

VOLUME I

# WELIGAMA DEVELOPMENT PLAN

[2019 - 2030]



# **Weligama Development Plan**

## **2019 - 2030**

### **Volume I**



Urban Development Authority

Sethsiripaya,

Battaramulla

2019



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## Weligama Development Plan (2019 – 2030) – Volume I

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The Weligama Development Plan (2019-2030) consists principally in two parts and is published as Volume I and Volume II. The first volume consists of two sub-assemblies, which are referred to as Part I and Part II. In Part I of the first volume describe the Development Plan Introduction; Background Study refers to the need for a development plan, the second part of which includes the vision, goals and objectives of the development plan, the conceptual design, the development strategies. The second Volume of the Development Plan has been prepared as a Second Publication and contains Planning and Building Regulations for the development of lands and buildings that will be in force for the period 2019-2030 and the Zoning Regulations.

The Weligama Development Plan (2019 - 2030) has been prepared by the Matara District office of the Urban Development Authority, which has been carried out with the advice and guidance of various sections and resource persons of the Urban Development Authority.

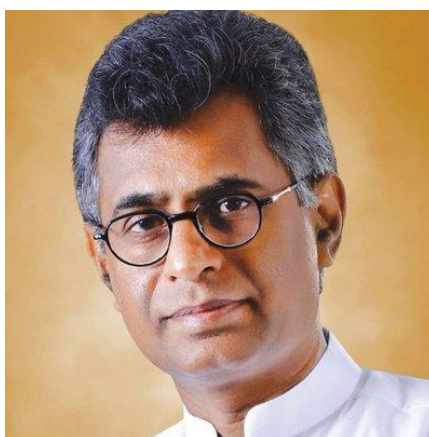


## **Supervision**

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- 3) Plnr. K.A.D. Chandradasa, Additional Director General, UDA
- 4) Plnr. D.M.B. Ranathunga, Deputy Director General, UDA
- 5) Plnr. K.H.M.W.K. Abeyrathna, Director (Southern Province), UDA
- 6) Plnr. Lalith Wijayarathna, Director (Development Planning), UDA
- 7) Plnr. D.A.D. Athukorala, Deputy Director, UDA



## Honourable Minister's Forward



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 Southern Region.

This development plan is formulated with a vision & special emphasis is placed on optimizing the resources available for the benefit of the people of the area and all Sri Lankans in a variety of strategies to maximize the physical, economic, social and environmental benefits.

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

Hon. Patali Champika Ranawaka

**Ministry of Megapolis and Western Development**

“Suhurupaya“

Battaramulla

2019.....



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

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 Weligama Urban Council area: “The Blooming Tourism Bay City in Down South”

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**

2019.....



## Honorable Chairman's Forward of Weligama Urban Council



I would first of all like to take this opportunity and thank the Urban Development Authority for preparing the Weligama Urban Development Plan. I am sure that this plan, once completed will be a ground breaking initiative which will no doubt encourage other Councils and Administrative bodies of other districts to follow suite.

I would also like to thank the UDA for accepting the Council's proposals and for the countless number of meetings we had to ensure that all our concerns as public representatives were addressed and after implementation we wish that Weligama town will be "The Blooming Tourism Bay City in Down South" by 2030.

Hon. Rehan Wijeratne Jayawickrama  
**Chairman,**  
**Urban Council, Weligama**

Date: 2018.11.21



## Acknowledgement

The development plan for the Weligama Urban Council area is a plan carried out by the Matara District Office, UDA. We are grateful to the Honorable Minister Patali Champika Ranawaka of Megapolis and Western Development for his fullest co-operation in preparing this plan. We are grateful to the Secretary to the Ministry of Megapolis and Western Development for their support for the success of this plan.

Thanks to the support rendered by the staff of the Weligama Urban Council, the Hon. Chairman Rehan Jayawickrama, the members of the Municipal Council and the officials, the Weligama Divisional Secretary, the staff of the Divisional Secretariat, the officials of the government and non-government organizations.

Further, he would be grateful to the Chairman of the Urban Development Authority Dr. Jagath Munasinghe for giving time and expertise to the plan, while the Director General of the Urban Development Authority, Engineer, SSP Rathnayake and the Additional Director General K.A.D. Chandradasa, Deputy Director General (Planning) D.M. Ranathunga, Director (Geographic Information System) Sanani Somasekara, Director (Environment and Landscape Management) Chandana Kalupahana, Director (Development Planning) Lalith Wijeyaratne and Director (Development Planning) Janak Ranaweera and Deputy Director D.A.D. Athukorala K.H.M.W. Abeyrathna, Director (Southern Province), were also grateful to their continuous support of the preparation of the development plan.

We also thanked the staff of Development Planning Division, the Geographical Information Systems Division and the Environment and Landscape Management Division and all other officials of the Urban Development Authority who assisted us in this endeavour to successfully complete this plan and further we thank staff of Matara District Office who supported to publish the development plan as a printed version.

K. G. Kalyani Indika  
Deputy Director (Planning)  
Urban Development Authority,  
Matara District Office.



## **Dedication**

To everyone who trying to find solutions to current and future disputes and to create a systematic environment



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# PART I



## 1.0 Introduction

### 1.1 Background of the Development plan

The background of the preparation of a Development Plan for an area depends on the social, economic, political and environmental factors of the relevant area. The strengths and weaknesses of the above factors and the interconnection of those factors directly affect the development of the area. Urban Development Authority is the main planning body of Sri Lanka, which has given power by the amendment No. 04 of 1982 of the Urban Development Authority Law Act No. 41 of 1978.

Within this legal framework, the main duty of the Urban Development Authority is to prepare a Development Plan for the declared urban areas under the aforementioned act of Urban Development Authority. The aim of the preparation of a Development Plan for an urban area is to regain the prosperity of the inhabitants and to make provisions for new development projects in the area and to obtain direct benefits for the development of the area.

Therefore, the Urban Development Authority is aiming to prepare a Development Plan for the Urban Council area. Weligama area was identified as a City Council by 1933 and by 1940, this area declared as a City Council. Weligama Urban Council area was declared as an urban development area by the special gazette No. 100/4 dated 04.08.1980 under the Urban Development Authority Act. Then by the special gazette, No. 1409/8 dated on 07.09.2005 the Weligama Urban Council area was included in the Greater Matara development area.

Accordingly, Urban Development Authority has started a Development Plan for the area from 2017 by considering the physical, economic, social and environmental factors of the area. This Development Plan was initiated by 2017 and planned to be complete in a short period.



## 1.2 The Planning Team

### 1.2.1 Main Stakeholder Agency

1. Weligama Urban Council

#### Major Stakeholders

1. Sri Lanka Tourism Development Authority
2. Ceylon Electricity Board – Weligama
3. Department of Coast Conservation – Dewinuwara
4. Board of Investments of Sri Lanka
5. Central Environmental Authority – Matara
6. National Building Research organization – Matara
7. Marine Environmental Authority
8. Divisional Secretariat Office – Weligama
9. Zonal Education Office – Weligama
10. Trade Association - Weligama
11. Southern Provincial Road Passenger Transport Authority
12. Fisheries Inspector's Office
13. Disaster management Office – Weligama
14. Office of the Medical Officer of Health
15. Fishermen's Societies
16. Surfing Sports Training Society
17. Hotel Owners' Association



## Other Stakeholders

### Planning Team – Head office of the Urban Development Authority

1. Development Planning Division
2. Environmental & Landscape Division
3. Geographic Information Systems Division
4. Research & Development Division

### Matara District Office – Urban Development Authority

- |                                   |                                |
|-----------------------------------|--------------------------------|
| 1) Mr. K.H.M.W.K. Abeyrathne      | Director (Southern Province)   |
| 2) Mrs. K.G. Kalyani Indika       | Deputy Director (Planning)     |
| 3) Mr. J.C. Wickramarathna        | Assistant Director (Architect) |
| 4) Mrs. G. L. Sumanasekara        | Town Planner                   |
| 5) Mr. K. S. Rejee                | Planning Officer               |
| 6) Mrs. O. G. Nilmini             | Planning Officer               |
| 7) Miss. H. C. W. Anoma Priyanthi | Planning Officer               |
| 8) Mrs. K. H. C. Nishanthi        | Planning Officer               |
| 9) Mrs. A. P. M. Samarasinghe     | Planning Officer               |
| 10) Mrs. Nilanthi Ariyaratne      | Planning Officer               |
| 11) Mrs. Nimali Dhammika          | Planning Officer               |



### 1.3 The Scope of the Work

Weligama town was developed based on the strategical location of the Weligama Bay and the tourism industry and the fishing industry of the area. This area has many potential areas that can be used for the future development of tourism industry and fishing industry.



Hence, these areas are still not open for those potentials. Therefore, Weligama Development Plan scope will be limited to the local level plan. This Development Plan aims to develop Weligama as a tourist paradise in the southeastern coast of Sri Lanka by 2030 and the socio-economic, physical and environmental sectors of the city will be directed towards integrated development.

Weligama Urban Council area is shown on the Map No. 01.



**Map 1: Weligama Urban Council Area**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> A Class Road</li> <li><span style="color: brown;">—</span> B Class Road</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Rail Road</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block; margin-right: 5px;"></span> Weligama UC</li> </ul>	 <b>1:16,000</b>	 Urban Development Authority Matara District Office		
<p><b>Study Area - 2018</b>  <b>Weligama Urban Council Area</b></p>			<p><b>Map No: 01</b></p> <p>Prepared Date : 10th November, 2018                  Updated On : 2019                  Source : Matara District Office UDA                  Prepared By : J.O.B. Jeewandara</p>	
<p>Weligama Urban Development Plan (2019 - 2030)</p>				

## 1.4 The Planning Framework

<b>1.4.1 Background studies</b>	Summaries of primary and secondary data collection through Surveys, Office Visits, Internet, Drone Surveys, Google Maps, Satellite, Archives
<b>1.4.2 Scoping</b>	Establishment of a Database and Analysis of existing Situation using EXCEL, Arc GIS, Drone based software, Google Earth/Maps, SPSS)
<b>1.4.3 Problems and Potentials Identification</b>	Conduct Stakeholder meeting with relevant officials from different agencies. This Meeting was held on 19.12.2017 in Weligama. Framing the problems & potentials after categorized, finalized and prioritize them.
<b>1.4.4 Vision, Goals and Objectives Formulation</b>	Built-up Vision, Goals and Objectives to achieve the urban development activities. (Economic, Social, Physical, Environmental)
<b>1.4.5 Detailed Analysis (based on Goals, and Objectives to achieve the Vision)</b>	Detailed analysis by using SWOT analysis (Identification of Strengths, Weaknesses, Opportunity and Threats), Sensitivity Analysis (Identification of conservative space of the area), Connectivity Analysis, Development Potential Analysis (Identification of suitable lands for activities) in the planning area to achieve the Vision
<b>1.4.6 The Plan / Strategy Formulation</b>	Detailed analysis of Economic, Social, Physical and Environment factors transform into urban development process to achieve the Vision
<b>1.4.7 The Plan Regulations</b>	Establishment of Planning and Building Regulations in relation to land use related matters, and minimize the effects of problems can be occurred in future
<b>1.4.8 Consent</b>	Forward the Draft Development Plan to public comments & Local Authority consent. Keep the Draft plan in LA 60 days for public awareness
<b>1.4.9 Submission</b>	Final Draft Development plan present to the Main Planning Committee and submit to Development Planning Division
<b>1.4.10 Approval &amp; Publishing</b>	Development Planning Division perform the activities and follow legal procedures to establishment of the Development Plan



The Development Plan for Weligama Urban Council area has started on 7<sup>th</sup> of February 2017. Preliminary and Secondary data collection has conducted on 30<sup>th</sup> of April 2017. According to the collected data, draft development plan was prepared and presented at the stakeholder meeting. The participants were instructed to divide into three main groups as Fishery & Trade, Infrastructure Facilities & Administrative and Environmental & Tourism. The data and information collected from stakeholder meeting and the data collected by the authority were used to identify the problems and potentials of the area.

Then, the detailed analysis was done to formulate the Vision, Goals and Objectives to direct the urban development towards a planned development based on the identified problems and potentials. The detailed analysis conducted by using SWOT analysis (for the identification of Strengths, Weaknesses, Opportunity and Threats), Sensitivity Analysis (for the Identification of conservative space of the area), Connectivity Analysis, Development Potential Analysis (for identification of suitable lands for activities in the planning area) to achieve the Vision.

The Strategies were formulated by using Economic, Social, Physical and Environment factors to achieve the Vision of the urban development process. Consequently, Planning and Building Regulations were established in relation to land use related matters, and to minimize the effects of problems that will occur in future.

Finally, the Draft Development Plan was forwarded to public comments & Local Authority consent and scheduled to keep the Draft plan in the Local Authority for 60 days for public awareness. Then, finalized Draft Development plan accommodating the public and local authority comments presented to the Main Planning Committee and submitted to the Development Planning Division.



