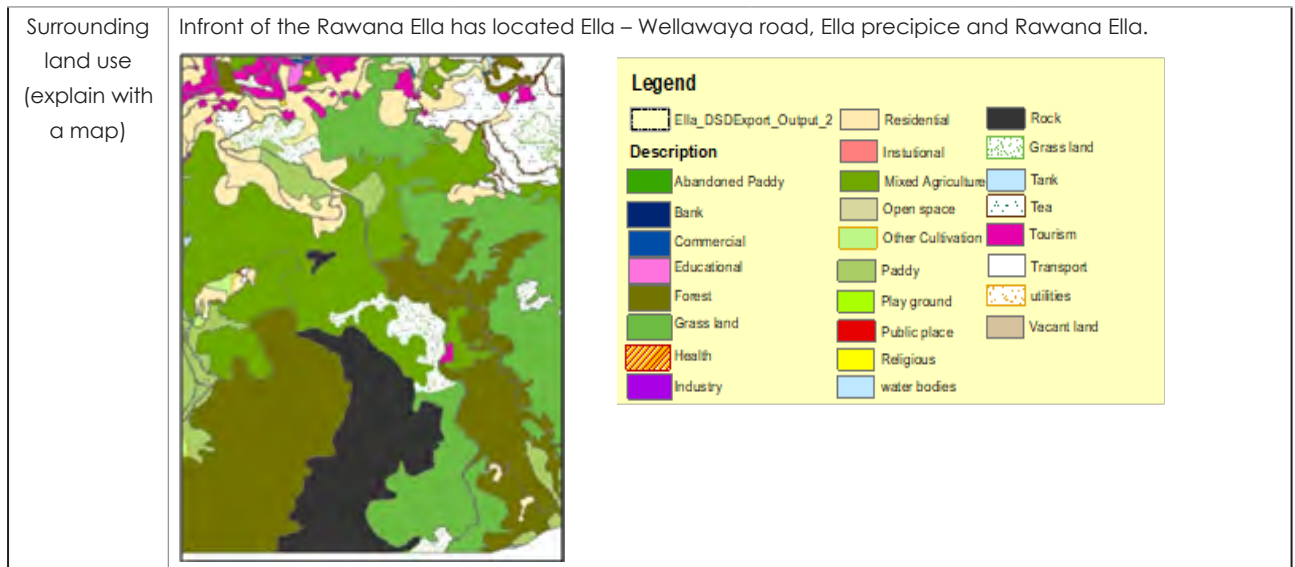
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Ella-Wellawaya Main Road			

Map of Location	
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Photograph of the ground	
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Project justification

Project Name	New	√			Expansion		Land development only
Nature of the projects	Conservation		Landscape	Historical	Housing	Relocation	Other
	√	√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Establish the safe recreational zone in near rawana ella . Establish the safe recreational facilities in near rawana ella Improve the public facilities near to rawana ella 						
Rational Justification	<p>Rawana Ella is tourist attraction place ,but there is no any proper facilities for local and foreign tourist community.</p> <p>Tourist willing to bath in rawana ella and they has faced to dangers accident during the bathing .</p> <p>So,through this project hope to improve the safe recreational facilities in near to rawana ella to improve the safe condition of tourist community.</p>						

Land Details

Land Title	UDA		Private		State owned	√
Willingness to release	Yes		No		If Not	

Project details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)	Yes	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	60
Funding	UDA or Treasury funding							



Infrastructure facilities availability	Water	Required capacity	cbm	Power	Required capacity	
		Prevailing capacity	√		Prevailing capacity	√
	Solid waste Management system	Yes	Available	No	If not proposal	
Use Zone	Environmental Conservation Zone		Zone Compatibility	Yes	√	No

Project cost

Activities	Cost in Rs. Million
Construct the viewing deck	25.00
Develop the sanitary facilities	10.00
Develop the Commercial facilities	15.00
Construct the safe wall	10.00
Total	60.00




Project for development of Vehicle Parking Places along the Passara Road

Project Name	Development of vehicle parking places at passara road
Project	Provide the vehicle parking facilities along the Ella – Passara road
Project Proposal	Construct the 50 vehicle parking lots

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	Passara Road			



Surrounding land use (explain with a map)	The surrounding area consists with residential and tourist hotel and restaurants.	
		Legend Description ■ Ella DSExport Output 2 ■ Residential ■ Rock ■ Institutional ■ Grass land ■ Abandoned Paddy ■ Mixed Agriculture ■ Tank ■ Bank ■ Open space ■ Tea ■ Commercial ■ Other Cultivation ■ Tourism ■ Educational ■ Paddy ■ Transport ■ Forest ■ Play ground ■ Utilities ■ Grass land ■ Public place ■ Vacant land ■ Health ■ Religious ■ Industry ■ water bodies

Project justification

Project Nature	New	√	Redevelopment		Expansion		Land development only
Project type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Provide more vehicle parking facilities to facilitate the tourists. Development of infrastructure facilities along the Ella-Passara Road for the benefit of the tourism industry. 						
Rational Justification	Haphazard vehicle parking in road sides makes the vehicular traffic circulation inefficient. The estimates increasing the risk of pedestrians meeting traffic related accidents. So 800 to 500 per day is ranging from revealed the number of vehicles coming in to the providing more parking areas is necessary to ensure the safety of pedestrians and increase the efficient of traffic circulation in the town during the day time.						

Land Details

Land Title	UDA		Private		State owned	√
Willingness to release	Yes		No		If Not	

Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	Yes √	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	25
Funding	UDA or Treasury funding							
Infrastructure facilities availability	Water	Required capacity	cbm	Power	Required capacity			
		Prevailing capacity	√		Prevailing capacity	√		
	Solid waste Management system	Yes	Available	No	If not what is the proposal			
Use Zone	Tourist Accommodation Zone		Zone Compatibility	Yes	√	No		



Project cost

Cost Item	Estimated Cost Rs. in Mln.
Vehicle parks development	25.00
Total Cost	25.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environmental Authority	-	Director
National Building Research organization	-	Scientist



Project for sanitary facility development at Rawana Waterfall, Little Sri Pada, Nine-Arch Bridge and Rawana Mountain.

Project Name	Sanitary facility development at Rawana Waterfall, Little Sri Pada, Nine-Arch Bridge and Rawana Mountain
Project	Sanitary facility development at Rawana Waterfall, Little Sri Pada, Nine-Arch Bridge and Rawana Mountain
Project Proposal	Development of public toilets facilities at most visited environmentally attractive location as identified under this project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	-			

Map of Location	 <p>The map shows a satellite view of a mountainous region in Sri Lanka. Four red dots are placed on the map to indicate specific locations: 'Ella Rock' in the center-left, 'Nine Arch' in the upper-right, 'Little Sri Pada' in the middle-right, and 'Rawana ella' in the lower-right. The terrain is green and hilly, with some roads visible.</p>
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Land use of the surrounding area (explain by a Map)

The surrounding area consist from tourist arraction sites such as Nine arch bridge, Rawana rock, Mini adams peak and rawana ella. Surrounding uses are residential, tourist hotel and restaurants. Other than to that surrounding of Rawana Ella and Mini adams peak has located Rawana Reserve forest and Ella Precipice.

Legend

Ella_DSDEExport_Output_2	Residential	Rock
Abandoned Paddy	Institutional	Grass land
Bank	Mixed Agriculture	Tank
Commercial	Open space	Tea
Educational	Other Cultivation	Tourism
Forest	Paddy	Transport
Grass land	Playground	Utilities
Health	Public place	Vacant land
Industry	Religious	water bodies

**Land use -2017
Ella Urban Area**
Source: Urban Development Authority (UDA) (October - 2017)
Prepared by: A.H.A.G. Thushara

Project justification

Project Nature	New	√			Expansion		Land development
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Development of sanitary facilities for the tourists as well as the local residents. 						
Rational Justification	<p>The most visited and most environmentally attractive places in the Ella area are located at remote locations and are accessible by difficult traverses. Most of such places are not provided with necessary basic sanitary facilities. The tourism industry is mostly depends on beauty and facilities available at these locations. Currently these locations are visited by 800-1000 tourists and they have to encounter many hardships due to lack of such basic sanitary facilities. So this project is necessary.</p>						

Property details

Current land title	UDA	Private	√	State owned
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Project details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)	Long Term (3 < year)	Total Estimated Cost (Rs. Mn)	40
Funding	UDA or Treasury funding					



Proposed dedicated medical treatment center project

Project Name	Proposed dedicated medical treatment centre project
Project	Development of health facilities for the tourists as well as the local residents.
Project Proposal	Construct of the proposed medical treatment centre

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Bora Wewa	Private Property	Ella-Passara Road	Private Property
Access	Ella-Passara Road			



<p>Land Use of the Surrounding area (explain by a Map)</p>	<p>Proposed site is surrounded by mixed development such as accommodation facilities including commercial and restaurants facilities. Other than to that there were some of Government institutions such as RDA office ,Ella Divisional Secretariat office.</p>

Project justification

Project of the Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Objectives of the project	<ul style="list-style-type: none"> • Provide medical treatment facilities for the benefit of the tourists and the locals • Creation of economic opportunities through development of health facilities for the tourism industry. 						
Project justification day	<p>The daily tourist arrival to Ella is ranging from 500-600 tourists and their safety in terms of health needs is a responsibility of the host Country. They come to Ella to see the places advertised in the international market, therefore we are obliged to take care of their health needs. Further safety measures will boost the attractiveness of the Ella Town, which in turn underpins the economic development. Currently the Medical Centre in Operation has no even basic facilities required for the local people. When the tourists need urgent medical care they need to be rushed to either to Wellawaya or Badulla Government Hospitals. This current arrangement of health facilities is not satisfactory from the point of view of the tourists. So this dedicated medical center is necessary .</p>						

Proposed site details

Current title	UDA		Private	√	State owned	√
Willingness to release	Yes		No		If not what the proposal is	



Project details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	90
Funding	UDA or from the Treasury							
Availability of infrastructure	Water	Required capacity		Power	Required capacity	√		
		Current capacity	√		Current capacity			
	Solid waste Management	Available	√	Not Available	If not, proposal			
Use Zone	Tourism Promotion Zone		Zone Compatibility	Yes	√	No		

Project cost

Activity	Estimated Cost Rs. Mln.
Land acquisition	40.00
Medical Centre construction	50.00
Total Estimated Cost	90.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Building Research Organization	-	Director
Ministry of Health	-	Secretary
Regulations and Guidelines	-	-



Proposed Solid Waste management Centre Development Project

Project Name	Proposed Solid Waste Management Centre Development Project
Project	Establishment of a solid waste management center with sufficient capacity
Project Proposal	Construction of a new solid waste processing center at Karandagolla

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Forest	forest	Forest	Forest
Access	Ella-Wellawaya Road			



Surrounding land use (explain with a map)
 The Ella -Wellawaya road ruins closer to this site but dominantly spardely developed for residential buildings surrounding area occupied by forest and Agriculture land.



Legend

Ella_DSDEExport_Output_2	Residential	Rock
Abandoned Paddy	Institutional	Grass land
Bank	Mixed Agriculture	Tank
Commercial	Open space	Tea
Educational	Other Cultivation	Tourism
Forest	Paddy	Transport
Grass land	Playground	utilities
Health	Public place	Vacant land
Industry	Religious	
	water bodies	



Project justification

Project Nature	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	
	√							
Project vision	Economic			√	Social		√	
Project Objectives	<ul style="list-style-type: none"> Provide a better solid waste management service to the Ella Town. 							
Project justification	<p>Ella Town has a solid waste processing center in extent of 10 perches and daily collection of solid waste is 6 tons, but waste dumping site total capacity is near to 10 tons. So site spread bad odor. In a tourist town this sight is unacceptable. Town polluting the tourist environment in time to the increasing tourist in number visiting this town tends to increase further. It has been estimated that solid waste in to 27 tons end of the 2030. It has scenario the current solid waste dumping site is not inadequate for future. So, new solid waste processing center at karadagolla become necessary.</p>							

Property Details

Current land title	UDA		Private		State owned	√
Encumbrances	Yes		No		If yes, proposal	
Current possession	Wild Life Conservation Department					

Project details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	100
Funding	UDA or Treasury funding							
Infrastructure availability	Water	Required capacity	cbm	Power	Required capacity	Yes		
		Current capacity	No		Current capacity			
	Solid Waste management facility	Yes	No	√	If not what is the proposal	√		
Zone	Environmental Conservation Zone		Compatibility with zoning	Yes	√	No		

Project cost

Activity	Cost in Rs. Mn.
Construction of the waste processing center	100.00
Total Estimated Cost	100.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research Organization	-	Scientist



Proposed waste water disposal network development project

Project Name	Proposed waste water disposal network development project
Project	Waste water drainage network development in the Ella Town
Project Proposal	Development of waste water drainage system in the Ella Town

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	-			



Surrounding land use explain by map

The surrounding land uses are commercial, hotel and residential.