## 2.0 Preliminary Studies

### 2.1 The Study Area

Weligama Urban Council area is identified as the planning boundary. Weligama town is situated in the southern coastal strip close proximity to Weligama Bay in Matara district, Southern province.

Weligama Urban Council is the only Urban Council of Matara District among the gazetted urban areas under the Urban Development Authority Act. Weligama Urban Council area consists of 13 GN divisions covering Hectare 543.7 area.

Weligama town is a major tourism attraction destination between Matara, the main commercial center of Matara district and Galle the main administrative center of Galle district. According to the field surveys conducted by Urban Development Authority, there are about 55,000 commuters coming to Weligama town center for their daily needs and for tourism related activities. Most of them are lived in and around Weligama Urban Council area.

Selected study area boundary is extended up to 34.9km<sup>2</sup> area as a functional boundary including 41 GN divisions in North to Weligama and Welipitiya North parallel to main road and Weligama Bay.

According to the Census and Statistics data, in 2011 total population of the area were 65,120 and number of families living in the area was 124,941.



## 2.2 Scope and Present Situation

Weligama town has a written history of about 2003 years old according to the book “Matara” written by Matara DS Office in 2007. According to the Bodhivansha, there was a sacred Bo tree planted by King Dewanampiyatissa in 3<sup>rd</sup> BC. As recorded by Megastis before King Vijay’s arrival, Aryans has arrived to the island via Weligama Bay area and started coconut cultivation along with the settlements at the coastal area. There has been coconut cultivation in this area earlier than above period as per the Professor Kamburupitiye Wanarathana Thero’s records about B.C period of the area.

The foremost objective of the National Physical Plan and National Physical Planning Policy of the National Physical Planning Department (NPPD) is to develop Land use plans and develop infrastructure facilities to optimize use of the natural resources and to get maximum benefits of the strategical location of those resources.

Weligama town has been identified as a High-Density Urban Zone under the Matara district structure plan in Southern Province Physical Plan prepared by the NPPD. According to the urban hierarchy, Weligama is identified under the Tourism Zone. (Map No. 02 & 03). The National Physical Structure Plan prepared for 2011-2030 identified Weligama fishery harbor development and tourism industry in the coastal area.

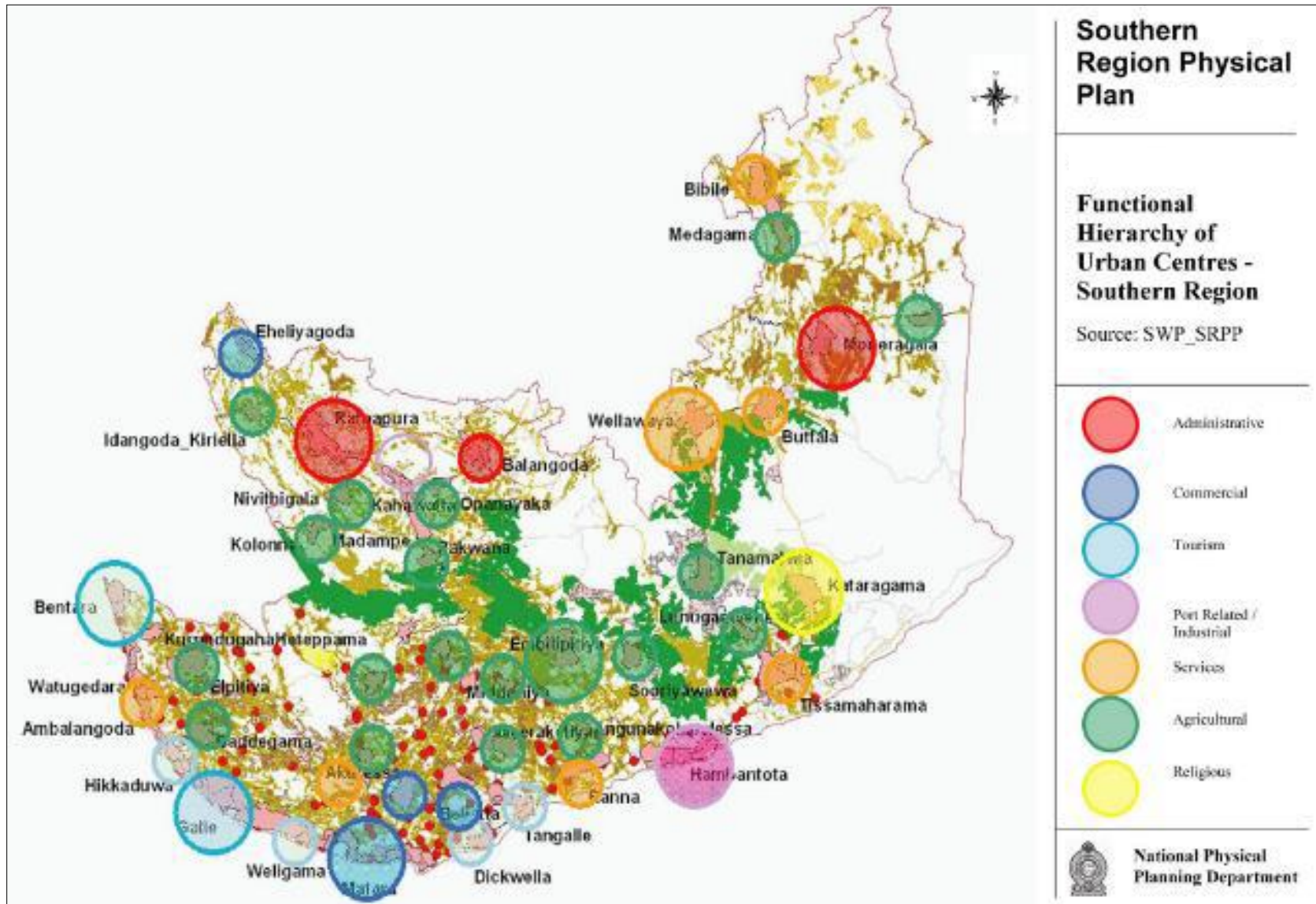


Map 2: Southern Regional Physical Plan 2050, Proposed Settlement Structure, Matara District



Source: National Physical Planning Department

Map 3: Southern Regional Physical Plan 2050, Functional Hierarchy of Urban Centers of Southern Region



Source: National Physical Planning Department

According to the previously mentioned plans, Sri Lanka Tourism Development Authority and NPPD have identified this area for Coastal Environmental Zone Development including the Weligama town area.

Galle and Matara towns are identified as “First Order” city as per the urban hierarchy prepared by JICA in 1997, and Weligama as a second order town center. According to the future urban hierarchy, this town is proposed to develop as a main urban center of the area. This area has main access to Colombo, Hambanthota and Monaragala urban centers via Coastal Main Road, Coastal Railway Line, and Southern Expressway. Consequently, Weligama town has connections with the inner urban centers such as Akuressa, Deniyaya, and Ratnapura.

Agrabodhi Viharaya, Kushtarajagala, Methodist church, Thiruwala Kovil and Montegu Walawwa are the listed places as historical and archeologically important places of the area. Agrabodhi Viharaya was built in King Dewanapetis period and Avaloditheshvara Natha Bodhisathva’s statue was built in Kushtarajagala has a great historical importance which can shared with tourists to develop the tourism industry. (All the places mentioned above are shown in picture no 01, 02, 03 & 04)

**Picture 1: Agrabodhi Viharaya**



Source: Urban Development Authority, 2018



**Picture 2: Kushtarajagala**



Source: Urban Development Authority, 2018

**Picture 3: Methodist church**



Source: Urban Development Authority, 2018



**Picture 4: Thiruwala Kovil**

Source: Urban Development Authority, 2018

As per the facts, there has been fishery industry in this area from the past. There was a fishery harbor and fishery boats call “Wallam” as stated in the “Matara” book. The name Weligama has evolved because of the sandy lands (Weli) and green creepers (Wel). In addition, the village name, Weligama was derived because of a lady named “Valli” and the fishery harbor owned by a merchant named “Vallika”.

Weligama urban council area is located in flat geographical location. There are high-elevated lands in southwest. The elevation of the area is 25m from the MSL and maximum height has been reported in area of the hospital and surrounding area in Walana GN Division and three mountain tops located Kapparathota area. Average rainfall is about 1800-2500mm and main rainfall seasons are southwest monsoon and intermediate monsoon. Average temperature is 23 - 25 C<sup>0</sup>.

The main geographical feature of the area is the Coastal line which is about 3 kilometers of length. This coastal line is consisting of natural features such as bays, points, islands that caused for getting higher tourism attraction for the area and enhance the environmental value of the area. This coastal belt is famous for fishery industry as well.



“Gandoowa”, “Kaakaduwa”, “Giragala” and “Rassamuna” mountains located either side of the Weligama bay; lagoon and marshy lands in Kapparathota Area and some reservoirs are located in Weligama area. The main water resource is Polwatta River which is one of the special environmental features of the area. The physical elements that located in the area help to enhance the recreational value and the tourism industry of the area.

Locally and Internationally important Galle Harbor, Galle Fort, Galle International Cricket Stadium, Southern Express Way, Koggala Airport, Koggala Free Trade Zone, Hambanthota International Harbour, Maththala International Airport, Suriyawewa Cricket Stadium, University of Ruhuna, Sacred City of Katharagama, Sinharaja Forest, Yala National Park and Ranminithanna Cinema Village also well connected with this area.

According to the Census and Statistic reports in 2011, the total population of Matara district is 965,291, the total population of Weligama Urban council is 22,149. Therefore the population of Weligama town is 2.3% from Matara district population. The urban population growth rate of Sri Lanka is recorded as 0.7. In comparison to that Weligama, Matara and Akuressa urban areas has lower urban population growth rate but Dewinuwara has the highest urban population growth rate. 2001 to 2011 the urban population growth rate has decrease due to the Tsunami disaster in 2004. About 1500 people were died from the Tsunami and the people who lived along the costal belt were relocated in Midigama, Polathumodara, Palaana areas by the Tsunami housing projects. Therefore, part of the population has immigrated to the outer town centers from Weligama.

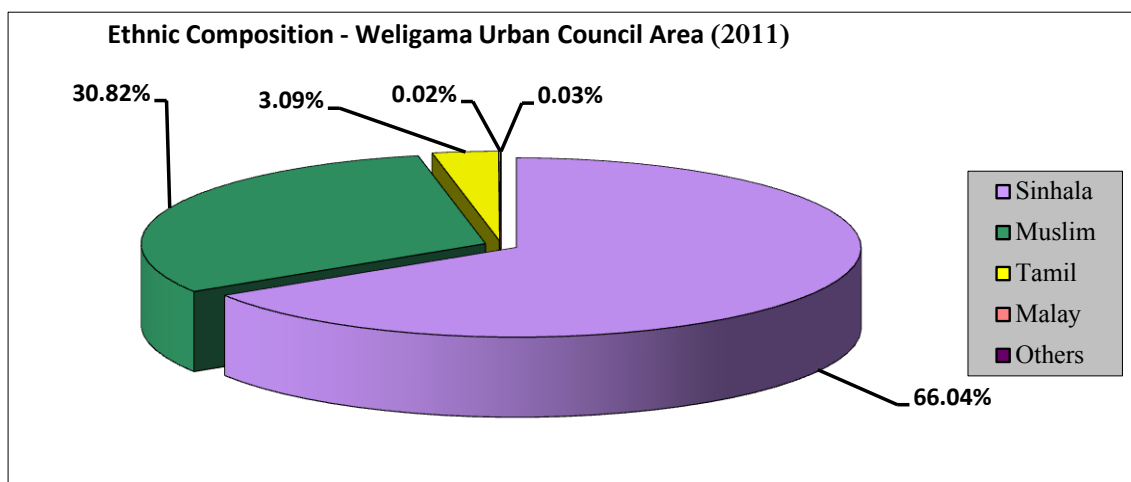
Weligama urban council area consists of 13 GN divisions covering Hectare 543.7 area. According to the 2011 Census and Statistics, the population density of the area is 43 persons per Hectare. According to the land use pattern of Weligama town 293.07 Hectares used for residential and net population density is 76 persons per hectare.

The highest population has recorded in Aluthweediya GN division and the population density is 133 persons per Hectare (2011 Census). Kapparathota North, Galbokka East and West GN divisions have higher population densities and the lowest population density is 17 persons per hectare, recorded in Kohunugamuwa GN division. Hettiwidiya and Walliwala South GN divisions also have lower population density compare to other GN divisions.



There are 66.04% of Sinhalese and most of the minority represents Muslims (30.82%) in the Weligama urban council area. There are about 3.09% Tamil population and the balance represents other ethnic groups. The ethnic composition of the area is shown in Graph No.01.

**Graph 1: The ethnic composition**



Source: Department of Census & Statistics - 2011

There are about 55,000 daily commuter population attractions to the Weligama town center due to town located along Matara Colombo Main Road, coastal Railway Line, Scenic Coastal Belt with special geographical features, easy access to commercial and other services such as Divisional Secretariat Office, National Schools, District Hospital, and Fishery Harbor, close to the city center.

The total area of the Weligama Urban Council area is 543.7 hectares, out of which 464.9 hectares are allocated for development of 85.5 percent.

Accordingly, 81.5 hectares or 14.29% of the total land area cannot be used for development purposes, including paddy lands, marshy lands and water areas, which are environmentally sensitive areas in the area. For the development agricultural and coconut lands, Cinnamon lands and empty lands can be used in future. Land use pattern of Weligama UC Area has been shown in Table No 01.



**Table 1: Weligama Urban Council: Land Use Pattern – 2017**

Uses	Land Extent (Hec.) 2012	Percentage (%) 2012	Land Extent (Hec.) 2017	Percentage (%) 2017	Difference (Hec.)
<b>Residential</b>	339.9	62.50%	353.7	65.04%	13.8
<b>Commercial</b>	14.1	2.59%	20.2	3.71%	6.1
<b>Industrial</b>	5.8	1.07%	6.4	1.18%	0.6
<b>Government</b>	16.4	3.02%	18.8	3.46%	2.4
<b>Roads &amp; Transportation</b>	28	5.15%	29.7	5.46%	1.7
<b>Parks &amp; Play Grounds</b>	3.8	0.70%	3.8	0.70%	0
<b>Religious</b>	10.6	1.95%	10.6	1.95%	0
<b>Cemetery</b>	2.2	0.40%	2.2	0.40%	0
<b>Tourism</b>	7.1	1.31%	17.7	3.25%	10.6
<b>Solid Waste Management</b>			1.8	0.33%	1.8
<b>Paddy</b>	33.1	6.09%	20.9	3.84%	-12.2
<b>Coconut</b>	25.7	4.73%	12.3	2.26%	-13.4
<b>Plantation</b>	21.6	3.97%	10.5	1.93%	-11.1
<b>Vacant Land</b>	10	1.84%	10	1.84%	0
<b>Marshy</b>	9.5	1.75%	9	1.66%	-0.5
<b>Water</b>	15.9	2.93%	15.9	2.93%	0
<b>Jetty</b>			0.2	0.04%	0.2
	<b>543.7</b>	<b>100%</b>	<b>543.7</b>	<b>100%</b>	<b>-</b>

There are five types of roads called A, B, C, D and E in the Weligama Urban Council area. The A and B grading roads are maintained by the Road Development Authority, the C and D Roads are maintained by the Provincial Road Development Authority and E Grade Road is maintained by Weligama Urban Council. Road network is shown in the following Table No 2.



**Table 2: Weligama Urban Council: Road Network - 2017**

Type	Maintenance Agency	No of Roads	Length (Km)
A	RDA	01	7.5
B	RDA	02	1.8
C	PRDA	05	6.38
D	PRDA	08	3.4
E	UC	314	50.57
<b>Total</b>		<b>330</b>	<b>69.65</b>

Source: RDA, Provincial Road Development Division, Weligama UC 2017

The A Class roads as indicated in the above table, the Colombo - Wellawaya highway and the Old Galle Road, Weligama - Akuessa road and Railway Roads are altogether 9.3 Km in length. Also, the Colombo - Matara Railway crosses the city and runs at a length of 3.2 Km. In addition, there are public and private roads connected to the above road network. In addition, the Kokmaduwa interchange of the Southern Expressway is located about 6 Km from the Weligama town. 543.7 hectares of land area has been deployed for the urban area, 29.7 hectares of which have been used for roads. Accordingly, the percentage for the roads from the land area is only 5.46% and the standard rate of 10% is not yet achieved.

According to the 2011 Census of Population and Housing, the literacy level of the Weligama town is about 95%, which is equal to the level of literacy in the district. Accordingly, the literacy level of the Weligama town is in a satisfactory level. There are nine government schools, three private schools and a government vocational training institute that provide education facilities in the area. As a whole, the classroom space for a student is over 1.1 square meters and has a standard value of 0.9. Dharmapala Model School, Weligama Siddhartha National School and the Muslim Primary School classroom space for a student is less than 0.7, which is lower than standard size. In addition to above government schools, 06 international schools are located in the city, with 824 students and 84 teachers in year 2016. 02 Pirivenas are also located within the city; with the total number of students are 88 in 2016. There are 11 tuition classes and vocational training courses from year 1 to year 11 and these institutions provide education services to the urban area and beyond.



**Table 3: School Database – Weligama UC Area 2017**

No	Name of the school	No of teachers	No or student	Teacher student ratio	Built-up area (Km <sup>2</sup> )	Class room space (Km <sup>2</sup> )	Availabil ity of Playgrou nd
01	Kapparathota Sanghananda M.V.	16	167	10.45	429	2.6	NA
02	Weligama Jinaraja Primary School	16	241	15.05	477	2.0	A
03	Weligama Dharmaraja Primary School	22	325	14.8	559	1.7	NA
04	Sri Sumangala Girls college	112	2727	24.3	2814	1.0	NA
05	Pelena Wajiragnana M. V.	23	286	12.4	1076	3.7	NA
06	Dharmapala Model Primary School	28	325	33.0	559	0.6	NA
07	Weligama Siddhartha Primary School	94	2048	21.18	1099	0.4	NA
08	Arfa M. V.	52	1252	24.0	1236	1.7	A
09	Muslim Primary School	23	782	34.0	513	0.7	NA
	Total	386	8,153	21.12	8,762	1.1	-

Source: Annual report about Schools, 2017- Zonal Educational Office – Weligama

Some of the natural waterways are located within the city. There are Polathumodara River, the Kapparathota lagoon, the Polkandan canal, the Agrabodhi canal, the Yan Odaya Canal and the Goodshed Canal. With the assistance of ADB to develop the suburbs of this area, the Agrabodi Canal, Yan Odaya Canal and Goodshed Canel were concreted in 1994. However, the city s’ waterways are being blocked so far, and the stagnated water has led to spread of mosquitoes and other diseases in the city center. The city has sanitary toilets within the city of 99.0%.



Toilet facilities are non-hygienic at 0.6%. In addition to these toilets, there are eight public toilets maintained by the Urban Council. The following government institutions in the Weligama Urban Council area are responsible for providing health care to the public.

1. Weligama District Hospital
2. Regional Director of Health Services.

The provision of health services is carried out in two sectors. Two sectors are Preventive Services and the Services Department. In this context, only the Regional Health Directorate Office is for the Prevention of Diseases. The total population of the Divisional Secretariat is 72,843. 02 medical officers, 05 public health inspectors, 1 dental surgeon and 18 midwives provide health services to these communities. Accordingly, 38,142 persons in the Weligama divisional secretariat have a one medical officer, one public health inspector for 15,257 persons and one midwife for 4238 persons. According to the standard of the Department of Health, there should be one Medical Officer for 8000 persons, one Public Health Inspector for 6,000 persons and 1 Midwife for 3,000 persons. Accordingly, the officers are not proportionate to the standard size.

According to data obtained from the development division of the Weligama Urban Council, the Weligama Urban Council is responsible for solid waste collection. The total garbage (solid waste) collected per day is about 15 tons. This amount is excluded from the waste collected from public markets, commercial areas, factories, district hospital and residential areas.

The composition of the decomposing and non-decaying substances of solid waste collected is as follows.

**Table 4: The composition of the decomposing and non-decaying substances of solid waste**

<b>Composition</b>	<b>Percentage %</b>
Decaying plant and animal waste	80
Non-decaying waste	10
Non-usable waste	10
<b>Total</b>	<b>100</b>

Source: Weligama Urban Council, Development Division - 2016



According to the table above a high percentage of waste in the city is comprised of decomposing plant and animal parts record as 80%. The Urban Council has selected a waste management site of 17 acres extend, which is in Kapparathota, where the decaying material of solid waste is collected. The Urban Council has earned an extra income through decaying materials and it resulted for urban beautification. The percentage of non-decaying waste from solid waste is 10%. Materials such as plastic and glass are sold and others are recycled. Although non-recyclable 10% of the waste is dump in a proper dumping site, it is reported that there is no proper place identified as a dumping yard for the Weligama Urban Council.

Main geological feature which enhance asthenic value of Weligama Urban Council is coastal belt consist with bay and polathumodara river which flows eastern boundary.

About 95% of the total land area is between 0-5 meters, which is the average elevation of the area Paranakade, Galbokka, Palena Grama Niladhari Divisions is located between 0-1.5 meters. According to Map No. 04, the environmentally sensitive areas located in the Weligama Urban Council area are given below.

1. 3 km of coastline which surrounded by the Bay
2. Islands
3. Pedro and Reefs
4. Kapparathota lagoon and its mangrove ecosystem
5. The Polathumodara River and the Ecosystem
6. Natural canals
7. Low lands and paddy lands



**Map 4: Environmental Sensitive Areas, Weligama UC 2018**



<p><b>Legend</b></p> <table border="0"> <tr> <td></td> <td>Marsh Land</td> <td></td> <td>Beach</td> <td></td> <td>A Class Road</td> <td></td> <td>Weligama UC</td> </tr> <tr> <td></td> <td>Paddy Land</td> <td></td> <td>Low Land</td> <td></td> <td>B Class Road</td> <td></td> <td>Rail Road</td> </tr> <tr> <td></td> <td>water Bodies</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		Marsh Land		Beach		A Class Road		Weligama UC		Paddy Land		Low Land		B Class Road		Rail Road		water Bodies							<p style="text-align: center;">   <b>1:16,000</b>  <b>Map No: 04</b> </p>	<p style="text-align: center;">                   Urban Development Authority                  Matara District Office             </p>
	Marsh Land		Beach		A Class Road		Weligama UC																			
	Paddy Land		Low Land		B Class Road		Rail Road																			
	water Bodies																									
<p style="text-align: center;"> <b>Environmental Sensitive Areas - 2018</b>  <b>Weligama Urban Council Area</b>                  Weligama Urban Development Plan (2019 - 2030)             </p>	<p>                 Prepared Date : 10th November, 2018                  Updated On : 2019                  Source : Matara District Office UDA                  Prepared By : J.O.B. Jeewandara             </p>																									

## 2.3 Delineation of Planning Boundary

Delineation of planning boundary for the study area is based on the following three sectors.

### 1. Functional Area

The study area is located in Weligama urban council area. Weligama urban area consists of many potentials and different types of land uses. The southern coastal line of the city is used for tourism and fishery industries. The East boundary of the town is the Polathumodara River that is highly attracted to the tourism industry. There is a well-connected road network within the city providing more accessibility to residents and daily commuters. 90% of the population is coming to the city for their daily needs, lives in Weligama Urban Council area and Pradeshiya Sabha area. At present, there is a high population density and housing density in the Weligama Urban Council area. The population density and distribution of infrastructure facilities in suburban areas is decreasing. Land value of suburbs is also lower than the urban area.