Project justification

Project Nature	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	
							√	
Project vision	Economic			√	Social		√	
Project Objectives	<ul style="list-style-type: none"> • Infrastructure facility development to support the tourism industry • Improvement of hygienic condition of the town and beautification of the environment. 							
Project justification	Ella town does not have an waste water management system and most of tourist hotel discharge in to natural drainage at the Ella Town center. This create a mild odor is spread in the town as the open drains and it impact to the many issues of town and main out come is environmental pollution. Condition of the town environment in number can aggravate this condition faster unless a solution provided.							

Land Details

Land title	UDA		Private	√	State owned	√
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Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	150
Funding	UDA or Treasury funding							
Infrastructure availability	Water	Required capacity			Power	Required capacity		√
		Current capacity		√		Current capacity		
	Solid Waste management facility				√	If not proposal		√



Zone	Tourism Commercial Zone		Zoning compatibility	Yes	√	No	
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Project cost

Activity	Estimated cost Rs. Mln.
Development of waste water drainage system	150.00
Estimated cost	150.00

Responsible agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman

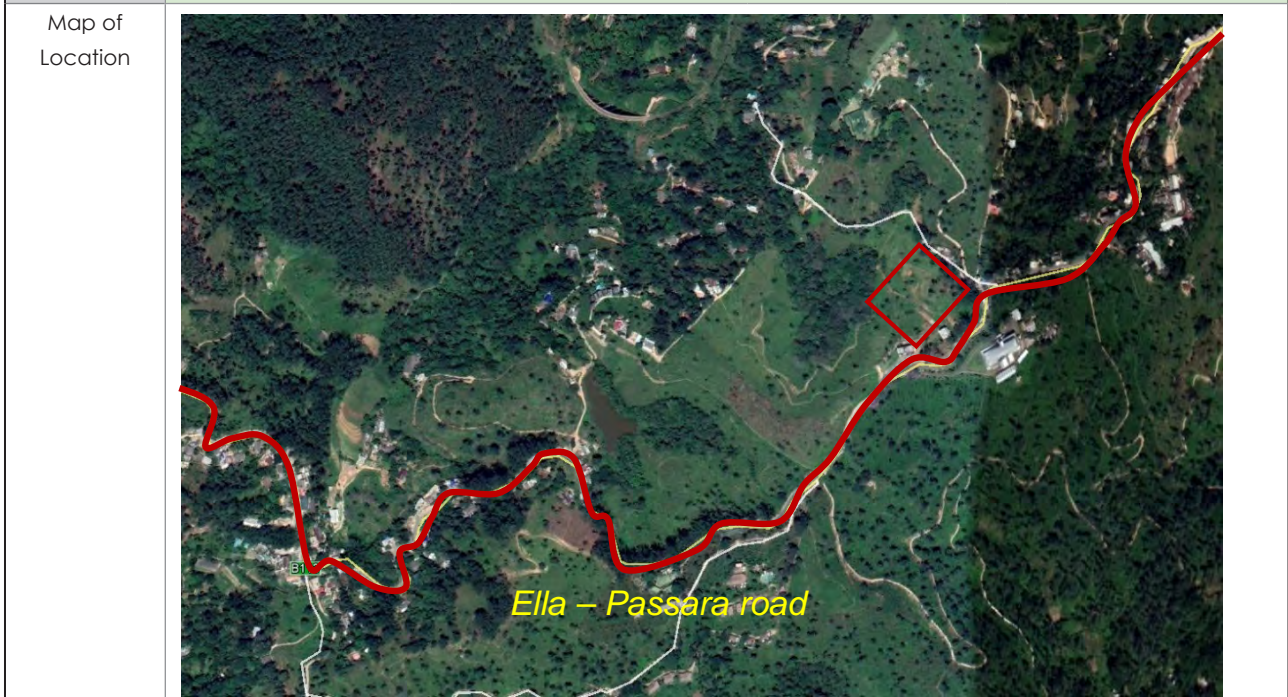


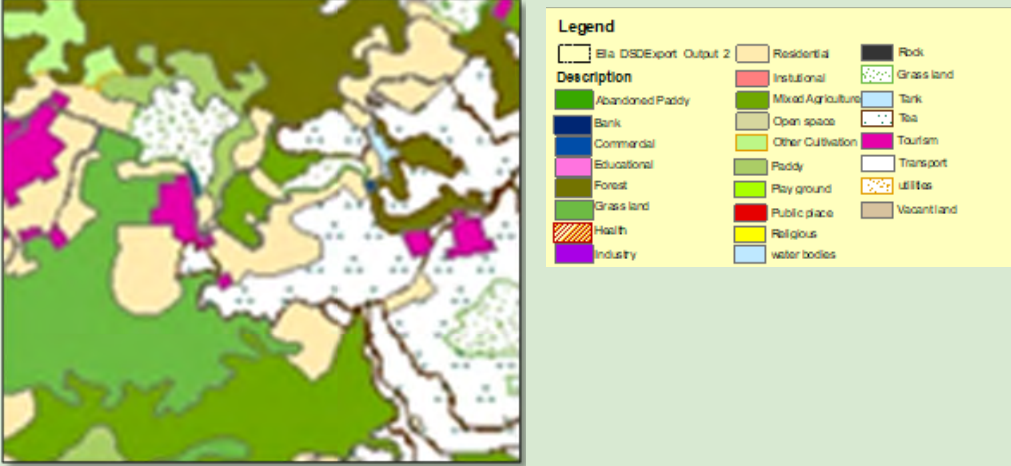
Establishment of Vocational Training Centre Project

Project Name	Proposed vocational center development project
Project	Develop the vocational training facilities
Project Proposal	Establish the vocational training center

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Bora Wewa	private	Ella-Passara Road	Private property
Access	Ella-Passara Road			



Land use of the surrounding are (explain by a Map)	<p>The surrounding land use is consist with government institutions and cultivate land such as tea and mixed agriculture. Other than to that could identify residential uses.</p>
	





Project justification

Project Nature	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	
		√						
Project vision	Economic			√	Social		√	
Project Objectives	<ul style="list-style-type: none"> • Development of educational infrastructure in the Ella Town • Skill development of the local residents • Eradication of the skilled labour shortage in the emerging sectors in the local economy. 							
Project justification	<p>The skilled labour required for the emerging tourism sector can not be fulfilled by the fact local residents as they have no opportunity to develop such skills locally despite the students who could have been trained 750 that the annual school drop out in the area.</p> <p>Tourism industry functioning in the area unskilled labour which the hotelier are compelled to run their hotels. This backdrop could lead unsatisfactory in the hotel service. Then having the requirement for establish the vocational training center.</p>							

Land Details

Current land title	UDA		Private	√	State owned	
Any encumbrances	Yes		No		If yes what is the proposal	

Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	Yes √	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	130
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required capacity			Power	Required capacity		√
		Current capacity		√		Current capacity		
	Solid waste management system		Available	No	If not what is the proposal			



Zone	Tourism promotion zone		Compatibility with the Zoning	Yes	√	No	
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Project cost

Activity	Cost Rs. Mln.
Land acquisition	60.00
Construction of vocational training centre	70.00
Total	130.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman




Halpe Road Development Project

Project Name	Halpe Road Development
Project	Develop the accessibility facilities
Project Proposal	Development of the halpe road with a carpeted surface.

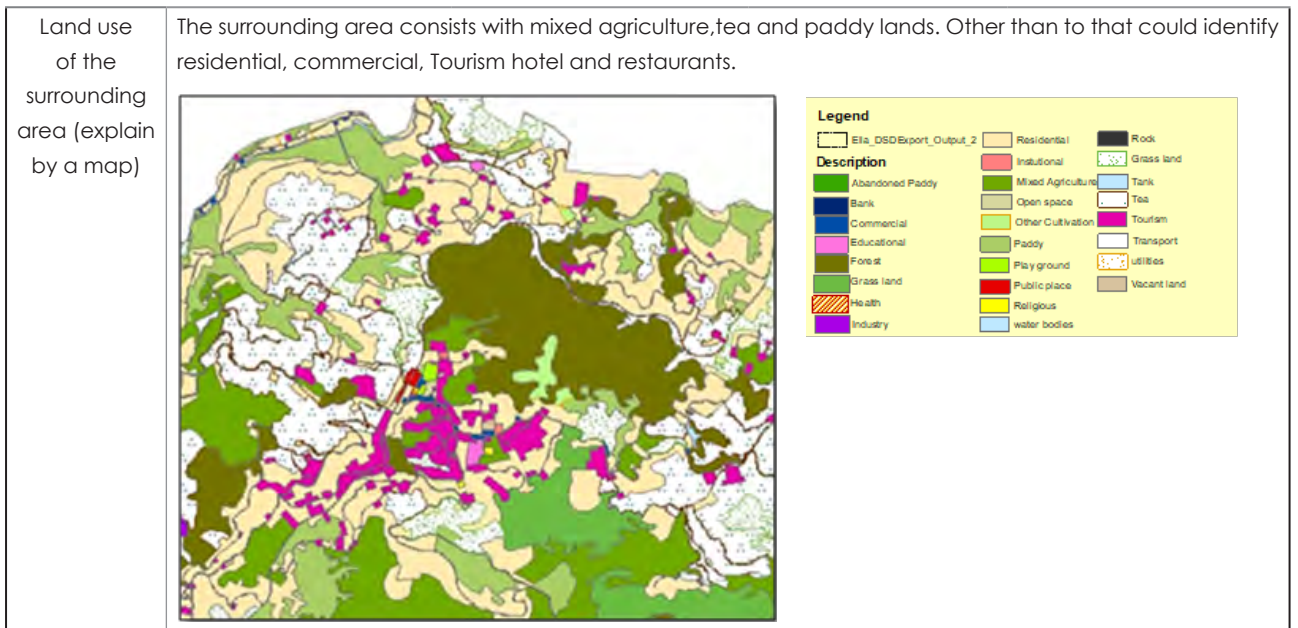
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Badulla-Bandarawela main road			

Map of Location	
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Photograph of the road	
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Project justification

Project Nature	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	√
Project vision	Economic			√	Social			√
Project Objectives	<ul style="list-style-type: none"> • Increase accessibility of the Ella Town • Development of accessibility in the tourism promotion zone. • Minimize traffic congestion along the Badulla-Bandarawela Road. • Development alternative access road to the Ella Town 							
Project justification	<p>Ella Town is one of famous city and most of tourist attraction sites have located separately each other. Ella-Wellawaya is one of main access road to enter the ella town and this road gradually will influence from land slides,So need to develop the alternative road for ella city to make sure the safe mobility for passengers and tourists.</p> <p>So, Halpe road condition also very poor and having need for redevelop the halpe road laying asphalt.</p>							

Land Details

Current title	UDA		Private	√	State owned	√
Encumbrances if any	Yes		No		If yes, what is the proposal	



Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	45
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Capacity required			Power	Required Capacity		√
		Current capacity		√		Current capacity		
	Solid waste management system			Yes	No	If not what the proposal is?		
Use zone	Tourism Promotion Zone		Zoning compatibility		Yes	√	No	

Project cost

Project Activity	TEC in Rs. Mln.
Development of Halpe Road with a premix carpet layer	45.00
Total	45.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environmental Authority	-	Director
Road Development Authority	-	Director
National Building Research Organization	-	Director
Regulations and Consultations	-	-



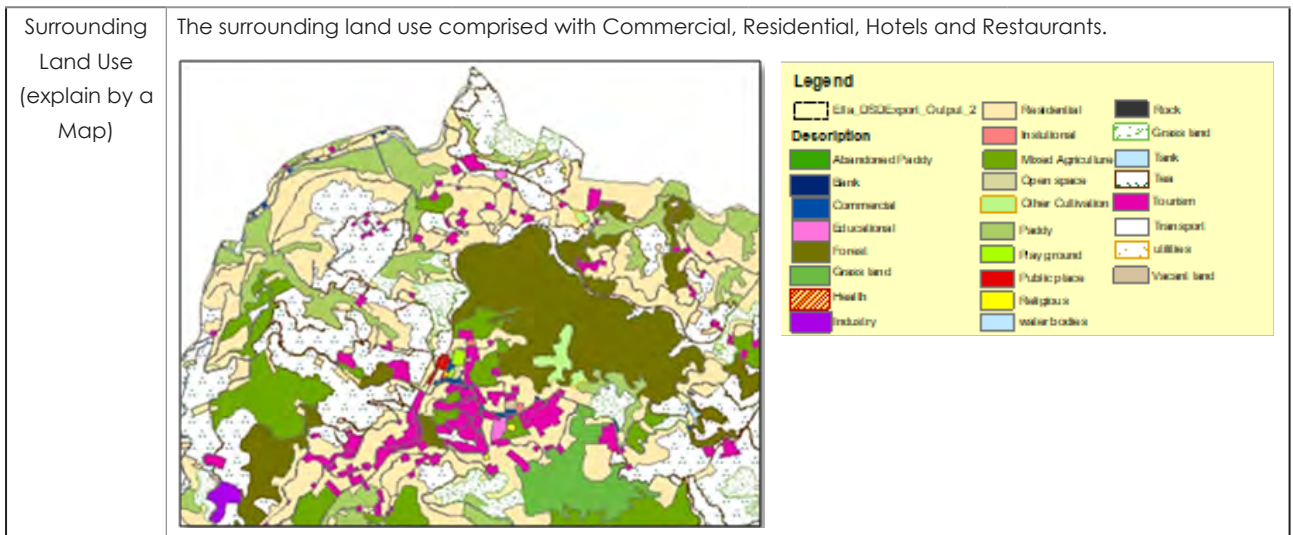
Madhuragama Road Development Project

Project Name	Madhuragama Road Development
Project	Improve accessibility for the benefit of the tourism industry and local residents.
Project Proposal	Development of Maduragama road with a premix carpet layer

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Badulla-Bandarawela			





Project justification

Project Nature	New				Expansion	√	Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
						√	
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Increase accessibility in the tourism promotion zone Improve access to the Nine-Arch Bridge 						
Project justification	Nine arch is one of most famous tourist attraction sites, but existing access road condition is very poor. Due to future tourism facility improvement having requirement for redevelop the Maduragama road.						