### 2. Geographic Features

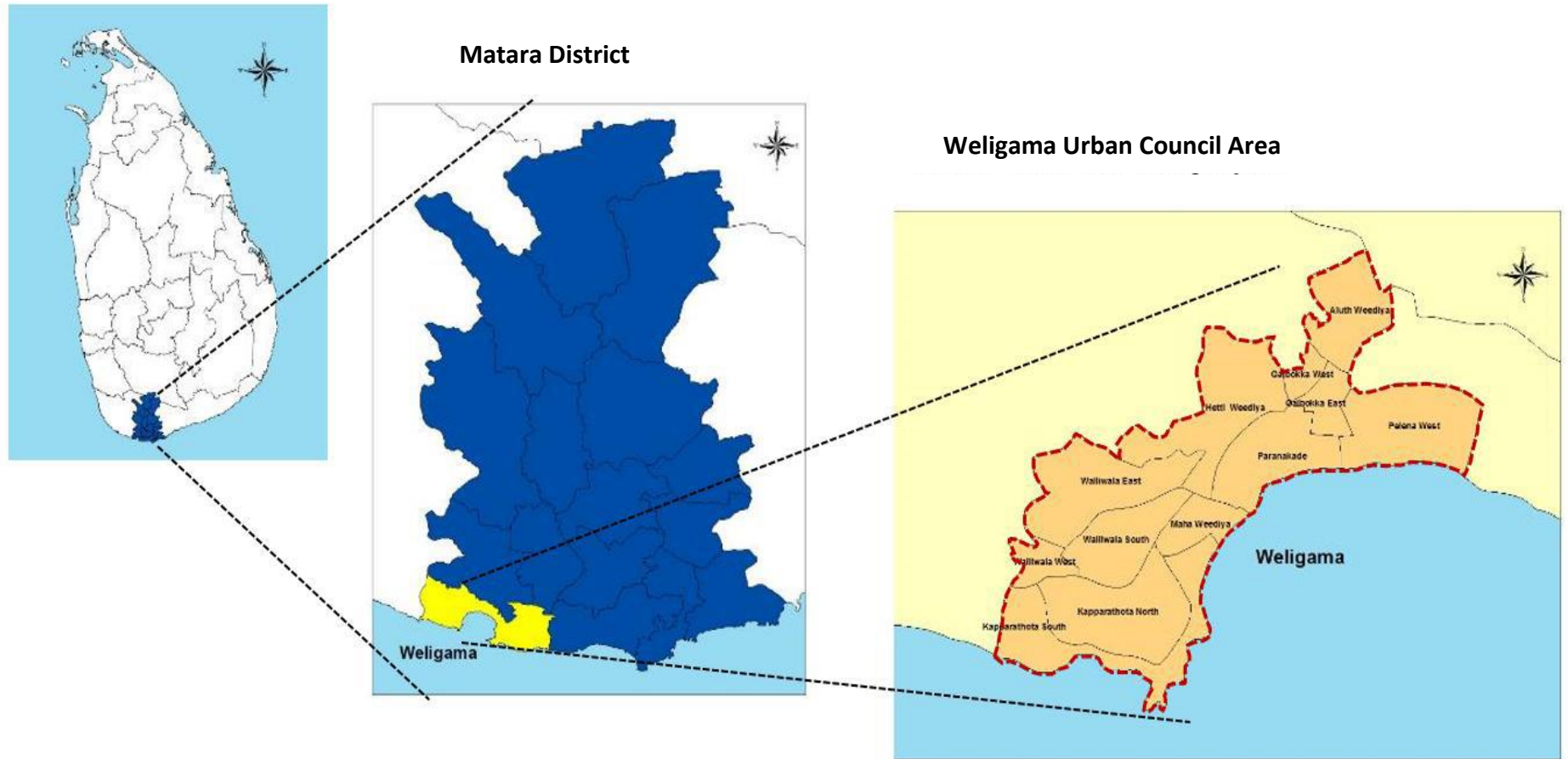
Weligama town has many natural features such as Weligama Bay, Polathumodara River, Kapparathota Lagoon and streams that act as natural drainages. Based on this geographic location, urban settlements are also naturally evolved and scattered around the Weligama town center.

### 3. Administrative Boundary

Weligama Divisional Secretariat area is demarcated including Weligama urban council area and a part of the Weligama Pradeshiya Sabha area. A development plan for the Weligama Pradeshiya Sabha area is being prepared considering the present development of the urban area under the greater Matara Development Plan. Therefore, the Weligama urban council area is considered as the planning area for this development plan as shown in Map No.05.



*Map 5: Location Map*



Source: Urban Development Authority

### 3.0 Need of a Development Plan

Weligama Development Plan was prepared to direct the urban development in a planned manner while solving the existing problems by gaining optimal use of the potentials of the area. Weligama town has a higher economic value due to the strategic location of sensitive coastal environmental features. This town has a great tourist attraction towards the 3 km long coastal belt that is famous for the "Ritipanna" fishing (Stilt Fishing) industry from the ancient times. At present, this area is the most famous tourist destination for surfing in Sri Lanka. Therefore, the annual arrival of local and foreign tourists is increasing gradually in Weligama area due to these tourism hotspots.

At the same time, the city has easy access through Colombo Matara Highway, Southern Expressway and Coastal Railway Line. Similarly, the ancient architecture of the buildings located in the city are also the main potentials of the area.

Moreover, the city infrastructure facilities are not at a satisfactory level to meet the increasing demand of inhabitants and visitors. The existing drainage system has been blocked so far, and the stagnated water has led to the spread of mosquitoes and other diseases in the city center. Another main issue is spreading a bad odor due to stagnated water in drains.

Furthermore, Weligama town area has no proper sewerage and a wastewater management mechanism. Hence, in rainy seasons toilets are overflowing and increasing health issues. This has a major threat to the tourism industry due to the flow of wastewater into the Polathumodara River and the Coastal area and polluting the coastal area. According to the geographical location of the area, this area is suitable for living, but at the same time, it is a great threat to the health of the population due to dengue and other diseases.

According to the field surveys done by the development planning team, the following problems are framed.

1. The existing drainage system is blocked due to inadequate maintenance of the drainage system and natural streams as shown in Picture No. 5 & 6.

*Eg: YanOda Ela, Agrabodhi Ela, and Goodshed Ela*



**Picture 5: Yan Odaya Ela**



Source: Urban Development Authority, 2018

**Picture 6: Agrabodhi Ela**



Source: Urban Development Authority, 2018



2. Pictures No: 07, 08, 09 show the developable land in the city center for expanding the commercial development.

**Picture 7: Cooperative Department**



Source: Urban Development Authority, 2018

**Picture 8: Railway Department Land**



Source: Urban Development Authority, 2018



*Picture 9: PRDA Land*



Source: Urban Development Authority, 2018

*Picture 10: RDA Land*



Source: Urban Development Authority, 2018



3. The Solid Waste Management project of the Weligama Urban Council is located adjacent to the Kapparatota lagoon and surrounding marshy area. Kapparatota lagoon is important as a natural water retention area and a flood control element in the city that has the highest environmental value. However, Weligama Urban Council has dumped solid waste in the lagoon as shown in the pictures below. This has become a threat to the ecosystems in and around the Kapparatota lagoon and marshy area.

*Picture 11: Kapparatota Lagoon*



Source: Urban Development Authority, 2018



**Picture 12: Solid Waste Dumping Yard**



Source: Urban Development Authority, 2018

4. Although Weligama town has a road network designed for smooth traffic flow, high traffic congestion in the city center is in peak times. Examples are Weligama - Akuressa Road, Vajiragnana Mawatha, Hettiveediya and old Galle Road (Picture no. 13).

**Picture 13: Hettiveediya**



Source: Urban Development Authority, 2018



5. Polathumodara River is the main water source for the Weligama urban council area. National Water Supply and Drainage Board data shows that water supply currently does not meet existing demand and water pressure is low in the town area. The main problem identified in water supply scheme is that the capacity of this reservoir is not enough for urban population at present.
6. There are 09 schools in Weligama UC and 05 of them are primary schools. 07 schools have no playground from the total 09 school in the town center. Only 02 schools have playgrounds and they do not meet the required social infrastructure needs of the area. In addition to the above-mentioned problems, there are few problems highlighted at the stakeholder meeting held on 19.12.2017.
  - Not properly maintaining the tourist attractions
  - No proper tourist guide system
  - Inadequate infrastructure facilities to cater the tourism industry
  - Existing environmental scenic areas are still not optimally used for tourism related activities.
  - Inadequate sanitary facilities

Considering the above facts, it has a crucial need for the preparation of a development plan to optimize the potentials of the area while solving the identified problems to develop Weligama UC area as the tourism paradise of the down south.

28% of the population employed in the fishery sector and 25% of the population employed in tourism industry. However, this population is not equipped with sufficient technical knowledge and has become a non-skilled labor force losing the potential of this population. This has become another major threat to the city's economy and most of the fishery people engage with tourism industry, rather engaging in fishery. Only in tourism season, they are engaged in fishing as tourists attracting strategy. According to the census and statistical data in 2011, there are 10,269 population in the age category from 15 to 44, which is 46.4% of the total population. The male composition is 4929 (45.9%) and the female composition is 5340 (46.8%). By encouraging this population to get vocational



training and increasing the opportunities for them to improve their skills, there will be a greater contribution to the city's economic development.

Identified problems above will make a huge impact on the future development of the area and may result in unplanned developments in the city. As a result of that, it will badly affect for the city economy. Therefore, this development plan is preparing to solve these problems, to strengthen the urban living of the people, to improve the infrastructure facilities in the town center to cater to local and international tourists to develop Weligama as a tourist paradise of the down south.

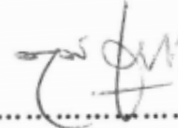


## PART II



**APPROVAL OF THE DEVELOPMENT PLAN FOR THE WELIGAMA URBAN COUNCIL AREA**

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



.....  
**Patali Champika Ranawaka,**  
**Minister of Megapolis and Western Development.**

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

**Date: 01<sup>st</sup> August, 2019.**





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**The Gazette of the Democratic Socialist Republic of Sri Lanka**  
**EXTRAORDINARY**

අංක 2135/24 - 2019 අඟහස්තු මස 06 වැනි අඟහස්ථවරුදා - 2019.08.06  
 No. 2135/24 - TUESDAY, AUGUST 06, 2019

(Published by Authority)

**PART I : SECTION (I) — GENERAL**  
**Government Notifications**

**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE WELIGAMA URBAN COUNCIL AREA**

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

PATALI CHAMPIKA RANAWAKA,  
 Minister of Megapolis and Western Development.

Ministry of Megapolis and Western Development,  
 17<sup>th</sup> and 18<sup>th</sup> Floors,  
 "Subhurupaya",  
 Subhuthipura Road,  
 Battaramulla.  
 Date: 01<sup>st</sup> August, 2019.

1A - G 30680 - 27 (08/2019)  
 This Gazette Extraordinary can be downloaded from [www.documents.gov.lk](http://www.documents.gov.lk)



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PART I: SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA 06.08.2019

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE WELIGAMA URBAN COUNCIL AREA**

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

**DR. JAGATH MUNASINGHE,**  
Chairman,  
Urban Development Authority.

Date: 01<sup>st</sup> August, 2019.

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## 4.0 The Planning Framework

### 4.1 Vision

#### “The Blooming Tourism Bay City in Down South”



### 4.2 Vision Statement

#### **Blooming**

The geographical location of the Weligama Bay has directly impact for the development of the Weligama town. The location of Weligama, close proximity to sea, as the 3 km long coastline and shallow sea affect positively the tourism industry while the deep sea can be identified as the most suitable area for fishing.

Further, it was revealed during the field inspections that the coastal zone was used for tourism as well as for fisheries as the shore sea provided protection. Accordingly, the wide and shallow sea Grassic nature of the Weligama beach is well placed for tourism and fishery.

The canal and drainage systems that have been set up for the natural discharge of the city have caused to protect from the natural disasters. The Figure No 01 shows the natural water system that has been designed in parallel with the location of the bay.



*Figure 1: Weligama Bay and Hydrology System*



Source: Satellite Image, 2018

### **The Tourism Paradise**

The tourist paradise shows the high potential of tourism and fishing in Weligama surrounded by natural resources and aquatic resources. The precinct of the Weligama town, which is located adjacent to the Weligama Bay, provides reasonable access to the surfing and shallow sea surfing practice. The 3 km long coastline and the natural biodiversity-friendly sights provide a good boost for the tourism industry in Weligama.

Development of the Weligama area as a tourist-friendly city with the existing fisheries and tourism industry will be achieved by the year 2030. This development plan is expected the Development of the Weligama town as a "**Blooming Tourist Paradise Through A Safe Environment**" by 2030.

Accordingly, this development plan has been specifically focused on the following matters.

- **Sustained Survival** – Social and Environmental Sustainability



- **Blooming** – Continuous growth in the Physical, Economic, Social and Environmental sectors
- **Beautiful** – Enhance Physical, Social and Cultural characteristics through Landscaping
- **Tourist Paradise** – An ideal city for Tourists and Tourism related activities

### 4.3 Goals

1. Tourism City based on Weligama Bay
2. Fishery industry based Urban Economy
3. A Cozy and Comfortable City

### 4.4 Objectives

1. **Tourism Town based on Weligama Bay**
  - a. Providing facilities for attracting 5% of foreign visitors for Surfing by 2030
  - b. Establishing a tourist attraction area by protecting the sensitivity and natural beauty of the identified environmentally sensitive areas by 2030
  - c. Identification of suitable lands to be made available by 2030 to facilitate 5,000 direct and indirect employment opportunities in tourism industry.
2. **Fishery industry based Urban Economy**
  - a. Facilitate upgrading the employment opportunities in fishery sector up to 3000 by the year 2030.
  - b. Facilitate the development up to 50% of skilled workers for fishery industry by the year 2030.
3. **A Cozy and Comfortable City**
  - a. By 2030, developing the identified water supply system and the road system at the center of Weligama town.
  - b. By 2030, Opening for 3 km of coastline for recreational and leisure activities.



## 5.0 SWOT Analysis & Summary of Data Analysis

### Goal 1 - Tourism Town based on Weligama Bay

<p><b>Strengths</b></p> <ol style="list-style-type: none"> <li>1. The natural location of the town</li> <li>2. Located on a popular tourist route identified by the Tourism Development Authority, Sri Lanka.</li> <li>3. Located Public Hotels such as Marriott Resort, Cape Resort and Bay Resort.</li> <li>4. 12.8% vacant lands in public and private sector can be used for development purposes.</li> <li>5. Implementation of a rescue crew in the coastal zone</li> <li>6. Weligama area comprise with attractive and rich biodiversity</li> </ol>	<p><b>Weaknesses</b></p> <ol style="list-style-type: none"> <li>1. The coastline is polluted.</li> <li>2. Lack of facilities and qualified trainers for surfing activity.</li> </ol>
<p><b>Opportunities</b></p> <ol style="list-style-type: none"> <li>1. Systematic Development of Tourist Arrivals in Sri Lanka</li> <li>2. Identified as the potential tourism area of the Strategic Tourism Development Plan, 2017-2030, prepared by the Sri Lanka Tourism Development Authority.</li> <li>3. Facilitate the viewing of blue whale watching for local and foreign tourists by the Mirissa fishery harbor.</li> </ol>	<p><b>Threats</b></p> <ol style="list-style-type: none"> <li>1. There are famous tourist attraction destinations around Mirissa, Unawatuna and Polhena that are close to the Weligama town.</li> </ol>



## STRENGTHS

### 1. The natural location of Weligama Urban Council area.

*Map 6: Natural Location of the Weligama Town*



Source: Google Map

According to Map No. 6, the Weligama town in the Weligama Bay has a coastal belt of about 3 kilometers long and has narrow seashores and islands with coastal ecosystems such as Rakshmunna, Ganduwa. Among the beaches in Sri Lanka, Weligama is known as the most desirable coastal belt for Surfing. While field surveys show that current tourist arrivals increased by more than 14% at the Pelena coastline and the Midigama coastline which are used to play Surfing has shown in picture No 14.



**Picture 14: Pelena Beach**



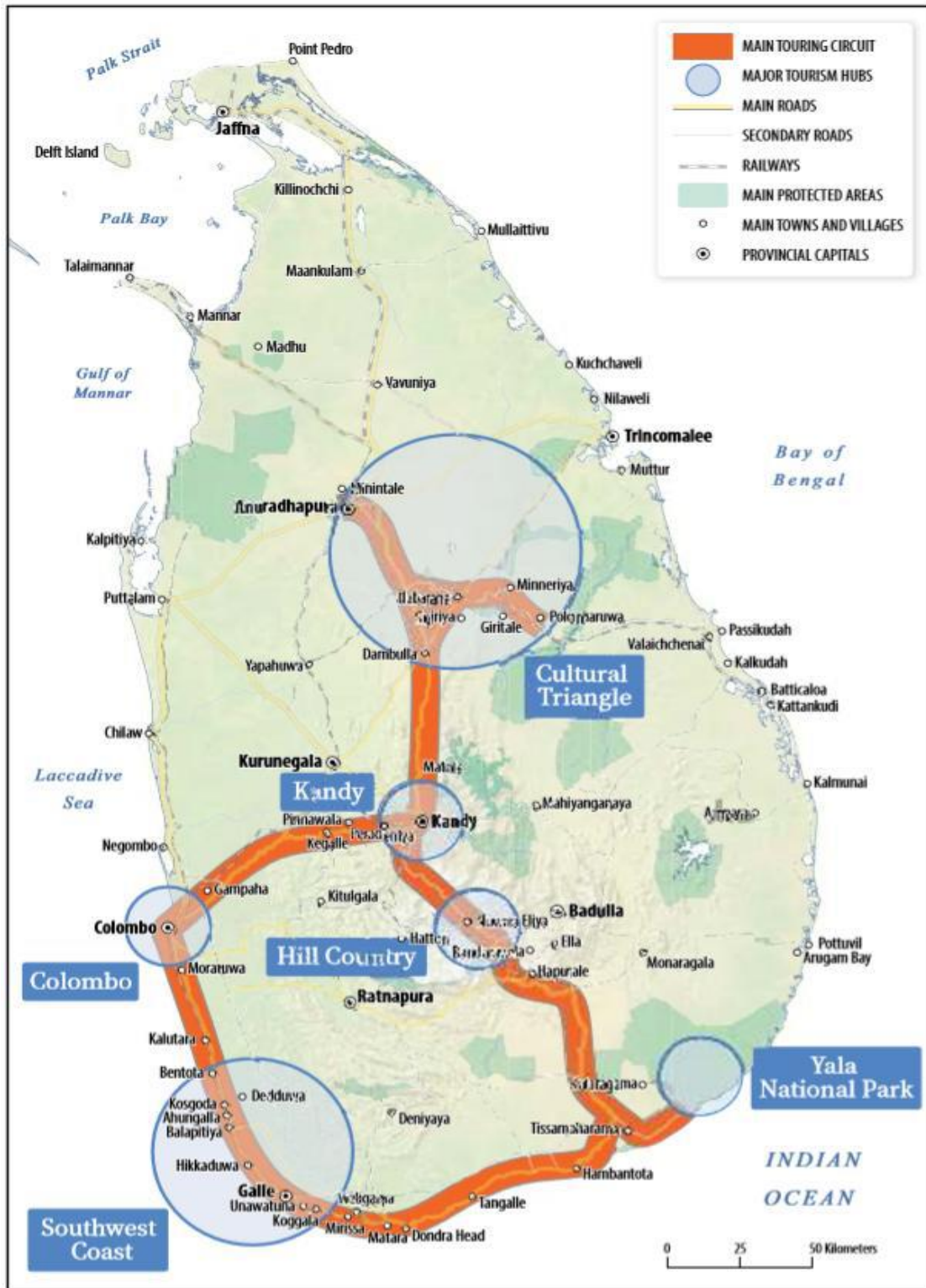
Source: Urban Development Authority, 2018

## **2. Located in a popular tourist route**

According to map number 7, the Sri Lanka Tourism Development Authority (SLTDA) has decided to use the Weligama town as a tourist destination to cover the 7 days, 11 days and 14 days' tourist routes based on the duration of the number of days tourists stay in the country. This is a significant strength for the development of Weligama as a tourist destination.



Map 7: Tourist Routes



Source: SLTDA

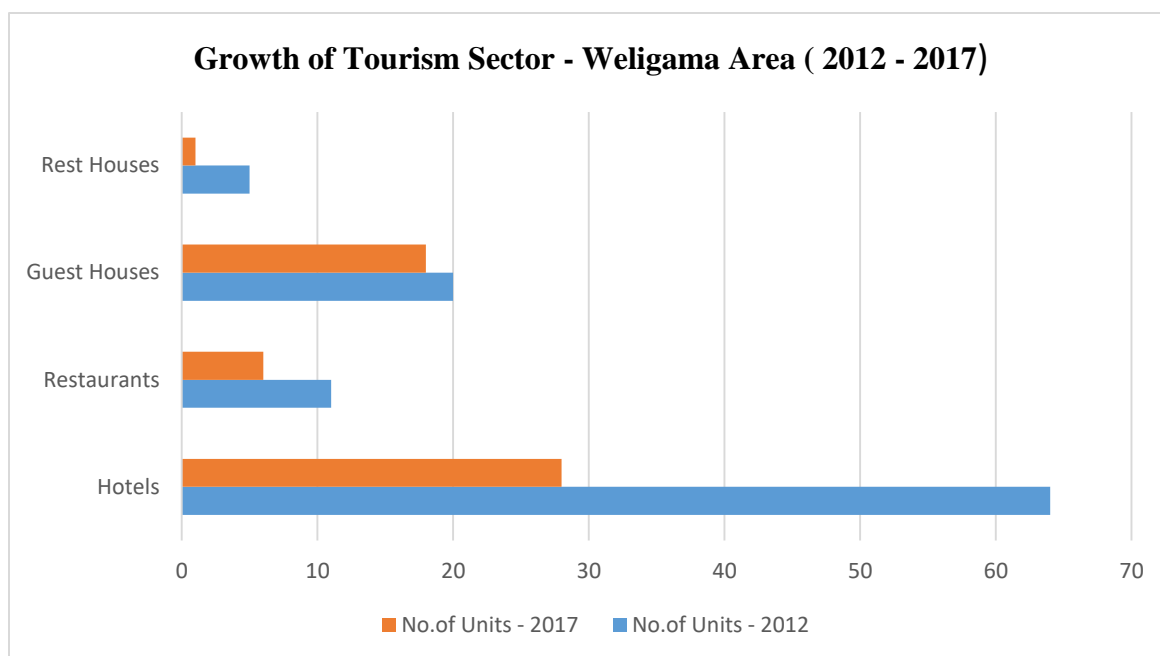


### 3. Located Tourist Hotels

The tourist industry in Weligama is mostly located in the coastal areas. Hotels, Lodges, Rest houses and Restaurants have been built to cater to local and foreign tourists who come to this area. Priority has been given to hotels among other service providers for tourists. 68% of the hotels in the total number of accommodations in the area are belonging to tourist hotels, and the number of employees in those hotels is 623.

Marriott hotel is located in the Weligama Divisional Secretariat area which has capacity of 200 rooms and 45 Villa owned Weligama Cape Resort is located in Kapparatota area. The location of these hotels is greatly contributed to the tourism industry in Weligama. From the year 2012 to 2017, the rapid growth of the tourism sector in the Weligama area is shown in the following Graph 2. The Cape Resort and Marriott hotels are shown in Picture 15.

**Graph 2: Growth of the Tourism Sector in the Weligama Area**



Source: Field Survey, Urban Development Authority – 2017



*Picture 15: Main Tourist Hotels in the City*

“Marriot” Hotel



“Cape Resort” Hotel



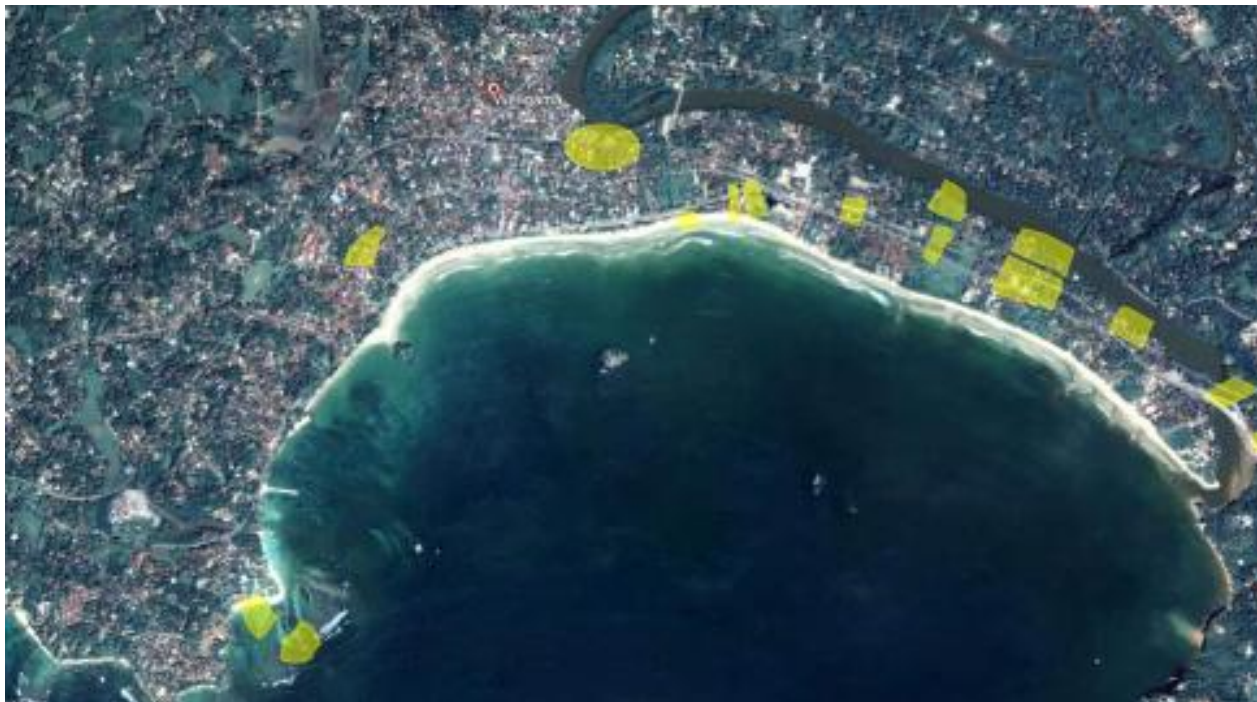
Source: <https://nashaplaneta.net/en/asia/srilanka/weligama>

#### **4. Available state land for the development of the coastal area.**

It is also possible to identify the plots of land that can be used for the development activities of the Weligama Urban Council area around the Polathumodara River and the coastal belt. It is a powerful potential of 57.81 hectares or 11% of the state land that could be used for development purposes. The location of these lands is shown in Map No.08



*Map 8: Available state land for the development of the coastal area*



Source: Field Survey, Urban Development Authority, 2018

##### **5. A rescue crew operating in the coastal area.**

Having identified the importance of establishing a Sub-unit of the Rescue Crews in Sri Lanka's major tourist areas, the occupational Rescue Crews is located in the Weligama Mirissa area to cover the Weligama Urban Council area and the Pradeshiya Sabha area. As a qualified rescue crew has been deployed by the Coastguard Department, local and foreign tourists who visit this beach have been praised for their outstanding service and dedication. The rescue crew has rescued a large number of lives.