Land Details

Current land title	UDA		Private	√	State owned	√
Encumbrances if any	Yes		No		If yes, what is the proposal	

Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	45
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity			Power	Required Capacity		√
		Current capacity		√		Current capacity		
	Solid waste management		Yes	No	If not what is the Proposal			
Use zone	Tourism Promotion Zone		Zoning compatibility	Yes	√	No		



Project cost

Activity	Estimated Cost in Rs. Mln.
Carpeting the road with a premix layer	250.00
TEC	250.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Read Development Authority	-	Director
National Building Research Organization	-	Scientist



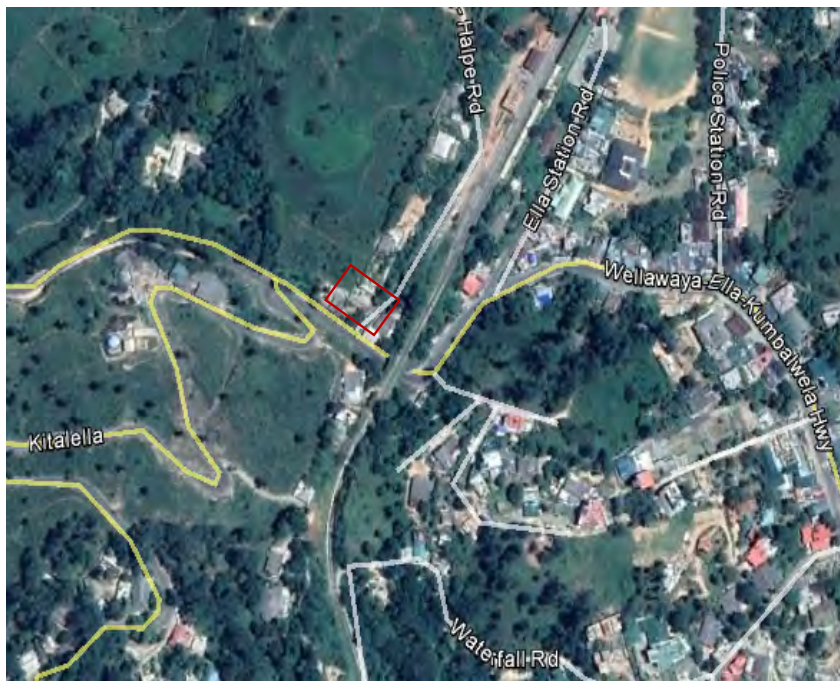
Development of Vehicle Parking Places along the Ella-Wellwaya Road Project

Project Name	Development of vehicle parking places along the Ella- Wellwaya road
Project	Development of car parks to facilitate tourists
Project Proposal	Development of 150 parking places

Project Location

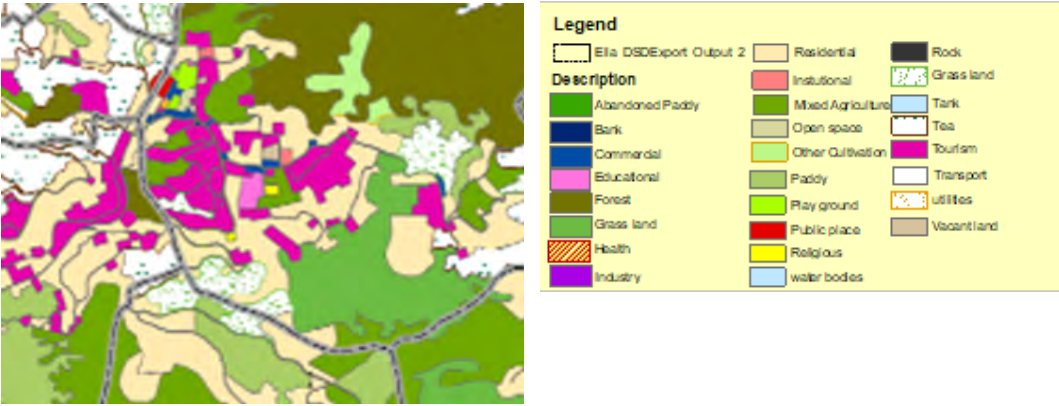
Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	Ella-Wellwaya Road			

Location Map



Photograph of the Project site



Surrounding Land Use (explain by a Map)	<p>The proposed site is surrounded by residential ,bank,restaurants,commercial,rail station and state and financial institutions.</p> 
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Project justification

Project Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Increase vehicular parking facilities in the tourism commercial zone • Reduce traffic congestion along the Ella-Badulla Road. • Provide better and protected environment for the pedestrian in the town center. 						
Project justification	<p>The train services are predominantly used by the tourists to reach Ella and most of them, approximately 600-1000 tourist used to walk from the Station to the Town and circulate within the town Centre. Currently, the free walk of the tourists are disturbed by the haphazard road side vehicle parking . The roads in the town center do not have proper streets-capes and pavements, so the pedestrians are forced to walk on the road. As such the vehicles parked in the town center need to be shifted to a car park provided for the purpose outside the town center creating more space in the town center for movement of pedestrians</p> <p>According to the surveys, 3500-4500 vehicles circulate within the town center daily. If these vehicles are shifted from the town center to an outside location, more peaceful environment would be created within the town center for the pedestrians. As such this project has been proposed to shift the car parks from the town center to an appropriate location outside of the town center.</p>						

Land Details

Current land title	UDA		Private	√	State owned	√
Encumbrances	Yes		No		If yes, what is the proposal	



Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	Yes √	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	25
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity			Power	Required Capacity		√
		Current capacity		√		Current capacity		
	Solid wastes management system			Available	No	If not, what is proposed		
Use zone	Tourism Promotion Zone		Zoning compatibility		Yes	√	No	

Project cost

Activity	Estimated Cost Rs. Mln.
Development of Car Park	25.00
TEC	25.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Road Development Authority	-	Director
National Building Research organization	-	Scientist



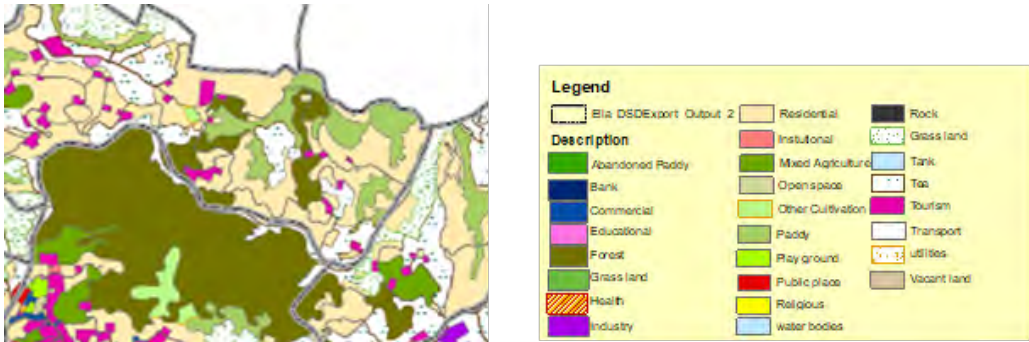
Vehicle Parking Place development along the Madhuragama Road Project

Project Name	Vehicle Parking Place development along the Madhuragama Road
Project	Development of a Vehicle parking place
Project Proposal	Provide 50 car parking slots

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Madhuragama Road			



Surrounding Land Use (explain by a Map)	<p>The surrounding uses are residential, tourism, paddy fields and crop cultivation.</p> 
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Project justification

Project Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Improve parking facilities in the tourism promotion zone Reduce traffic congestion along the Ella-Passara road. 						
Project justification	<p>The proposed car park envisages providing parking facilities for the vehicle in near to the nine arch bridge. Currently there is no organized car park at this location. The road, along which this car park is expected to locate, is being used by many as a by road to Badulla town. According to the surveys, 600-800 vehicle use this road daily and this number has been estimated to be increased in the future along with the growth of the tourism.</p> <p>In this backdrop a properly organized car park is necessary to meet the increasing demand for car park at this location.</p>						

Land Details

Current land title	UDA		Private	√	State owned		
Encumbrances	Yes		No		If yes, what is the proposal		

Project details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	25
Funding	UDA or Treasury funding							



Availability of infrastructure facilities	Water	Required Capacity		Power	Required Capacity		√
		Current capacity			Current capacity		
	Solid wastes management system			Available	No	If not, what is proposed	
Use zone	Tourism Promotion Zone		Zone Compatibility	Yes	√	No	

Project cost

Activity	TEC Rs. Mln.
Car park development	25.00
Total	25.00



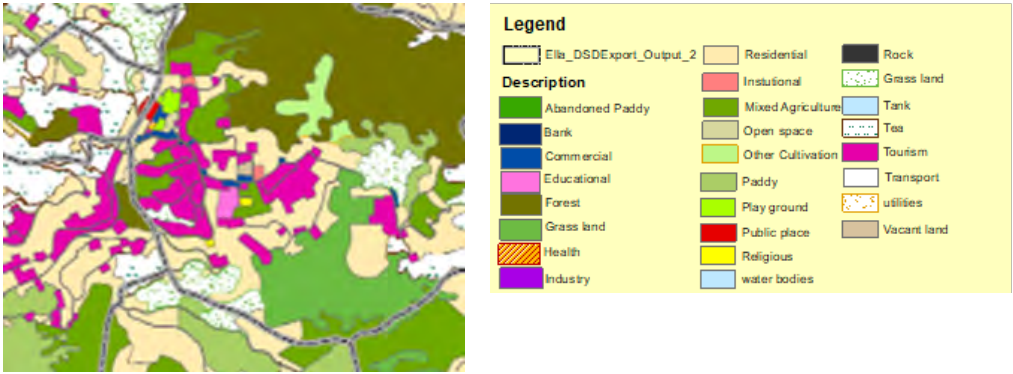
Ella Public Play Ground Development Project

Project Name	Ella Public Play Ground Development
Project	Provide recreational facilities to support the tourism as well as the local residents' needs
Project Proposal	Develop the play ground providing modern required facilities

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private land	Private land	Private land	Private road
Access	Ella-Passara Road			



Surrounding Land Use (explain by a Map)	<p>PS Office, Police station, restaurants, tourist hotels and the Ella play ground are located around the site</p> 
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Project justification

Project Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Development of Recreational facilities around the Rail Station. Active recreational facilities development Play Ground development to support the tourism needs Increase the economic potential of the play ground. 						
Project justification	The Ella is emerging as a tourist town, but without having proper recreational facilities tourist community cannot take the maximum satisfaction from their visit. So in near to Ella railway station proposed develop the recreational facilities and activities to provide and enhance the tourist satisfaction during their journey.						