## WEAKNESS

### 1. The coastline is unclean.

The shallow sea of the coastal line is used for tourism as well as fishery industry. According to the 2011 census and statistics data, 1/4 of the population is actively engaging in the fishery and tourism industry. However, the fishery community and the responsible institutions are not concerned about the importance of the beach and its surrounding. Therefore, people used to dump solid waste in some of the areas in beach and fishery boats parked scattered manner in the beach. All these activities made beach an unpleasant and unclean area. (Picture No. 16 showing the unpleasant boat arrangement in beach)

*Picture 16: Weligama Beach*



Source: Urban Development Authority, 2018

## 2. Lack of facilities and qualified trainers for surfing game.

This place is very famous for surfing practices because of the geographical shape of the Weligama beach. According to the field investigations there are more than 150 local and international tourists coming this beach to practice surfing and playing surfing as their hobby. There are about 33 temporary boutiques to facilitate tourists. There are no qualified trainers available for surfing game. However, there are about 10 non-qualified trainers' daily practicing surfing in this beach strip. According to their views, they have to go to Australia to get train on surfing that is highly cost for them.

*Picture 17: Pelena Beach*



Source: Urban Development Authority



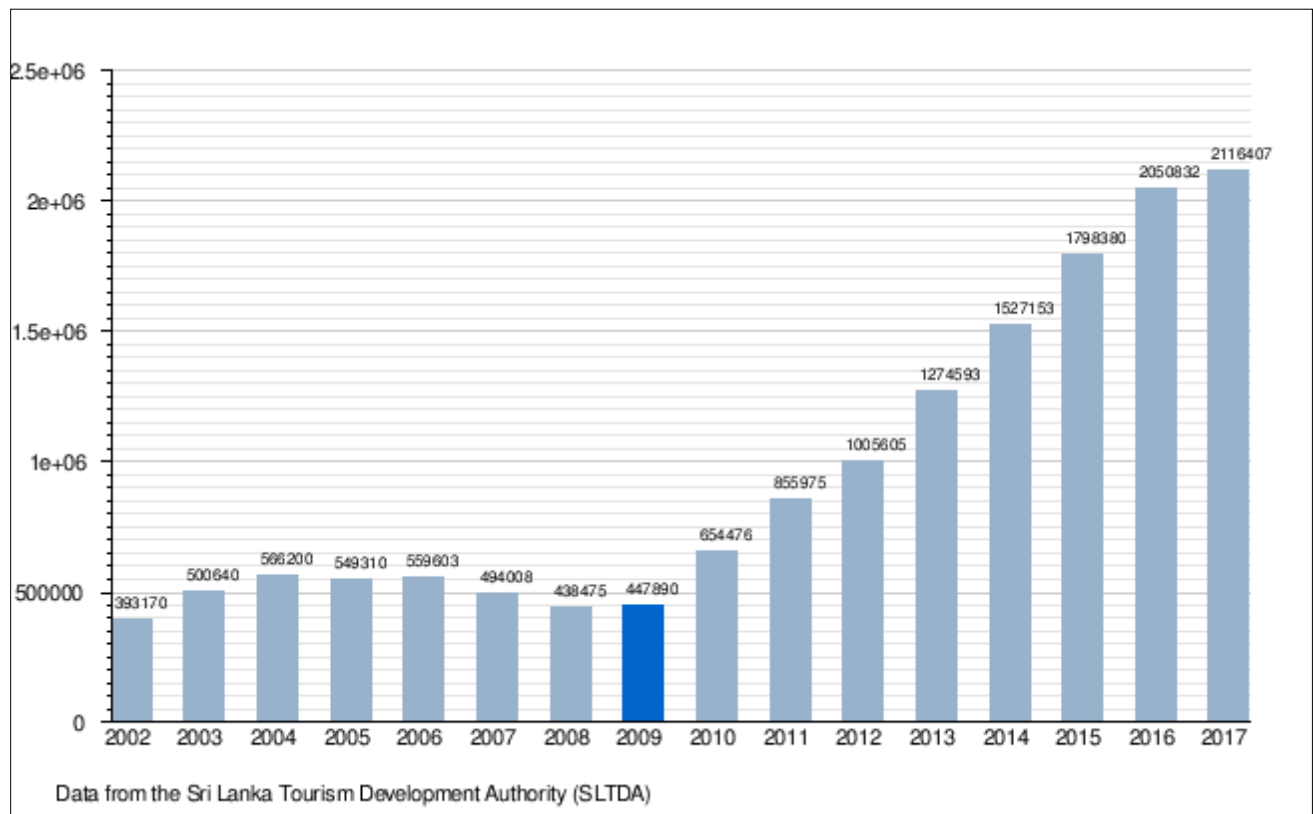
## Opportunities

### 1. Systematic Development of Tourist Arrivals in Sri Lanka

Mostly tourists from countries such as England, Australia and Russia eager to visit Sri Lanka from October to March period according to the analysis done using the data collected through tourist hotels and their occupancy rate of hotels is 95% of the area as this is the winter season for their countries. Some of tourists are staying at Weligama area as well.

The number of nights stayed has decreased from April to September period by 44% because of the tourist arrivals in this season is very low. The night stayed in Weligama area is shown following chart and the tourist arrival for 2010 to 2017 period is shown in Graph No. 03

**Graph 3: The Tourist Arrival For 2010 - 2017**



Source: SLTDA

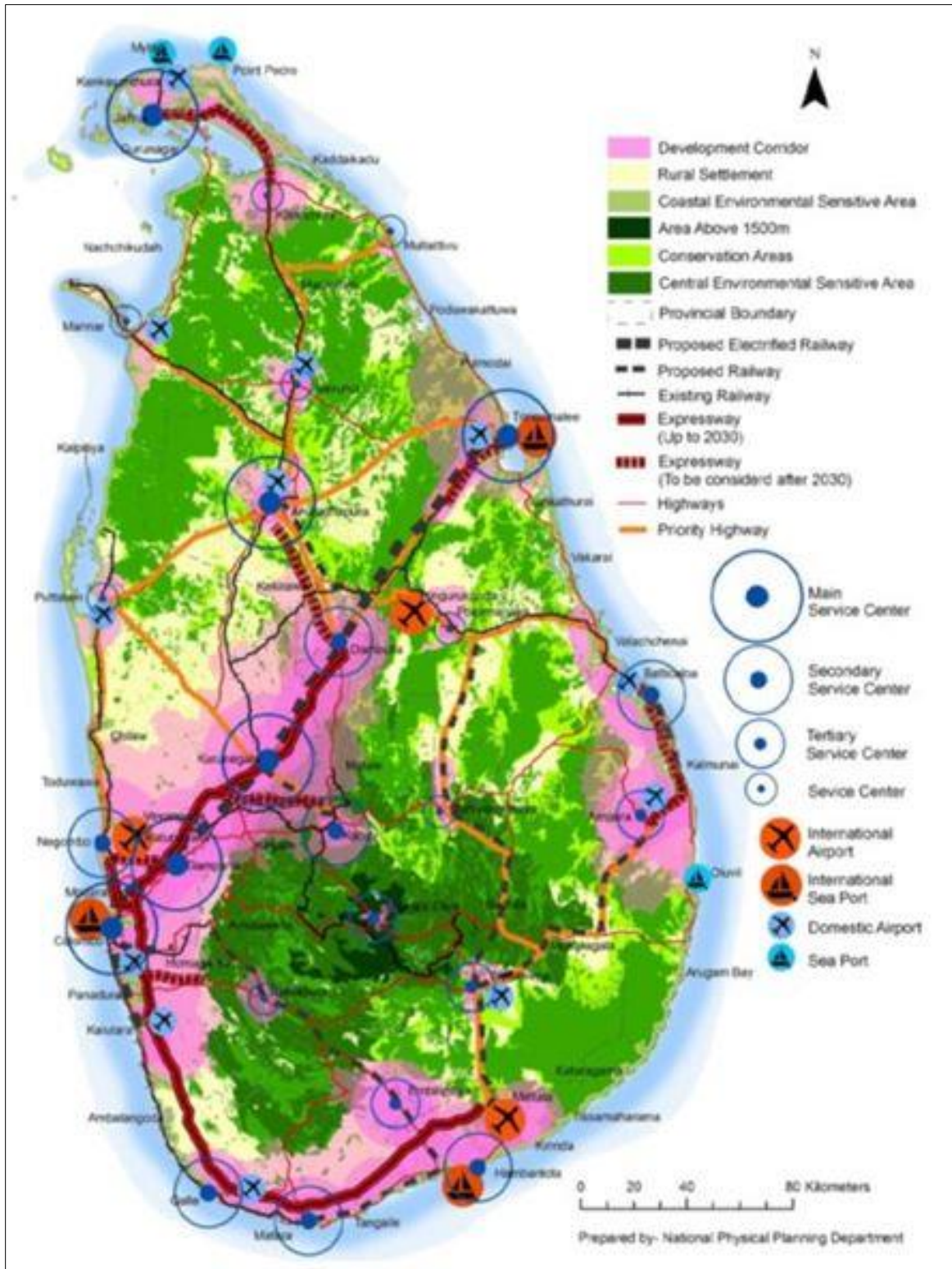


**2. Development plan prepared aiming future developments.**

Weligama Town has been identified as an urban centre in the national physical plan prepared by NPPD as shown in Map No.09 below. Map No. 10 shows this area has been identified as a potential area for tourism development by strategic tourism development plan prepared by SLTDA.



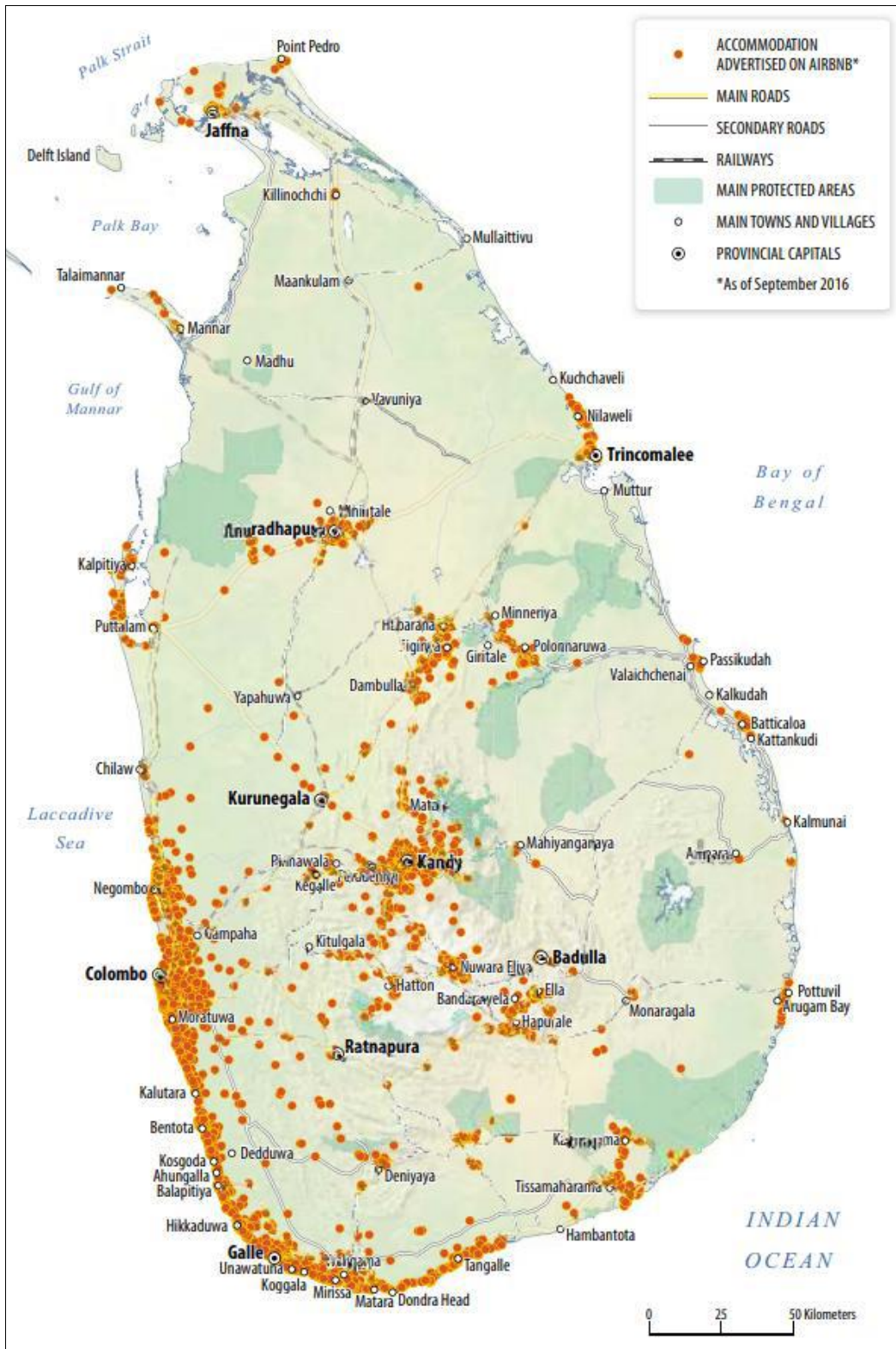
Map 9: The National Physical Plan



Source: NPPD



Map 10 : Strategic Tourism Development Plan



Source: SLTDA



3. **Presence of natural attractions and biodiversity surrounding the Weligama area.** Rumassala, Madol Duwa, Borala Tank and Garaduwa Lagoon are some of the places that have high biodiversity and natural attraction for tourism development is the foremost opportunity to develop this area as a tourist destination in Weligama Urban Development area. This is important in achieving the vision. These places are shown in following picture no 18.