Land Details

Current land title	UDA		Private		State owned	√
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	50
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity			Power	Required Capacity		√
		Current capacity		√		Current capacity		
	Solid waste management		Yes	No	If not, what is proposed			
Use zone	Tourism Promotion Zone		Zone Compatibility	Yes	√	No		



Project cost

Activity	Estimated Cost Rs. Mln.
Development of Play Ground	50
Total	50

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research Organization	-	Scientist
Regulations and Consultations	-	



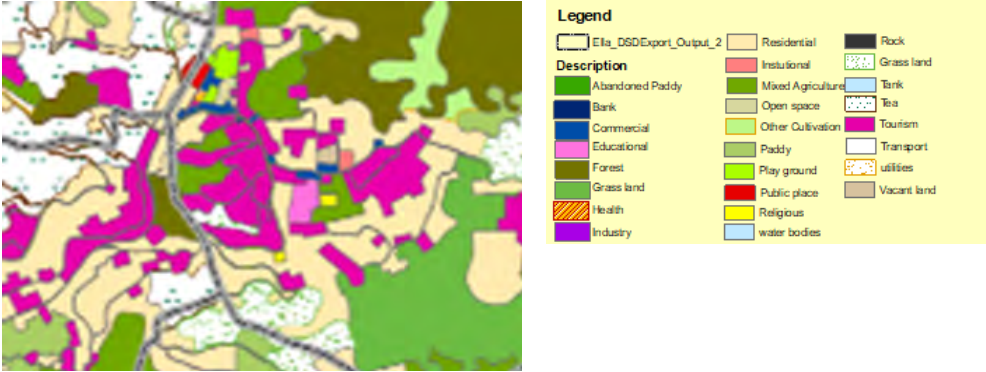
Storm Water Drainage Network Development Project

Project Name	Storm Water Drainage Network Development Project
Project	Development of Storm Water Drain Network Development in the Ella Town.
Project Proposal	Storm Water Drainage Network Development Project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	Ella-Passara Road			



Surrounding Land Use (explain by a Map)	<p>Surrounding land use includes commercial establishments, tourist restaurants, eating houses, hotels, and private and public service centres.</p> 
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Project justification

Project Nature	New	√		√	Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Infrastructure development to support tourism industry and the local residents • Beautification of the town and improvement of the cleanliness. • Ensuring the safety of the pedestrians' movement 						
Project justification	<p>Ella Town has no property planned out storm water drainage system, as a result the pedestrians undergo severe hardships during the rainy days. Lack of a storm water drainage system in the town is partly responsible for the pollution of the town and for the untidiness appearance of the town. Therefore a surface drainage system has become necessary in the Ella Town where tourism development is going to be the life line of the economy.</p>						

Land Details

Land title	UDA	Private	√	State owned	√
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)	Total Estimated Cost (Rs. Mn)	50
Funding	UDA or Treasury funding						
Availability of infrastructure facilities	Water	Required Capacity		Power	Required Capacity	√	
		Current capacity	√		Current capacity		
	Solid waste management			√	If not, what is proposed		



Zone	Tourism Promotion Zone		Compatibility with Zoning	Yes	√	No	
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Project cost

Activity	TEC in Rs. Mln.
Development of surface drain network	65.00
TEC	65.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director



Proposed Commercial Complex Development Project- Along the Passara Road

Project Name	Proposed Commercial Complex Development Project- Along the Passara Road
Project	Commercial Development
Project Proposal	Construction of Two-Storeyed Commercial Building

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private land	Private land	Private land	Private land
Access	Ella-Passara Main Road			



Surrounding Land Use (explain by a Map)

Surrounding land use is consisting of tourist activities, residential uses, commercial uses, tea plantations and institutions.

Legend

Description	
Abandoned Paddy	Residential
Bank	Institutional
Commercial	Mixed Agriculture
Educational	Open space
Forest	Other Cultivation
Grass land	Paddy
Health	Play ground
Industry	Public place
	Religious
	water bodies
	Rock
	Grass land
	Tank
	Tea
	Tourism
	Transport
	Utilities
	Vacant land

Project justification

Project Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Development of commercial and financial facilities in the town Development of facilities for the tourists Development of under developed lands for the benefit of the local economy. 						
Project justification	The commercial and financial institutions are not developed to the standards required for the tourists despite the fact that the Ella Town is a tourist town. The financial resources, as a result, cannot be retained in the town owing to the fact that the tourists have to depend on other towns to meet their commercial and financial needs. Therefore this project has been proposed for the benefit of the local economy while improving the facilities for the tourists.						

Land Details

Land title	UDA		Private	√	State owned
Encumbrances if any	Yes		No		If yes, what is the proposal

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	65
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	cbm 20	Power	Required Capacity	Available		
		Current capacity	√		Current capacity			
	Solid waste management		Available	No	If not what is the proposal			



Zone	Tourism Commercial Zone		Zoning compatibility	Yes	√	No	
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Project cost

Activity	TEC in Rs. Mln.
Land acquisition	30.00
Construction of the commercial complex	35.00
Total	65.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Wild Life Conservation Dpt.	-	Director
National Building Research Organization	-	Scientist
Regulations and Consultations		



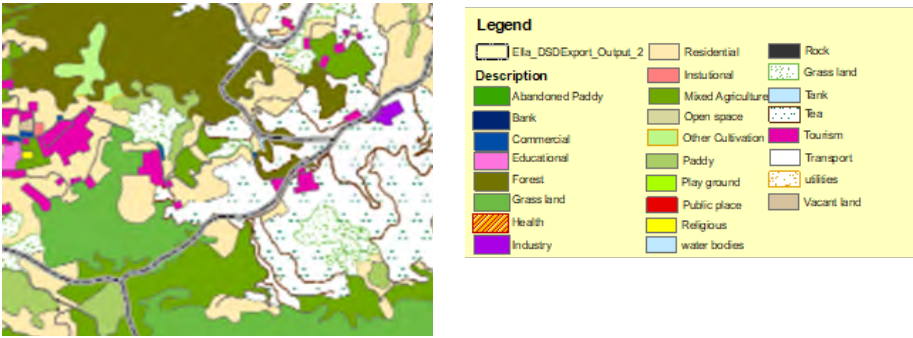
Entertainment Facility Development Project at Borawewa

Project Name	Entertainment Facility Development Project at Borawewa
Project	Tourism facilities development at Borawewa
Project Proposal	Development of entertainment facilities and landscaping of the area

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private Land	Private Land	Private Land	Private road
Access	Ella-Passara Main Road			



Surrounding Land Use (explain by a Map)	<p>Surrounding land use is including of tourism, tea plantations and in the vicinity exist residential commercial and institutional uses</p> 
---	---

Project justification

Project Nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
	√	√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Development of entertainment facilities for the tourism industry. • Maximum utilization of natural resources. • Integration of the natural environmental resources with the tourism industry 						
Project justification	<p>The location proposed for this project is located on the way to the Nine-Arch Bridge, where tourists, 400-500 in number, used to rest on their way to the Nine-Arch Bridge. But this location has no activities to provide entertainment facilities for the tourists</p> <p>There fore the potential of this location should be utilized to introduce activities that can provide facilities to the tourist while marking it a viable commercial venture.</p>						

Land Details

Land title	UDA	Private	√	State owned
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	40
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	23 cbm3/day	Power	Required Capacity	Available		
		Current capacity	√		Current capacity			
	Solid waste management	Yes		No	If not what is the proposal			



Zone	Tourism Commercial Zone		Zoning compatibility	Yes	√	No	
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Project cost

Activity	TEC Rs. Mln
Entertainment facility development at Borawewa	30.00
Landscaping	10.00
TEC	40.00



Viewing Deck Development Project at Kithalella.

Project Name	Viewing Deck Development Project at Kithalella
Project	Viewing deck development with other facilities at kithalella
Project Proposal	Introduce entertainment facilities and landscaping the area

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private road	Private road	Private road	Private road
Access	Ella-Passara Road			


Location Map



Photograph of the Project site



<p>Surrounding Land Use (explain by a Map)</p>	<p>Surrounding land uses include commercial shops, hotels, tourists' accommodation facilities and tea plantations. There are considerable extents of vacant lands in existence.</p>
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Legend

	Residential		Rock
	Mixed Agriculture		Grass land
	Open space		Tank
	Other Cultivation		Tea
	Paddy		Tourism
	Playground		Transport
	Public place		utilities
	Religious		Vacant land
	water bodies		

Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
	√	√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Entertainment facilities development for the benefit of the tourism industry Maximum utilization of the resources Integration of the potential resources with the activities of the tourism industry. 						
Project justification	<p>The proposed project site is situated along the Kithalella Road, which traverses through an area of environmental beauty. Beautiful environmental sights along this road is a common feature, but with no facilities to support the tourists to view them leisurely at appropriate locations. This viewing deck proposal has been made to facilitate the tourists to view such picturesque locations from this deck. This project will support the growth of the tourism industry in Ella.</p>						

Land Details

Land title	UDA	Private	√	State owned
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)	Total Estimated Cost (Rs. Mn)	40
Funding	UDA or Treasury funding						
Availability of infrastructure facilities	Water	Required Capacity	23 cbm/day	Power	Required Capacity	Available	
		Current capacity			Current capacity		
	Solid waste management	Yes		No	If not what is the proposal		



Zone	View Protection Zone		Zoning compatibility	Yes	√	No	
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Project cost

Activity	TEC Rs. in Mln.
Construction of the viewing deck	40.00
Total	40.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman

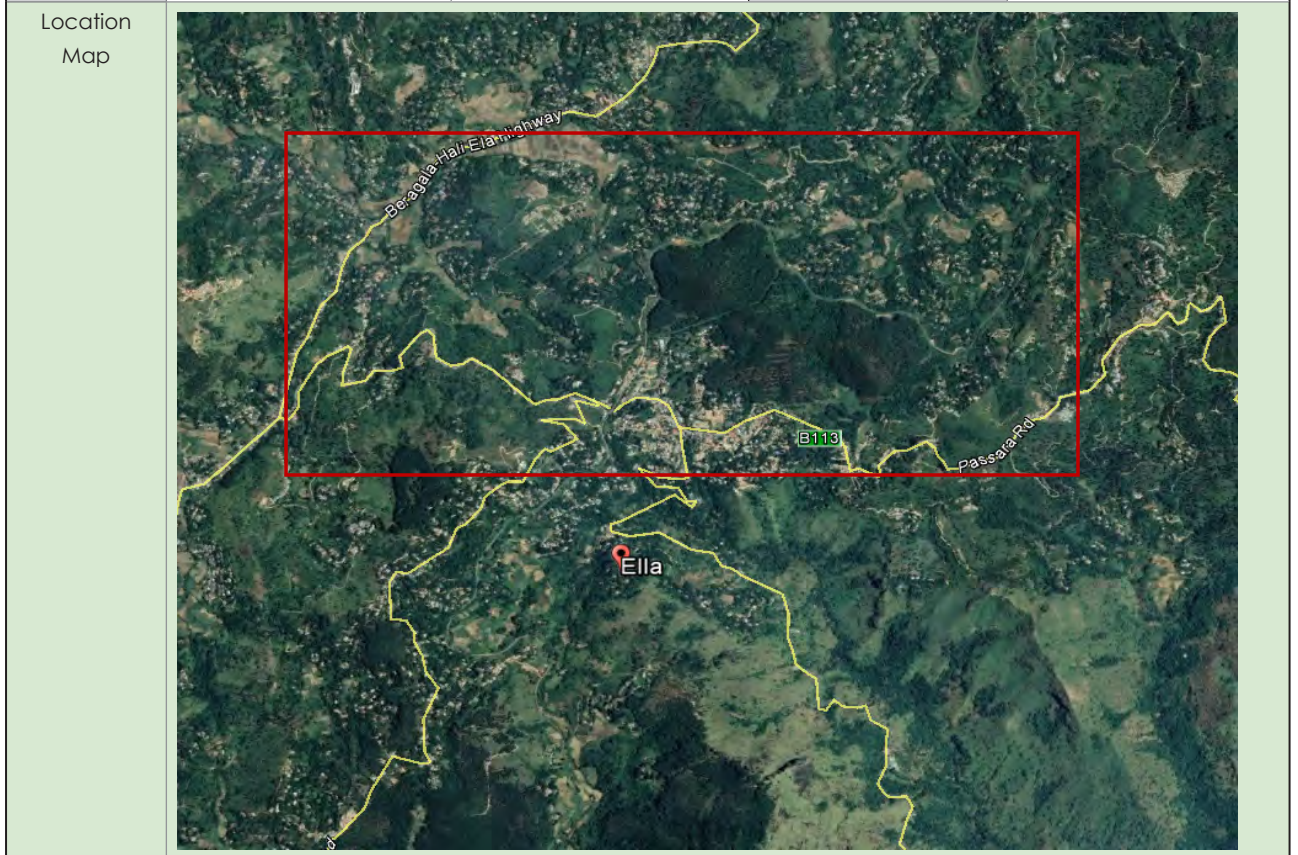


Proposed water supply project

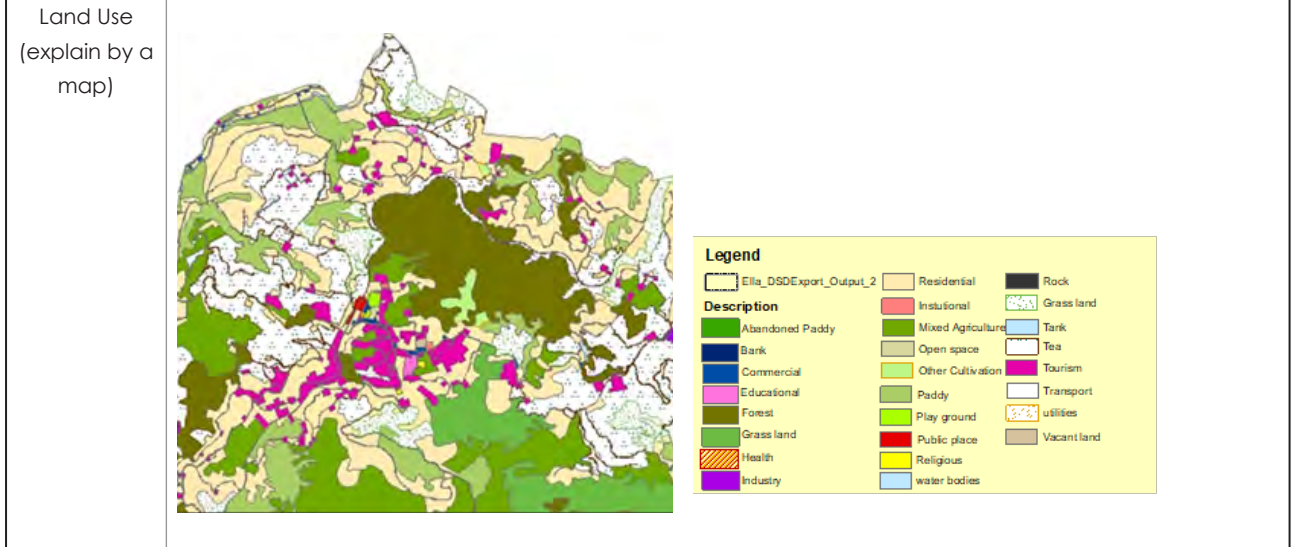
Project Name	Water supply project
Project	Supply of water to meet the needs of the local populations as well as the tourists
Project Proposal	Increase supply of drinking water

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS



Surrounding Land Use (explain by a map) Surrounding land use includes residential, tourism and agricultural uses.