*Picture 18: Natural Attractive place with high Bio diversity*



Source: Urban Development Authority, 2018

4. **Facilitate the viewing of blue whale watching for the local and foreign tourists by the Mirissa fishery harbor.**

Mirissa area that located 5 km away from Weligama town is a famous area for viewing Blue Whales. This area has become very famous among local and international tourists. In southern coast, blue whales can see from November to April period. In this season blue whales comes to sea surface searching warm sea waves. There are more than 500 daily tourist arrivals has been record in this season. This has considered as a main opportunity to Weligama Urban development plan. Picture no 19 shows the tourist those who went to see the blue whales.



**Picture 19: Blue Whale Watching**



Source: <https://nashaplaneta.net/en/asia/srilanka/weligama>

## Threats

1. **There are famous tourist attraction destinations around Mirissa, Unawatuna and Polhena, which are close to the Weligama town.**

Mirissa area located about 5km away and Unawatuna area, is, located about 23km away from Weligama town. Unawatuna beach, which is situated proximity to Galle town is famous for sea bathing in shallow sea and Galle fort and historical monuments in Galle facilitate to watch and experience them. Therefore, this 38% of tourists those who come to down south visit Unuwatuna beach according to the field survey records done by UDA.



Mirissa beach, which has broad beach and smooth waves, is famous for sea bathing and a suitable environment for leisure activities. Because of these, comfortable environment conditions 60 % of tourists those who come to Weligama area visit Mirissa area too.

Comparing to Unawatuna and Mirissa beaches, Weligama beach and Weligama bay area is mostly famous for surfing and ancient fishery industry. However, there are physical and social related problems here to faced by tourists due to fishery industry carry on Weligama bay. Picture No 20 shows the Weligama beach area.

*Picture 20: Beaches near to Weligama UC area*



Source: <https://nashaplaneta.net/en/asia/srilanka/weligama>



## Goal 02 - Fishery industry based Urban Economy

<p><b>Strengths</b></p> <ol style="list-style-type: none"> <li>1. 28% (1650) of the population is engaged in fishery industry and Weligama is famous for fishery industry.</li> <li>2. There are 16 fish stalls and a fishery jetty in Kapparithota area</li> <li>3. This area is famous for ancient “Ritipanna” fishery industry and trade of diversified fishery products.</li> </ol>	<p><b>Weaknesses</b></p> <ol style="list-style-type: none"> <li>1. Although there is a fishery jetty, there is inadequate space for all boats.</li> <li>2. Less Knowledge on modern technology in deep sea fishery products</li> </ol>
<p><b>Opportunities</b></p> <ol style="list-style-type: none"> <li>1. International tourists are more interested in Ritipanna fishery industry and fresh fish products.</li> <li>2. Located the Mirissa fishery Harbor</li> </ol>	<p><b>Threats</b></p>

### Strengths

1. **28% (1650) of the population is engaged in fishery industry and Weligama is famous for fishery industry.**

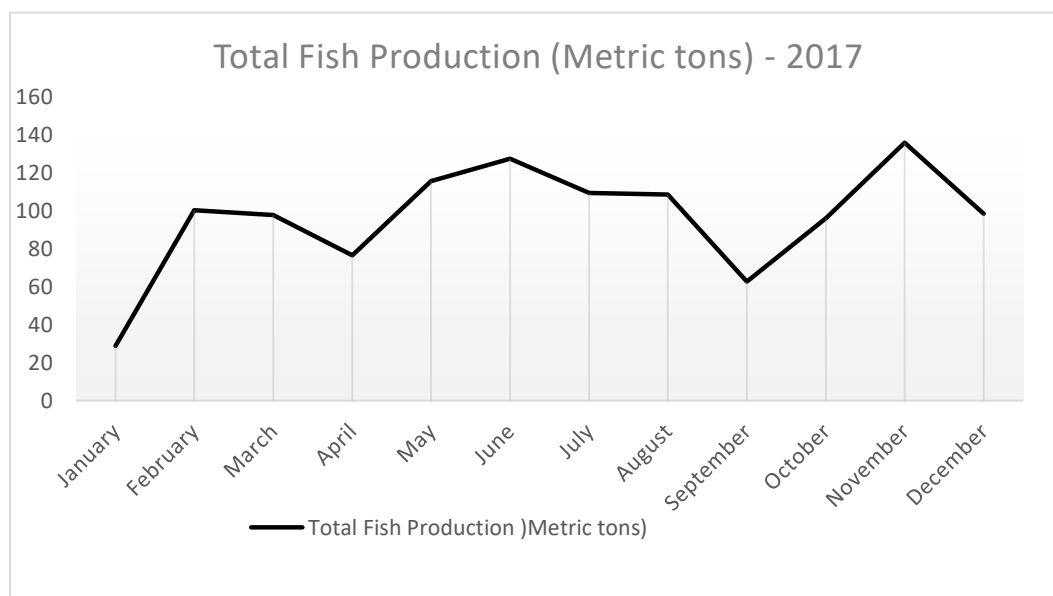
Weligama urban council area has 3 km long beach. The main living income source is fishery industry. There are two main fishery docks in Mahaveediya and Kudapola areas and there is a fishery jetty in Kapparithota area.

According to the records of Fishery and aquatic resource department, there are about 1440 fishery families living in Weligama area in 2017. 844 numbers of families directly involved in fishery industry and 29% of the families from the total number of families in Weligama UC is engage in fishery industry. Therefore, total number of fishery population of the area is about 6423.



28% of fishery community in town area is engaged in fishery contributed for the economic of Weligama town. According to the records of Fishery and Aquatic resources department, total number of boats used for fishery industry is about 340. Among them 79 are troller boats, 28 of one-day boats, 70 fiberglass boats, 128 engine boats and 35 Habal boats. Total fish production of 2017 is shown in Graph no 04 and Mirissa fishery harbour is shown in picture 21.

**Graph 4: Total fish production of 2017**



Source: Fishery and Aquatic resources department, Matara District Office, 2017



**Picture 21: Mirissa Fishery Harbour**



Source: Fishery and Aquatic resources department, Matara District Office, 2017

**2. There are 16 fish stalls and a fishery jetty in Kapparithota area**

Although Kapparithota fishery dockyard is being developing, only part of the boats can park in the dockyard. However, coastal conservation department and fishery department has decided to build a sea break and accommodate all boats in this area and this jetty can be used for parked the boats and as the starting point of blue whale watching tours. Present status of kapparithota jetty is shown is picture no 22.

**Picture 22: Kapparithota Jetty**



Source: Urban Development Authority, 2018



There are 16 fish stalls established by the urban development authority with funding of coastal conservation department. These stalls also can use for tourism related activities. This fish stalls can use for sell processed foods, beeralu renda works and other goods. These fish stalls shown in picture 23.

***Picture 23: Fish Stalls in Weligama Beach***



Source: Urban Development Authority, 2018

**3. This area is famous for ancient “Ritipanna” fishery industry and trade of diversified fishery products.**

Weligama area has a great record in its history and that elements of history can use for the enhancement of tourism industry. Even though tourists can experience the fishery methods such as “Ritipanna” Fishery and local people can increase their income by allowing them to experience the cultural values of the area.

At present, any tourists who visit Weligama can experience Ritipanna fishing method in Kapparathota and Midigama Coastal strip by paying Rs.200 per hour. This is shown in picture no 24 below.



**Picture 24: Ritipanna Fishery Industry**



Source: <https://lanka.com/about/interests/stilt-fishing/>

## Weaknesses

**1. Although there is a fishery jetty, there are inadequate facilities for all boats.**

There are 402 registered boats in Kapparathota fishery jetty and 85 of them are trawler boats, 07 of them are one-day boats, and 60 of them are plastic boats (with outside engines). Although a new fishery harbor is being developed near to the existing jetty, this area has a deep sea which is dangerous for boats and cannot be parked at that place. The facilities such as filling station, ice stores, sanitary and other infrastructure facilities also not yet provided to this harbor area.



## 2. **Less Knowledge on modern technology in deep sea fishing**

28% of the population engage in fishery industry in Weligama urban council area. Some of them are not educated and not interested in using new technological methods.

### **Opportunities**

#### 1. **International tourists are more interested in “Ritipanna” fishery industry and fresh fish products.**

International tourists who are visiting this area are more interested in Ritipanna fishery and practically experience the method and engage in fishing activities with local fishing community. Another famous activity is that their are enjoying different type of fish related foods by using the catching fish by themselves from the sea.

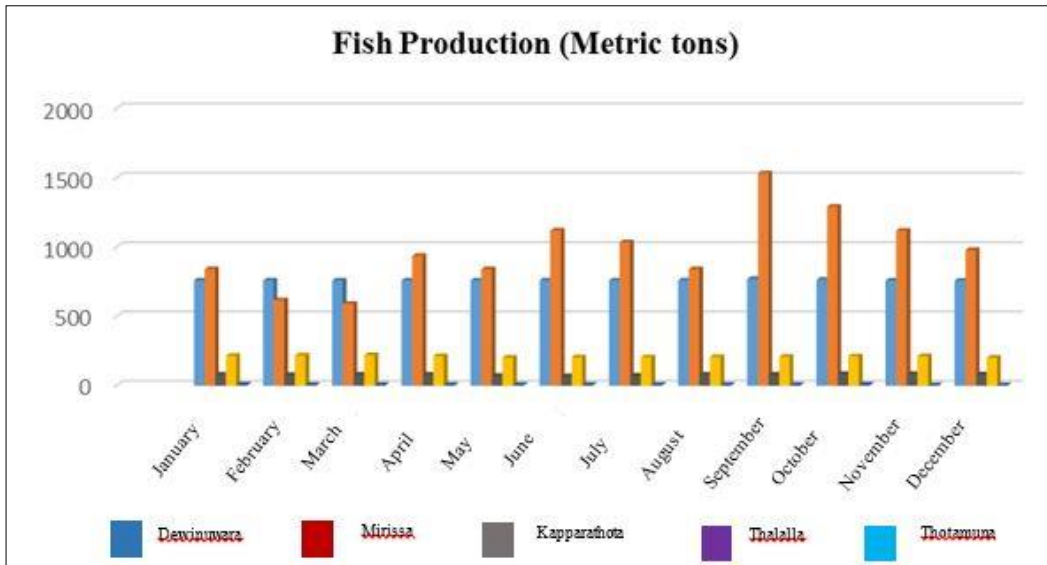
#### 2. **Location of Mirissa fishery Harbor**

Mirissa fishery harbor is located 5km east from Weligama town and use launching multi day boat of fishery community living in Weligama area. Picture no 25 shows the 518 boats registered in Mirissa fishery harbor. 184 are multi day fishing boats, 15 are one-day boats and 165 fiberglass boats.

Comparing to other fishery harbors in Matara district Mirissa harbor has higher fish production as shown in Graph no 05.



**Graph 5: Fish Production near Weligama Area**



Source: Fishery Co-operation, 2017

**Picture 25: Mirissa Fishery Harbour**



Source: Urban Development Authority, 2018



**Goal 03 - A Cozy and Comfortable City**

<p><b>Strengths</b></p> <ol style="list-style-type: none"> <li>1. Natural Location of The City</li> <li>2. Easy Accessibility</li> <li>3. Flood Control Through Polathumodara River, Natural Waterways and Kapparathota Lagoon</li> </ol>	<p><b>Weaknesses</b></p> <ol style="list-style-type: none"> <li>1. No proper improvement in infrastructure facilities in the city</li> <li>2. Solid waste management center located in improper place</li> <li>3. Not having proper mechanism for wastewater and sewerage management and treatment</li> </ol>
<p><b>Opportunities</b></p> <ol style="list-style-type: none"> <li>1. Three industrial zones located close proximity to Weligama town</li> <li>2. Closely located with Galle administrative city and Matara commercial city</li> </ol>	<p><b>Threats</b></p> <p style="text-align: center;">-</p>



## Strengths

### 1. Natural Location of the City

Matara, the main commercial center of down south, Sri Lanka is situated 18 km away from the Weligama town and 28 km to the main administrative city of Galle. Thus, it is easy to get administrative and other daily services done. Moreover, the natural drainage system is preventing the damages to residential areas that can occur due to natural disasters such as flooding and the Weligama bay, Pedro and other geographic features in coastal area enhance tourism and fishery industries.