Project justification

Nature of the Project	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	
		√						
Project vision	Economic			√	Social		√	
Project Objectives	<ul style="list-style-type: none"> Provide sufficient water to the Ella Town. Provide safe drinking water to the local residents as well as the tourists in the peripheral areas of the Ella Town. Maximum utilization of water resources available in the area 							
Project justification	According to the population and tourism growth based estimates the Ella town will need daily 866.5 cbm of drinking water supply by 2030. Currently 950 cbm of drinking water is needed by the Ella Town. According to the said estimates the Ella Urban Area will need 1867.5 cbm of water by the year 2030. The current growth trend of the Ella town, in terms of population and the tourism, the necessity of a water supply scheme is becoming an unavoidable proposition.							

Land Details

Land title	UDA		Private	√	State owned	
Encumbrances if any	Yes		No		What is the proposal	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	200
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	600 cbm/day	Power	Required Capacity	Yes		
		Current capacity	No		Current capacity			
	Solid waste management	√	Available	No	If not what is the proposal			
Zone	Tourist Accommodation Zone		Compatibility with zoning	Yes	√	No		

Project cost

Activity	Cost Rs. Mln
Estimated cost of proposed water supply scheme	200.00
Total	200.00

Responsible Agency	Agencies Involved	Authorized Officer
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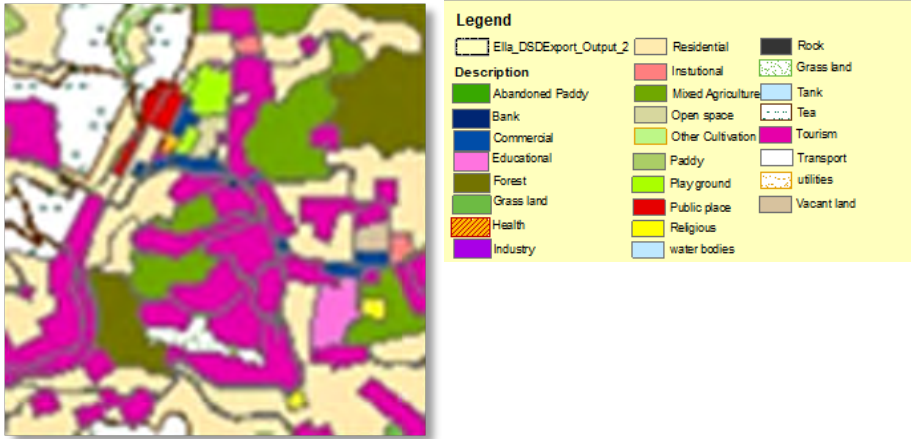
Proposed new tunnel development project

Project Name	New tunnel development project
Project	Improvement of the town's accessibility
Project Proposal	Development of a new tunnel for vehicular access.

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Railway Tack	Ella-Wellawaya Road	Railway track	Ella-Wellawaya Road
Access	Ella Railway Station Road			



Surrounding Land Use (explain by a Map)	<p>Project location is surrounded by railway station, commercial buildings, banks, houses and restaurants. Ella PS Office and the waste management center are located in the vicinity of the project site.</p> 
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Project justification

Nature of the Project	New			√	Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Improvement of accessibility to the town Creation of landscape unique to the Ella Town. Minimization of vehicular traffic congestion the Ella Town. 						
Project justification	<p>The main access to the town from the Badulla-Bandarawela road is laid through this tunnel which was built long time ago according to the traffic flow prevailed at that time. Since then the town has been growing exorbitantly in terms of population, business activities and the vehicular traffic flow. The tunnel became a constrain for the increased traffic volume as a result. Currently 1500-2000 vehicles are funneling daily through this tunnel creating traffic congestion. The proposed project envisages improving the smooth flow of vehicular traffic through another tunnel along the same location on an improved road design.</p> <p>Further, this locality will be landscaped with the new tunnel improving the environment that is unique to the Ella Town.</p>						

Land Details

Land title	UDA		Private	√	State owned		√
Encumbrances if any.	Yes		No		If yes , what is the proposal		



Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)	Yes	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	50
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity			Power	Required Capacity		Available
		Current capacity		Available		Current capacity		
	Solid waste management	√	Available		No	If not what is the proposal		
Zone	Tourism Commercial Zone		Compatibility with Zoning		Yes	√	No	

Project cost

Activity	TEC in Rs. Mln.
Construction of a new tunnel	30.00
Total	30.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research Organization	-	Scientist



Natural Walking Track Development Project

Project Name	Natural Walking Track Development Project
Project	Walking track development for the use of the tourists as well as the local residents
Project Proposal	Walking Track development through the Pine Tree Forest.

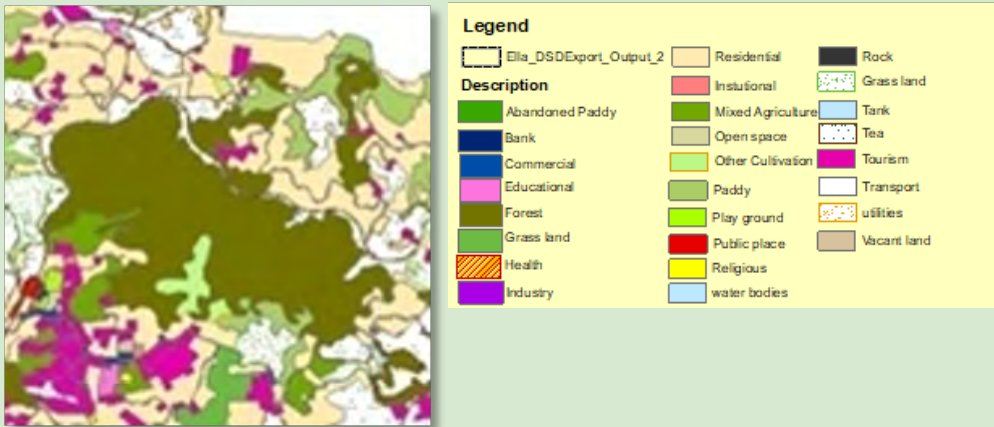
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	Conserved Forest	Conserved Forest	Conserved Forest	Conserved Forest
Access	Ella Railway Station Road			



Surrounding Land Use (explain by a Map)

The proposed walking track will traverse through the Pine Tree Plantation. The surrounding land use includes residential buildings which are mostly used for tourism activities and Bora Wewa. In the vicinity Ella Rail Station, Public Playground, shops restaurants and hotels are exist.



Project justification

Nature of the Project	New	√			Expansion		Land development only	
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other	
Project vision	Economic			√	Social		√	
Project Objectives	<ul style="list-style-type: none"> Improving accessibility to environmental picturesque locations. Facilitate environment loving tourists to enjoy the environmental beauty Creation of economic opportunities based on tourism industry Increase the duration of stay of the tourists in the Ella Town 							
Project justification	Currently there are many environmental picturesque locations being missed by the tourists due to lack of easy access, and as a result the duration of stay of the tourists becomes short. The proposed walking track will make such beautiful locations accessible for the tourists and thereby they will be compelled to stay more additional days in Ella to enjoy such places and then leave the Ella Town. This project also enhances the overall satisfaction of the tourists experienced during their stay in the Ella Town.							

Land Details

Land title	UDA		Private	√	State owned	√
Encumbrances if any.	Yes		No		If yes , what is the proposal	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	Yes	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	50
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	20 cbm/day	Power	Required Capacity	Available		
		Current capacity	No		Current capacity			
	Solid waste management	√	Available	No	If not what is the proposal			
Zone	Environment conservation zone		Compatibility with Zoning	Yes	√	No		

Project cost

Activity	Cost in Rs. Mln.
Natural walking Track development	50.00
Total	50.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Wild Life Conservation Dpt.	-	Director



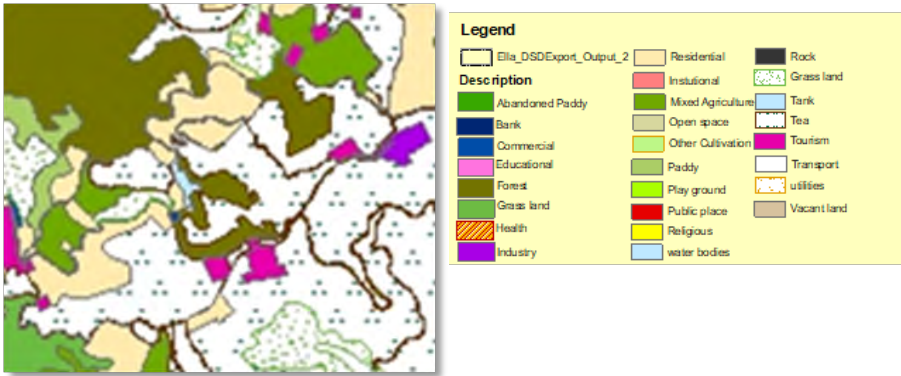
Food processing industry development project.

Project Name	Food processing industry development project
Project	Establishment of a centre for processing food for the tourists and the local people
Project Proposal	Construction of buildings for supplying and processing of foods

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	Protected forests	Borawewa	Ella-Passara Road	Private lands
Access	Ella-Passara main road			



Surrounding Land Use (explain by a Map)	<p>Surrounding land use includes protected forests, Borawewa and residential buildings. The land use of the vicinity includes houses with tourism activities and the tea plantations being used for tourist activities.</p> <p>The Ella-Passara Road runs in front of the project site</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
	√	√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Development commercial facilities in the town Development of local economy and making maximum use of the potentials exist in the locality. Creation of more economic opportunities on the basis of the tourism industry. 						
Project justification	<p>Current commercial development of the town cannot meet the standards expected by an emerging tourist town like Ella. There are many potential areas that missed the development due to lack of economic infrastructure facilities in the town. Unemployment rate increases in the locality as the required development is not taking place. In this background, the proposed development has been made to create more opportunities for the local people to offer indigenous foods through this food processing center to the tourists who love to enjoy them while it can absorb more unemployed people and engage them in productive sectors of the economy.</p>						

Land Details

Land title	UDA		Private	√	State owned	√
Encumbrances if any.	Yes		No		If yes , what is the proposal	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	100
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	28.3 cbm/day	Power	Required Capacity	Available		
		Current capacity	No		Current capacity			
	Solid waste management	√	Available	No	If not, what is proposed			



Zone	Protected Zone		Compatibility with Zoning	Yes	√	No	
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Project cost

Activity	TEC RS. Mln
Land acquisition	40.00
Commercial complex construction	60.00
TEC	100.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director

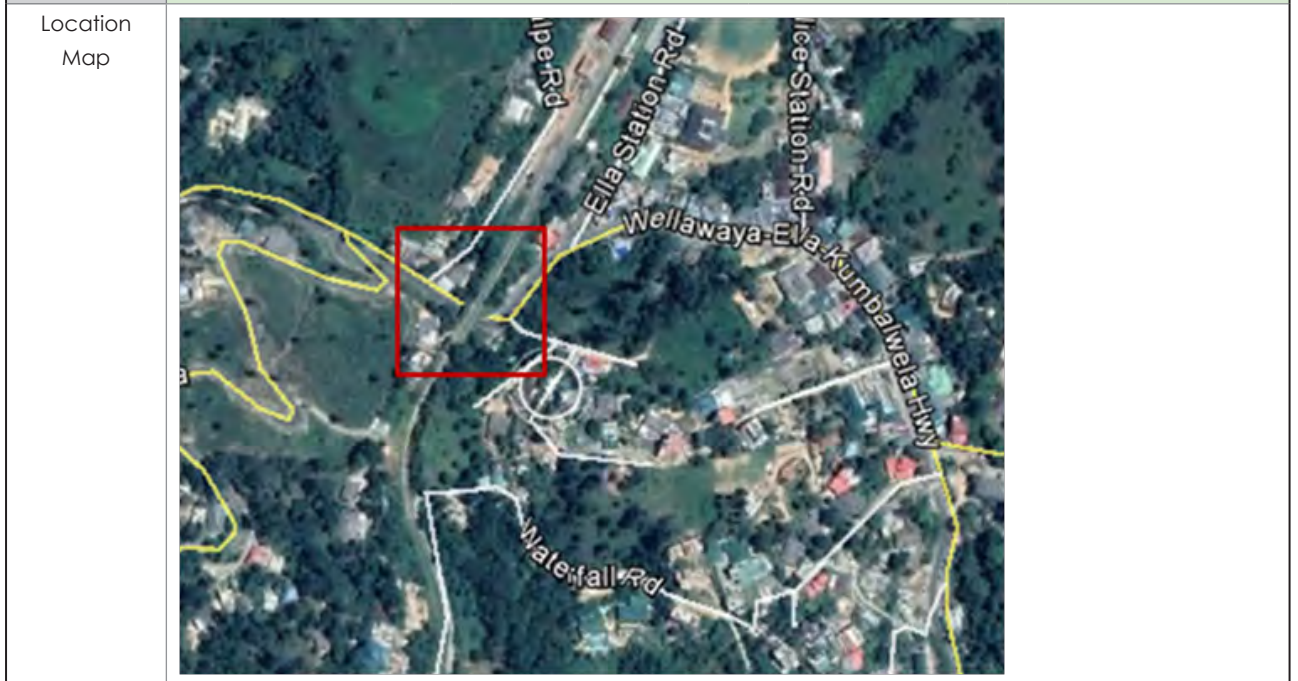


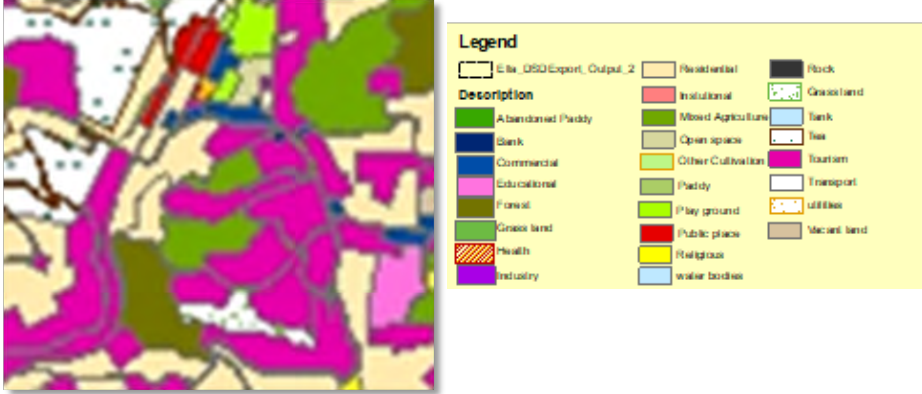
Development of Ella Gate-Way Project

Project Name	Development of Ella Gate-Way Project
Project	Development of Ella Town entrance
Project Proposal	Implement a planned development of the Ella Town Entrances and its surrounding area

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	Railway track	Ella-Wellawaya Road	Rail track and private lands	Ella-Wellawaya Road
Access	Ella-Wellawaya Main Road			



Surrounding Land Use	<p>Surrounding land use characterized by restaurants, tourist guest houses and other transport facilities.</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
	√		√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Landscape the town entrance area creating more attractive appearance. • Improve traffic circulation in the town • Plan the entrance will be unique to the Ella Town 						
Project justification	The tunnel that exists at the entrance creates a bottleneck that results in traffic congestion during rush hours. It causes an irritable issue for the travelers, particularly for the tourists. Therefore this area needs to be redesigned according to the emerging needs of the town.						

Land Details

Land title	UDA		Private	√	Government	√
Encumbrances if any	Yes		No		If yes , what is the proposals	
Current possession of the land	Road Development Authority and the Railway Dpt.					

Project Details

Project details	Landscaping the area around the main entrance to the Ella Town					
Availability of infrastructure facilities	Water	Required Capacity	√	Power	Required Capacity	√
		Current capacity	No		Current capacity	
	Solid waste management	Availability	Yes	No	If not, what is the proposal	



Zone	Tourism Commercial Zone		Compatibility with Zoning	Yes	√	No	
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Project cost

Activity	TEC Rs. Mln.
MOU	-
New Tunnel development	25
Landscaping	05
Total	30

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
Wild Life Conservation Dpt.	-	Director
National Building organization	-	Scientist
Regulations and Consultations	-	-

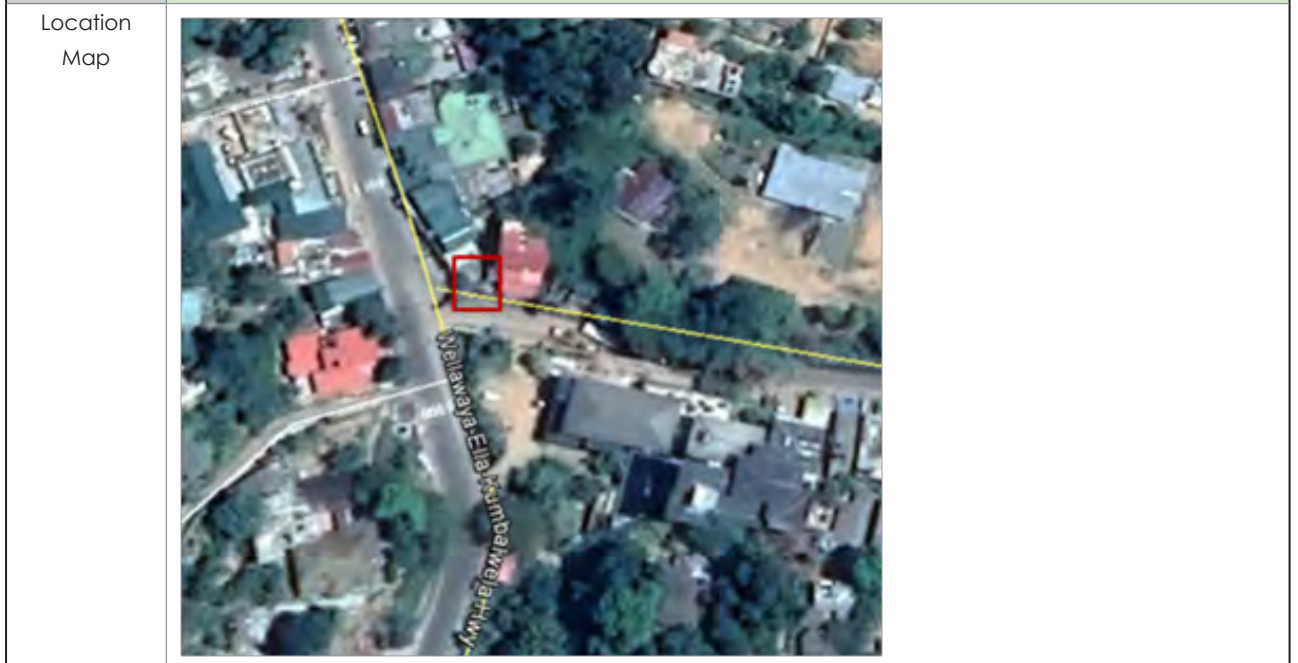


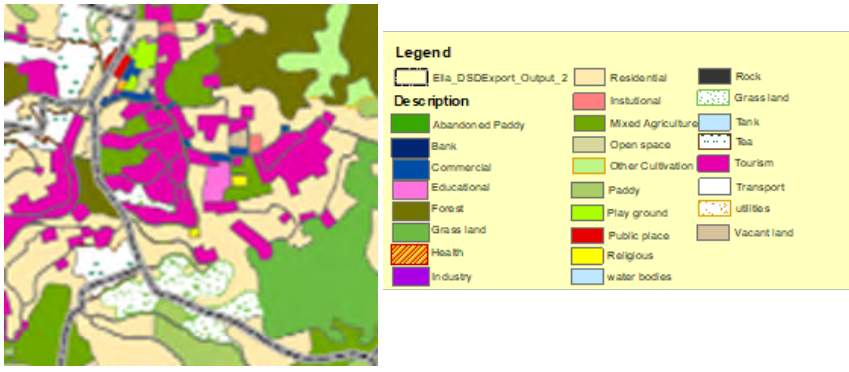
Ella Public Toilet Development Project

Project Name	Ella Public Toilet Development Project
Project	Development of sanitary facilities in the Ella Town
Project Proposal	Refurbishment and improvement of the facilities in the Toilet complex

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private land	Private land	Private land	Private road
Access	Ella-Passara Road			



Surrounding Land Use (explain by a Map)	<p>Surrounding land use includes hotels, commercial shops, restaurants and Government Institutions. The Kirindioya is also running closer to the project site.</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Development of sanitary facilities of the town Improve town beautification and tidiness 						
Project justification	The Ella Town has no sanitary facilities to meet the needs of the public. The available toilet building is dilapidated. The tourists are also facing the problem of lack of standard sanitary facilities in the town. Therefore redevelopment of the existing unserviceable toilet building has become urgently necessary.						

Land Details

Land title	UDA		Private	√	State owned	
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	40
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	23cbm/day	Power	Required Capacity	Available		
		Current capacity			Current capacity			
	Solid waste management	√		No	If not, what is proposed			
Zone	Tourist Commercial Zone		Compatibility with Zoning	Yes	√	No		



Project cost

Activity	TEC Rs. Mln.
Borawewa area development	30.00
Landscaping	10.00
Total	40.00

Responsible Agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research Organization	-	Scientist
Regulations and Consultations	-	



Commercial Complex Development Project

Project Name	Commercial Complex Development Project
Project	Development of commercial facilities in the town
Project Proposal	Relocation of the public fair and development of a commercial complex

Project Location

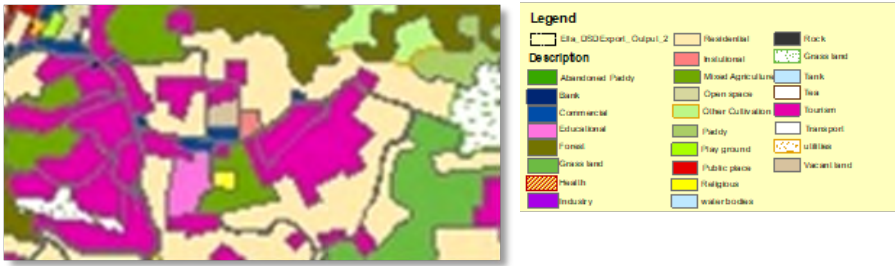
Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Ella-Passara Main Road			

Location Map



Photograph of the project site



Surrounding Land Use (explain by a Map)	<p>Surrounding land use includes tourists' guest houses, Ella-Passara Main Road, Hotels and State Institutions.</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Increase commercial facilities Relocation and Development of Public Fair 						
Project justification	<p>Commercial development in the Ella town needs standardization to meet the standards required by the tourism industry.</p> <p>Commercial development also will create employment opportunities for the unemployed people while expenditure incurred by the tourists will also increase benefiting the town as a whole. In view of this and that the Public Fair relocation and development will ease the traffic situation in the town this commercial development has been proposed.</p>						

Land Details

Land title	UDA		Private	√	State owned		
Encumbrances if any.	Yes		No		If yes , what is the proposal		
Current possession of the land	Road Development Authority						

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)
Funding	UDA or Treasury funding						
Availability of infrastructure facilities	Water	Required Capacity	24cbm/day	Power	Required Capacity	Available	
		Current capacity	No		Current capacity		
	Solid waste management	Available	Yes	No	If not, what is proposed		
Zone	Tourism Commercial Zone		Compatibility with Zoning	Yes	√	No	



Project cost

Activity	TEC RS. Mln.
Land acquisition	80.00
Construction of commercial complex	90.00
Total	150.00

Responsible agency	Agencies involved	Authorized Officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research organization	-	Scientist

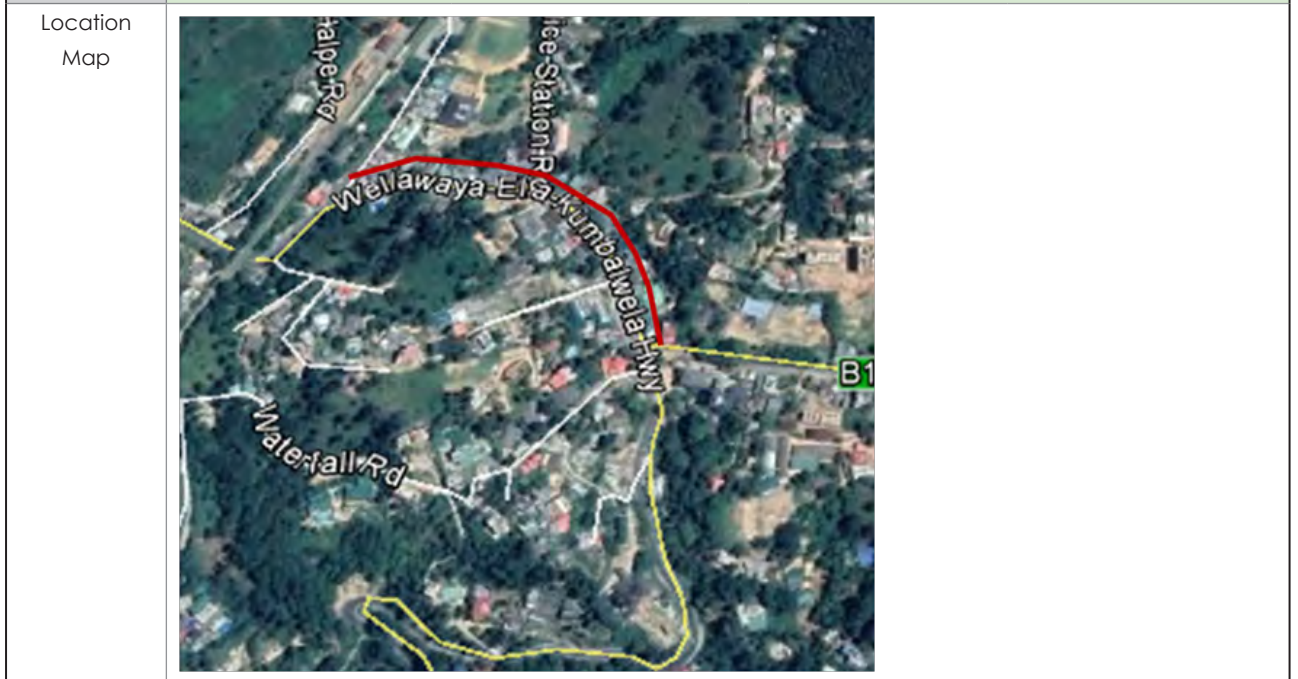


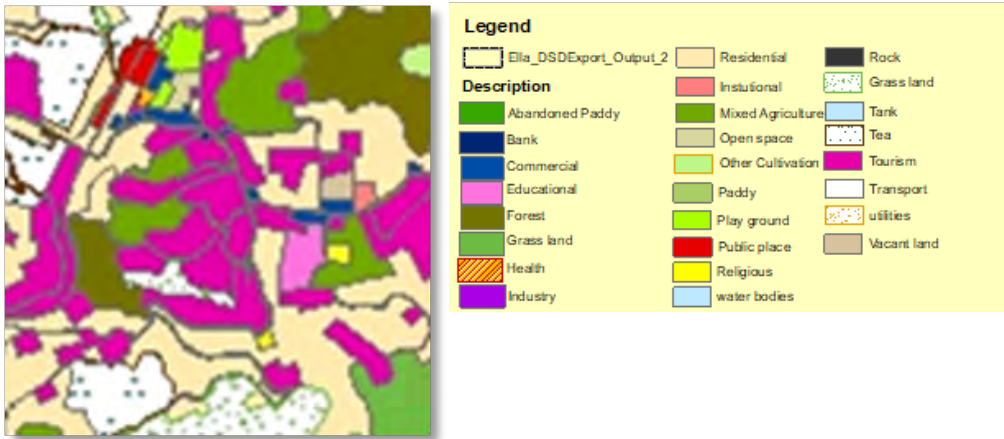
Face-lift of the existing buildings project

Project Name	Face-lift of the existing buildings project
Project	Face-lift of the existing buildings
Project Proposal	Face-lift of the buildings along the Ella-Wellawaya Main Road and landscaping the pavements

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private Land	Ella_passara Road	Ella-Wellawaya Road	Railway Track
Access	Ella-Wellawaya Main Road			



Surrounding Land Use (explain by a Map)	<p>Surrounding land use is primarily commercial, including hotels and restaurants.</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
	√		√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Face-lifting the existing buildings to beautify the streets cape • Development of the pavements of the town • Landscaping the town 						
Project justification	Face-lifting the street scape of the town is necessary to facilitate the tourism industry. The tourists would like to memorable experience such an environment in the town. The pavements can facilitate the safety of the pedestrians, which is currently missing in the town. This proposal envisages uplifting the town's environment more pleasing and attractive for the tourists.						

Land Details

Land title	UDA	Private	√	State owned	√
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Project Details

Project duration	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)	Total Estimated Cost (Rs. Mn)	150
Funding	UDA or Treasury funding						
Availability of infrastructure facilities	Water	Required Capacity	cbm	Power	Required Capacity	Available	
		Current capacity	No		Current capacity		
	Solid waste management	Yes	Yes	No	If not what the proposal is		



Zone	Tourism Commercial Zone		Compatibility with Zoning	Yes	√	No	
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Project cost

Activity	TEC Rs. Mln.
Face lift of the existing buildings	90.00
Landscaping and drain system development	60.00
Total	150.00

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman



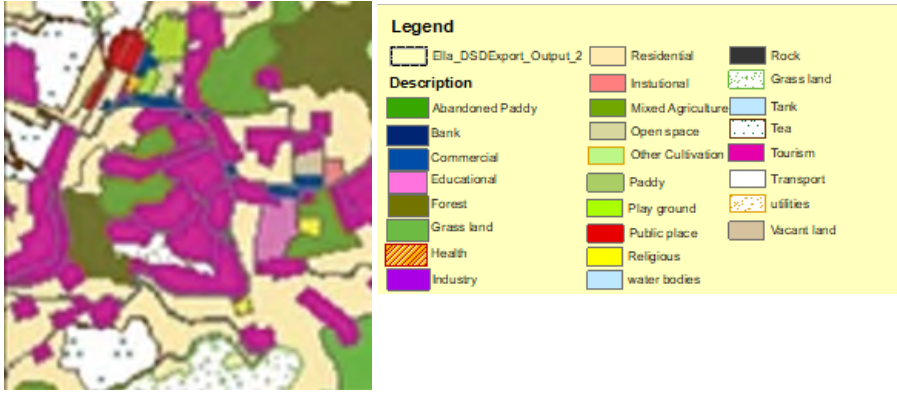
Proposed Commercial Building – RDA Land

Project Name	Proposed Commercial Building – RDA Land
Project	Construct a Commercial building
Project Proposal	Construct a three stories commercial Building

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private land	Ella Railway Station	Private land	Private land
Access	Ella – Wellwaya road			



Surrounding Land Use (explain by a Map)	<p>Ella town consists with commercial land uses and through those uses majority are Tourism base uses like restaurants and hotel. In near the selected site have been converted residential uses in to the residential uses, but land at the town center which utilized for the government organizations do not take the maximum benefit its vibrant locations.</p> <p>Considering above factors proposed existing post office land should utilize for the commercial complex including tourist restaurants, shopping centers and financial institutions which can use for tourism sector.</p>
	

Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> • Development the commercial and financial facilities in Ella Town • Develop the tourism facilities at Ella Town. 						
Project justification	<p>Ella Town is of growing tourism city, but within the that city do not have sufficient financial institutions and commercial facilities, so as a result of that has decrease the foreign financing holding capacity of Ella town.</p> <p>So, base on that having the requirement for improve the commercial space within the city. Proposed project will be improve the commercial facilities with improving the foreign financing holding capacity of Ella Town.</p>						

Land Details

Current land title	UDA		Private	√	State owned	√
Willingness to release	Yes		No		If yes , what is the proposal	



Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	50
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity		06 cbm/ day	Power	Required Capacity		Available
		Current capacity		No		Current capacity		
	Solid waste management	√		Available	No		If not, what is proposed	
Zone	Commercial Tourism Zone		Compatibility		Yes	√	No	

Project cost

Activities	Estimated cost Rs in Mln
Acquire the land	40.00
Construct the commercial complex	25.00
Total	65.00

Responsible agency	Agencies involved	Authorized officer
Ella PS	-	Chairman
Central Environment Authority	-	Director
National Building Research Organization	-	Scientist



Natural channel enbankment development project

Project Name	Natural channel enbankment development project
Project	Develop the canal bank and walk ways
Project Proposal	Develop the walk ways beside the Ella – Wellawaya road

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella
Boundary	North	East	South	West
	-	-	-	-
Access	Passara Road			

Location Map		
	Source : Urban Development Authority	

Photograph of the project site		
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Surrounding Land Use (explain by a Map)	<p>Ella town majority uses is commercial use and through those uses prominent uses are tourist restaurants and hotels 90 % of building along the Ella - Wellawayaya road use for the tourism purpose, but Ella town does not have any waste water management system and without having waste water management system hostel and restaurants realist their waste water in to this natural canal which ruins back side of their building and natural canal has polluted.</p>

Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√	√				
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Conserve the natural canal of Ella Town Develop the walk ways within the Ella Town Improve the landscape and city beautification of town. 						
Project justification	Waste water realizing to the natural canal has create bad odor and it has been created many problems to tourist and residential community of Ella town. So through this project hope that improve the canal bank and its surrounding considering existing development trend of Ella Town.						

Land Details

Land title	UDA		Private		State owned	√
Willingness to release	Yes		No		If yes , what is the proposal	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	25
Funding	UDA or Treasury funding							



Infrastructure facilities availability	Water	Required capacity	cbm	Power	Required capacity	
		Prevailing capacity	√		Prevailing capacity	√
	Solid waste management	Yes	Available	No	If not what is the proposal	
Zone	Tourist Commercial Zone		Zone compatibility	Yes	√	No

Project cost

Activities	Estimated Cost Rs.in Mln
Develop the river bank	70.00
Develop the walk ways	30.00
Total	100.00

Responsible Agency	Agencies Involved	Authorized Officer
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Proposed electric substation establishment and underground cable laying projects

Project Name	Proposed underground cable laying projects
Project	Providing safe facilities for commercial and pedestrians
Project Proposal	Underground electricity line along the Ella- Wellawaya project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	-	-	-	-
Access	Ella – Wellawaya road			



Surrounding Land Use (explain by a Map)

The project site is surrounded by commercial uses such as restaurants, hotels .

Legend	
	Ella_DSDExport_Output_2
	Residential
	Rock
	Abandoned Paddy
	Mixed Agriculture
	Grass land
	Bank
	Tank
	Open space
	Other Cultivation
	Commercial
	Tea
	Educational
	Paddy
	Forest
	Play ground
	Grass land
	Public place
	Health
	Religious
	Industry
	water bodies
	Transport
	Tourism
	utilities
	Vacant land

Project justification

Project nature	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Improve the safe movement along the Ella – Wellawayaya road Improve the Electricity distribution efficiency 						
Project justification	<p>Ella city is one of famous tourist city and within the one day more than 500 tourists came to city ,so with this huge tourists arrivals has improve the electricity demand ,so due that has recored number of power cut within one day.</p> <p>Along the Ella – wellawayaya road has located number of hotels and restaurants, very close to this hotel and restaurants has runs electricity line and some places do not have maximum length that need to keep in between electricity line and building roofs. So it reduce the safe condition of people.</p> <p>Ella is very special town due to lack of developable land, so improve the safety movement of people need to relocate the existing electricity line to ground as keep it underground electricity line.</p>						

Land Details

Land title	UDA	Private	State owned	√
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Willingness to release	Yes		No		If not	
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Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	425
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity		cbm	Power	Required Capacity		
		Current capacity		√		Current capacity		√
	Solid waste management	√	Available		No	If not what is the proposal		
Use Zone	Commercial Tourism Zone		Zone compatibility		Yes	√	No	

Project cost

Activities	Estimated Cost Rs.in.Min
Proposed underground electricity line	300 Mn
Electricity control unit	125 Mn
Total	425 Mn

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman



Proposed Financial Complex Closer to the Passara road

Project Name	Proposed Financial Complex Closer to the Passara road
Project	Establish the financial facilities at Ella Town
Project Proposal	Construct the two storied commercial building

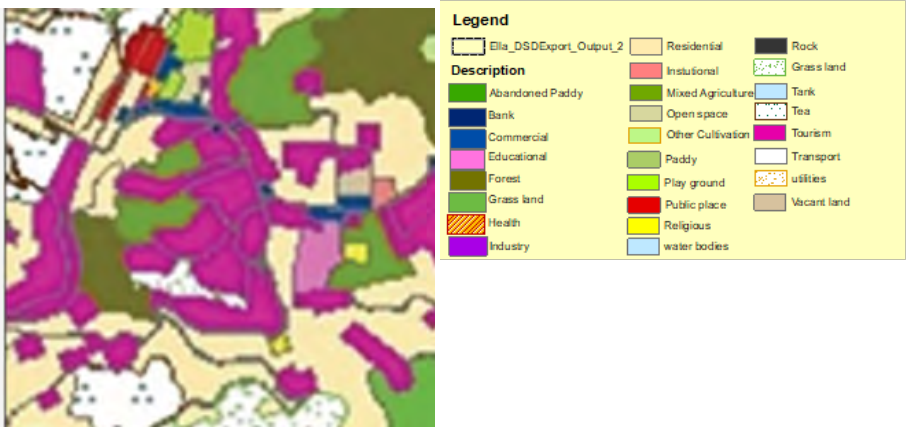
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Ella	Local Authority	Ella PS
Boundary	North	East	South	West
	Private land	Private road	Passara road	Private land
Access	Ella – Passara road			

Location Map				
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Photograph of the project site				
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Surrounding Land Use (explain by a Map)	<p>The project site is surrounded by Commercial uses such as restaurants, hotels and government institutions such as divisional secretariat office .</p> 
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Project justification

Nature of the Project	New	√			Expansion		Land development only
Project type	Conservation		Landscape	Historical	Housing	Relocation	Other
		√					
Project vision	Economic			√	Social		√
Project Objectives	<ul style="list-style-type: none"> Improve financial facilities at Ella Town Move the Development trend to Ella Passara road 						
Project justification	Ella is one of growing tourist city and within the one day more than 500 tourist arrivals has been recorded Ella. But up to now there is no proper financial facilities at Ella town including financial exchange centers and ATM. So through this project hope to establish financial complex at Ella- Passara road combined all the financial facilities within the one building.						

Land Details

Land title	UDA		Private		State owned	√
Willingness to release	Yes		No		If yes , what is the proposal	

Project Details

Project duration	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	425
Funding	UDA or Treasury funding							
Availability of infrastructure facilities	Water	Required Capacity	cbm	Power	Required Capacity	Available		
		Current capacity	√		Current capacity			
	Solid waste management	Yes	Available	No	If not, what is proposal			
Use Zone	Commercial Tourism Zone		Zone compatibility	Yes	√	No		



Project cost

Activities	Estimated Cost Rs.in.Min
Acquire the land	40 Mn
Construct the building	60 Mn
Total	100 Mn

Responsible Agency	Agencies Involved	Authorized Officer
Ella PS	-	Chairman



6.6.3 Institutional Setup

Table 7.1: Institutional Set up

Plan	Sector Plan and the implementation plan	Agencies involved	Plan Implementation Responsibilities of the Agencies involved
Service Plan	1. Proposed Commercial Complex	Urban Development Authority	<ul style="list-style-type: none"> Land acquisition Project feasibility study Implementation of the project as per the project's vision
	2. Proposed Commercial Complex-Road Development Authority's Land	Road Development Authority Urban Development Authority	<ul style="list-style-type: none"> Releases of the land for the project Project's feasibility study Project Implementation in line with the project's vision
	3. Proposed Commercial Complex-along the Passara Road	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Land acquisition Project's feasibility study Project Implementation in line with the project's vision
	4. Proposed commercial complex-along the Passara road	Divisional Secretariat Division-Ella Wild Life Conservation Dpt. Urban Development Authority Sri Lanka Tourism Development Authority	<ul style="list-style-type: none"> Release of land for the project Study of the project's feasibility Project Implementation in line with the project's vision
	5. Proposed Vocational training Centre	Divisional Secretariat Division-Ella Wild Life Conservation Dpt. Urban Development Authority Vocational Training Development Authority.	<ul style="list-style-type: none"> Release of land for the project Study of the project's feasibility Project Implementation in line with the project's vision
	6. Ella Dedicated Medical Treatment Centre project	Divisional Secretariat Division-Ella Wild Life Conservation Dpt. Uva Provincial Department of Health Sri Lanka Tourism Development Authority	<ul style="list-style-type: none"> Release of land for the project Study of the project's feasibility Project Implementation in line with the project's vision
Transport Plan	7.Badulla-Halpe and Development	Divisional Secretariat Division-Ella Road Development Authority	<ul style="list-style-type: none"> Release of land for the project Study of the project's feasibility
	8.Gotuwala-Madhuragama Road Development	Divisional Secretariat Division-Ella Road Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	9. Proposed walking track development project	Divisional Secretariat Division-Ella PS	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	10. Car park development project near the tunnel.	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	11. Car Park Development project at the end of the Madhuragama Road	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	12. Car Park Development project along the Passara Road	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision



Plan	Sector Plan and the implementation plan	Agencies involved	Plan Implementation Responsibilities of the Agencies involved
Water Supply	13. Water Supply Project for Idamagama and Yahalawela.	National Water Supply and Drainage Board	<ul style="list-style-type: none"> Project Implementation in line with the project's vision
Electricity Supply	14. Development of proposed electrical depot. (Management Office)	Divisional Secretariat Division-Ella Ceylon Electricity Board	<ul style="list-style-type: none"> Release of land for the project Project implementation
	15. Laying underground electric cables project	Divisional Secretariat Division-Ella Ceylon Electricity Board	<ul style="list-style-type: none"> Release of land for the project Project implementation
Waste Water Drainage Plan	16. Proposed waste water drainage plan	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	17. Proposed storm water drainage plan	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
Solid Waste Management	18. Proposed waste Management centre- Karandagolla	Ella PS Wild Life Conservation Dpt. Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
Economic Plan	19. Hotel management School	Divisional Secretariat Division-Ella Wild Life Conservation Dpt. Urban Development Authority Vocational Training Development Authority	<ul style="list-style-type: none"> Acquisition of Land for the Project Feasibility Study Project Implementation in line with the project's vision
	20. Proposed Food Processing Centre Development Project	Divisional Secretariat Division-Ella Wild Life Conservation Dpt. Urban Development Authority Vocational Training Development Authority	<ul style="list-style-type: none"> Acquisition of Land Project Feasibility Study Project Implementation in line with the project's vision
	21. Establishment of Conservation zones to protect the environment	Urban Development Authority	<ul style="list-style-type: none"> Establishment of Conservation Zone
Landscape Management Plan	22. Landscaping and management of the road section from the Rail Station to Police Station Road.	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	23. Landscaping of the both sides of the Ella Town up to the Passara Road.	Divisional Secretariat Division-Ella Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	24. Ella Public Play Ground Modernization Project.	Ella PS Urban Development Authority	<ul style="list-style-type: none"> Project Implementation in line with the project's vision
	25. Proposed Viewing Deck Development project at Kithalella.	Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	26. Rawana Ella Protected Open Land Development Project	Wild Life Conservation Dpt. Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision
	27. Open land development project at Borawewa.	Irrigation Dpt. Urban Development Authority	<ul style="list-style-type: none"> Release of land for the project Project Implementation in line with the project's vision



Plan	Sector Plan and the implementation plan	Agencies involved	Plan Implementation Responsibilities of the Agencies involved
Disaster Management	28. Protective walls development project at along the Ella Road	Road Development Authority	<ul style="list-style-type: none"> • Project Implementation in line with the project's vision
Open area Development	29. Open area development project at the Rail Station and other proposed places.	Urban Development Authority	<ul style="list-style-type: none"> • Project Implementation in line with the project's vision
Other Facilities Plan	30. Proposed Tunnel development Project	Sri Lanka Railway Dpt. Road Development Authority	<ul style="list-style-type: none"> • Release of land for the project • Project Implementation in line with the project's vision
	31. Rehabilitation of the Public Toilet at the Town Centre	Ella PS	<ul style="list-style-type: none"> • Release of land for the project • Project Implementation in line
	32. Sanitary Facilities Development at Rawanaella, Little Sri Pada, Nine-Arch Bridge area and the Rawana Mountain range.	Ella PS	<ul style="list-style-type: none"> • Release of land for the project • Project Implementation in line with the project's vision



Annexure 01: Officials who made contributions.

- The Name of Officials who attended the consultation meeting held on and made contributions towards the preparation of Ella Development Plan.

No	Name	Position	Institution
1.	Mr. K.K.R. Kahatapitiya	Engineer	Ceylon Electricity Board (CEB)
2.	Mr. R.M.W.P. Ranathunga	Scientist	National Building Research Organization
3.	Mr. K.R. Piyadasa	Forest Range Security Officer	Wild Life Conservation Dpt.
4.	Mr. D.M.G.Y. Prabhath	Forest Range Security Officer	Wild Life Conservation Dpt.
5.	Mr. B.G. Sunil Premasiri	Chairman	Ella Trade Association
6.	Mr. Palitha Wijekoon	Technical Officer	Ella Pradesheeya Sabha (PS)
7.	Mr. E.A. Charitha Gayan	Technical Officer	Ella Pradesheeya Sabha (PS)
8.	Mr. H.M.L. Mohandas	Engineer	Sri Lanka Telecom
9.	Mr. D.M.B.K.B. Dissanayaka	Director, Education Zonal Office	Education Zonal Office-Dowa
10.	Mr. D.M.A. Daraniyagala	Director	Dpt. of Irrigation
11.	Mr. M.M.S.N. Gunasekara	Public Health Inspector	Public Health Inspector's Office-Ella
12.	Mr. A.M. Ajith Nishantha	Assistant Director	Disaster Management Center-Badulla
13.	Dr. W.A.W.N. Weerasingha	Veterinary Officer	Public Health Inspector's Office-Ella
14.	Mr. G.W.P. Udaya Kumara	Officer in Charge-Traffic	Police Station, Ella
15.	B.K. Sugathadasa	Administration Gramasewa Nildhari	Divisional Secretariat Division-Ella
16.	Mr. D.M.P.T. Dissanayaka	Senior Environment Officer	Central Environment Authority
17.	Miss. J.M.M.D. Jayasundara	Scientist	National Building Research Organization
18.	Mr. W.D.M. Bandara	Secretary	Ella Hikers Association
19.	Mr. G.S. Gaminee Pathirana	Secretary	Ella Pradesheeya Sabhawa
20.	Dr. Ruwan Ranasingha	Head of Department	Tourism and Hospitality Management Faculty, University of Uva Wellassa-Badulla.
21.	Mr. A.M.A.B. Vaidyaratna	Lecturer	Tourism and Hospitality Management Faculty, University of Uva Wellassa-Badulla.
22.	Mr. K.A.M. Madhushan	Engineer	Sri Lanka Telecom
23.	Mr.R.M.S.M.B. Samarasekara	Chief Engineer	Ceylon Electricity Board
24.	Mr. G.M.S.M.B. Abeysingha Banda	Secretary	Provincial Ministry of Tourism
25.	Miss. K.I. Anusha	Asst. Land Commissioner	Provincial Department of Land Commissioner
26.	Mr. E.I. Jayasekara	Geologist	National Building Research organization
27.	Mr. R.M.A.S. Rathnayaka	Engineer	Dpt. of Local Government
28.	S.J.M Basanayaka	Deputy Director, Education	Badulla Zonal Office of Education
29.	Mr. Kasun Athukorala	Development Officer	Badulla MC
30.	Mr. D.M. Piyasiri	Revenue Inspector	Badulla MC
31.	Mr. R. Wasantha Kumara	Public health Inspector	Ella PS



Annexure 02 – Officers Assisted-Urban Development Authority

Officers assisted in preparation of the Ella Development Plan-Urban Development Authority

Mr. Anura Medawela	Director (Uva Province)
Mrs. Chamila Mahathanthila	Dy. Director (Planning)
Mrs. H.K.P. Perera	Accountant
Mr. E.M. Indrasiri	Planning Officer
Mr. N.D.C. Siriwardhane	Finance Assistant
Mr. L.G.A.S.J.K. Lelwela	Planning Officer
Mr. K.M. Chaminda Saman Kumara	Planning Officer
Mrs. W.K. Rangajeewanee	Planning Officer
Miss. A.H.A.O. Thushara	Asst. Planning Officer
Miss. B.L.C.B. Liyange	Asst. Planning Officer
Mrs. R.P. Mahanama	Clerk
Mr. A.J.M.N.B. Nawela	Clerk
Mrs. P.C. Shyaamalee Kuray	Clerk
Mrs. K.V. Rekha Nilmini	Typist (English)
Mrs. H.K. Nisansala	Computer Operator
Mr. D.M.N. Niroshana	Driver
Mr. R.M. Jayasinghe	Office Assistant
Mr. A.A.J.R.Perera	Office Assistant
Mrs. D.M. Kusumawathee	Woman Security Officer
Mr. A.S.K. Weerakoon	Driver
Mr. A.D.M.L.L.B. Senawirathne	Technical Officer
Mr. A.M.M.P. Kumara	Asst. Planning Officer
Mr. H.B.S. Jayasinghe	Cook
Mr. W. Douglas Silwa	Office Labour
Mr. H.A. Nimalsiri	Labourer
Mr. H.M. Wicramarathne	Labourer
Mr. S.A. Wijepala	Labourer
Mr. L.H. Saranadasa	Labourer
Miss. Poomi Thennakoon	Computer Operator (Trainee)