### 2. Easy Accessibility

Weligama town that situated parallel to southern coastal line has higher accessibility with Colombo commercial city of Sri Lanka via Colombo-Matara Highway, Coastal Railway Line, and Southern Expressway, Kokmaduwa Interchange is located about 6km from the town center.

Weligama connected with Colombo, Hambantota and Monaragala Districts via Coastal Highway and Connect to Akuressa, Deniyaya and Ratnapura Cities via Weligama Akuressa road.

Therefore, Akuressa - Weligama, Imaduwa - Weligama, Colombo - Matara, and railway line provide wider accessibility via Weligama town as shown in map no 11.

### 3. Flood control through Polathumodara River, natural waterways and Kapparathota lagoon

Polathumodara River locate at the east boundary of the Weligama UC area and Yanodaya Ela, Agrbodhi Ela, Polkadan Ela and Rukule Ela flowing covering whole area while Kapparathota lagoon located in parallel to Galle road.



Even though Weligama town is located in sea level; Hydrological Network and lagoon are help to control the flood. Flood prone areas of Weligama UC are kapparathota lagoon and polwathumodara river is shown in map no 12 below.





Map 12: Flood Inundation Area, Weligama UC area, 2018



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Flood Inundation Area</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid red; margin-right: 5px;"></span> A Class Road</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid orange; margin-right: 5px;"></span> B Class Road</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Weligama UC</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid black; margin-right: 5px;"></span> Rail Road</li> </ul>	 <p>1:16,000</p>	 <p>Urban Development Authority Matara District Office</p>
<p><b>Flood Inundation Area - 2018</b>  <b>Weligama Urban Council Area</b></p> <p>Weligama Urban Development Plan (2019 - 2030)</p>	<p><b>Map No: 12</b></p> <p>Prepared Date : 10th November, 2018          Updated On : 2019          Source : Matara District Office UDA          Prepared By : J.O.B. Jeewandara</p>	

## Weaknesses

### 1. No proper improvement in infrastructure facilities in the city

#### Stagnant Water in Existing Canal System

Weligama town center is located at mean sea level and this area is a shallow slope area. Although existing drainage system covers the whole area, because of technical issues water is not flowing smoothly. Therefore, the existing drainage system has been blocked so far, and the stagnated water has led to the spread of mosquitoes and other diseases in the city center. Another main issue is spreading a bad odor due to stagnated water in drains.

40% of land area from the total Weligama UC area, 31% of population from total population and 31% of housing units from total housing units located in the center of the town. Picture no 26 showing the of Mean sea level of Weligama.

**Picture 26: Drainage Blocks**



Source: Urban Development Authority, 2018



- **Narrow Roads and Parking Beside the Roads**

The roads going via Weligama town center is not in a satisfactory condition but vehicles' speed is high and there are no pedestrian lanes in main roads is high risk for pedestrians' safety. people who coming to town used to park their vehicles along the main road due to commercial developments along the main road has built without allocating sufficient parking spaces. Therefore, there is no sufficient space for smooth traffic flow along these roads and at peak time traffic congestion is high in these roads. As an example, Borala road, Auressa road, Hettiveediya Road and Old Galle road identified as congested roads at peak times.

Traffic congestion along above-mentioned roads captured in picture no 27.

*Picture 27: Traffic congestion*



Source: Urban Development Authority, 2018



## 2. Solid Waste Management Center Located in Improper Place

Kapparathota area is an important place where the excess water flows to sea and which consists of higher biodiversity in lagoon area. However, Weligama urban council has established a solid waste management site near to this lagoon. This has become a cause for water pollution and environment pollution of the area. Therefore, bad odor is spreading in the beach area and other substances spreading from the dumping yard is badly impact to the beach, which use for surfing. This situation has become huge impact to the tourism industry. Kapparathota dumping yard is shown in Map no 13.

*Map 13: Waste Dumping Yard at Kapparathota area*



### 3. **Not having proper mechanism for Wastewater and Sewerage Management and Treatment**

The field surveys evident that the wastewater from houses and sewerage line of houses are directly discharge the waste to the main drainage system designed for rainwater flow by the Weligama UC. This has resulted because there is no proper mechanism for wastewater and sewerage discharge and treatment in this area. This picture no 28 showing the waste dump in to Yanodaya Ela.

*Picture 28: Yan Odaya Ela*



Source: Urban Development Authority

## **Opportunities**

### 1. **Three Industrial Zones located close proximity to Weligama Town**

Udukava, Charley Mount and Midigama industrial zones located in close proximity to Weligama town. Therefore, there is no need to allocate lands for industries in the town center. New industries can establish in above industrial zones according to the type and capacity of the industry. Industrial zone locations shown in map no 14.



**Map 14: Industrial Zone Locations**



Source: Google earth



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## 6.0 The Plan

### 6.1 Conceptual Plan

The aim of the preparation of development plan is to development weligama town area as “The blooming Tourism bay city in Down South” by enhancing the current development in the in the town center, Coastal area and Kapparithota Lagoon area. To a planned manner the strategies are formulated to implement the conceptual plan in ground.

The conceptual plans visualize the future development of the area. The aim of the plan is to guide the unplanned tourism, fishery and main commercial activities in a planned manner.

The city of Weligama, which is located in the gulf of Weligama, is spread over the Colombo – Matara main road, Old Galle road and Hettiweediya. The centre of the town has been created based on the Weligama – Akuesssa road where the hettiweediya intersection and the hettiweediya and old galle road intersect. Accordingly, it is expected to establish commercial service centers in the region.

Weligama town is located in the Bay of Weligama and the road network has been constructed in keeping with its circular nature. The planning team identified that it was appropriate to develop the land area considering the prevailing nature of the area, the deep sea, the shallow sea, the beach and the land.

Accordingly, a semicircular shape like a rainbow spectrum was used to create the conceptual framework for the vision of the development plan with the aim of leading the city towards development through several layers. Accordingly, the shallow sea zone in the bay of Weligama is an ideal area for the fisheries and tourism promotion zone, with the aim of promoting the development of the rainbow through a variety of zones based on the existing development trend, road network and canal system.



Accordingly, the conceptual plan expected Weligama Bay area and Polathumodara River front would develop as a tourism development zone, Weligama Bay area, Kapparithota lagoon area will develop as a fishery development zone, Kubmbalgama, and Batawala junctions will develop for commercial activities and develop other zones for residential, commercial and tourism uses. In addition, existing road network also proposed to improve to higher the accessibility within the development area for ease the access.

the plane proposed to establish a tourist city based on the shallow sea near to the Weligama Bay and 3 km long Coastal area which is the main potential for the area. The Weligama beach has the highest tourist attraction for surfing. Consequently, star class hotels, lodges, rest houses and restaurants for tourist accommodation is being developing in and surrounding of the area. 68% of the Hotels from the total number of hotels in the area are tourist hotels and 623 employed in the tourist hotels. According to the data and information collected in field and considering the development trend Weligama area has high potential for develop as a tourism city.

Therefore, the vision is to develop Weligama Town as **“The Blooming Tourism Bay City in Down South”**. Thus, the development plan aim is to facilitate the city to cater the tourism industry, enhance the fishery industry, and conserve the natural ecosystems and biodiversity of the areas to develop with tourism industry and increase direct and indirect employment opportunities in tourism and fishery sector by facilitating both industries to achieve the vision.

One of the main facts considered in preparing this concept plan is the fishery industry of the area. The fishery industry of the area identified as a potential for economic development of the area same as tourism industry. The fishery-based production sales centers will be established in the town center to facilitate the fishery industry. Accordingly, the skilled labor force for fishery sector shall increase and facilitate this industry to generated direct and indirect employment opportunities within the sector to enhance the qualitative and quantitative value of the fishery industry.

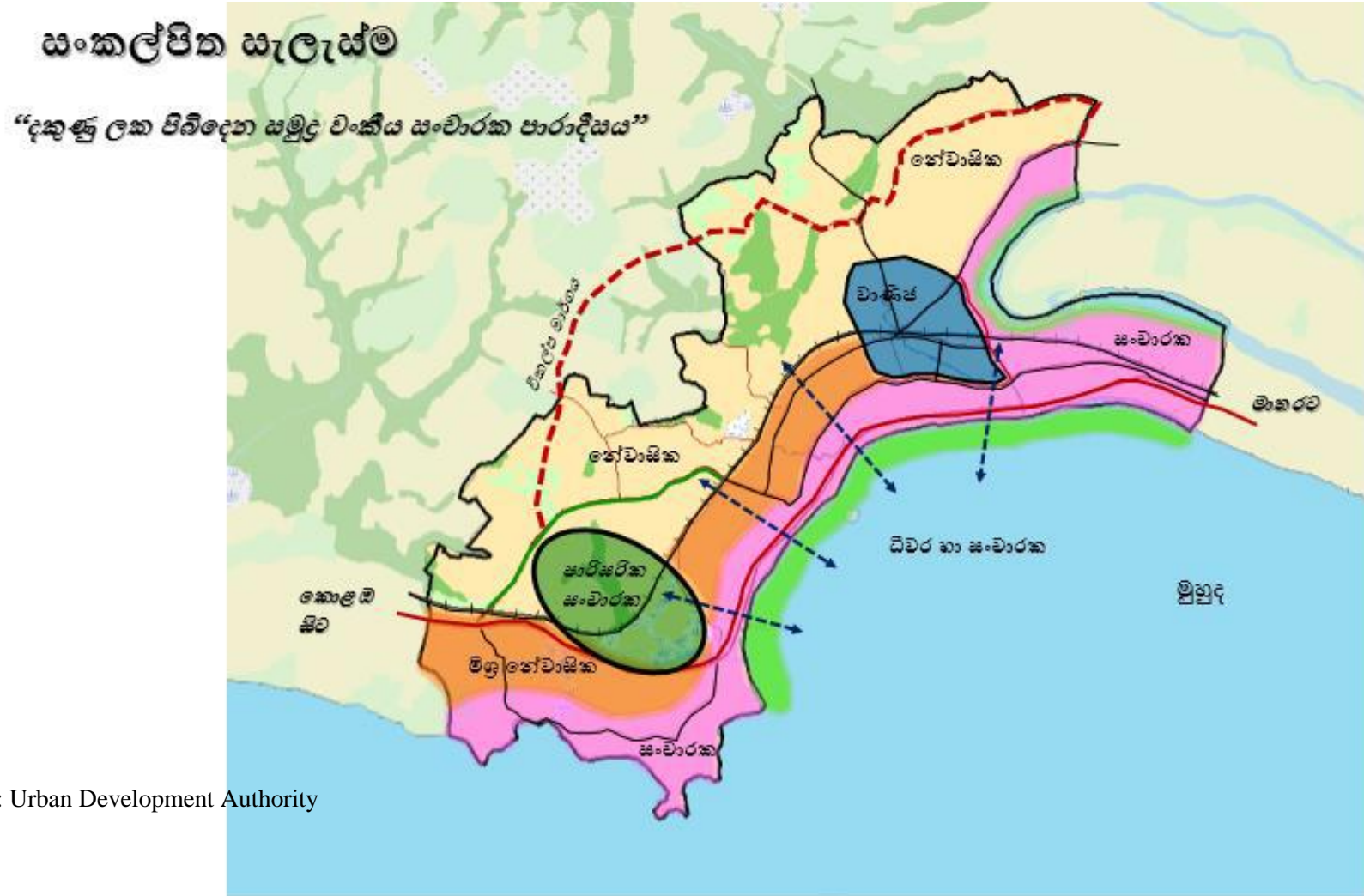


Considering the potential and development trend of the Weligama area beach strip and the Old Galle road area and Polathumodara River and surrounding area identified to develop the tourism activities, Old Galle Road up to Hettiveediya identified to develop the commercial activities, hettiveediya up to Bandaranayke mawatha area identified to mix residential developments and other areas identified for residential developments.

The concept plan has shown in map no 15.



Map 15: The Concept Plan



Source: Urban Development Authority

## 6.2 Proposed Land use Plan

The map no 16 indicate the proposed land use plan to achieve the vision. According to the data collected by the planning team, Weligama town has less development comparable to other cities such as Galle, Matara etc. with higher potential for development. Hence, the land use plan prepared by considering the facts that utilizing the existing lands for its optimal use by identifying the strengths, weaknesses, opportunities and threats of the area and facilitating the local and international tourists those who visit the city.

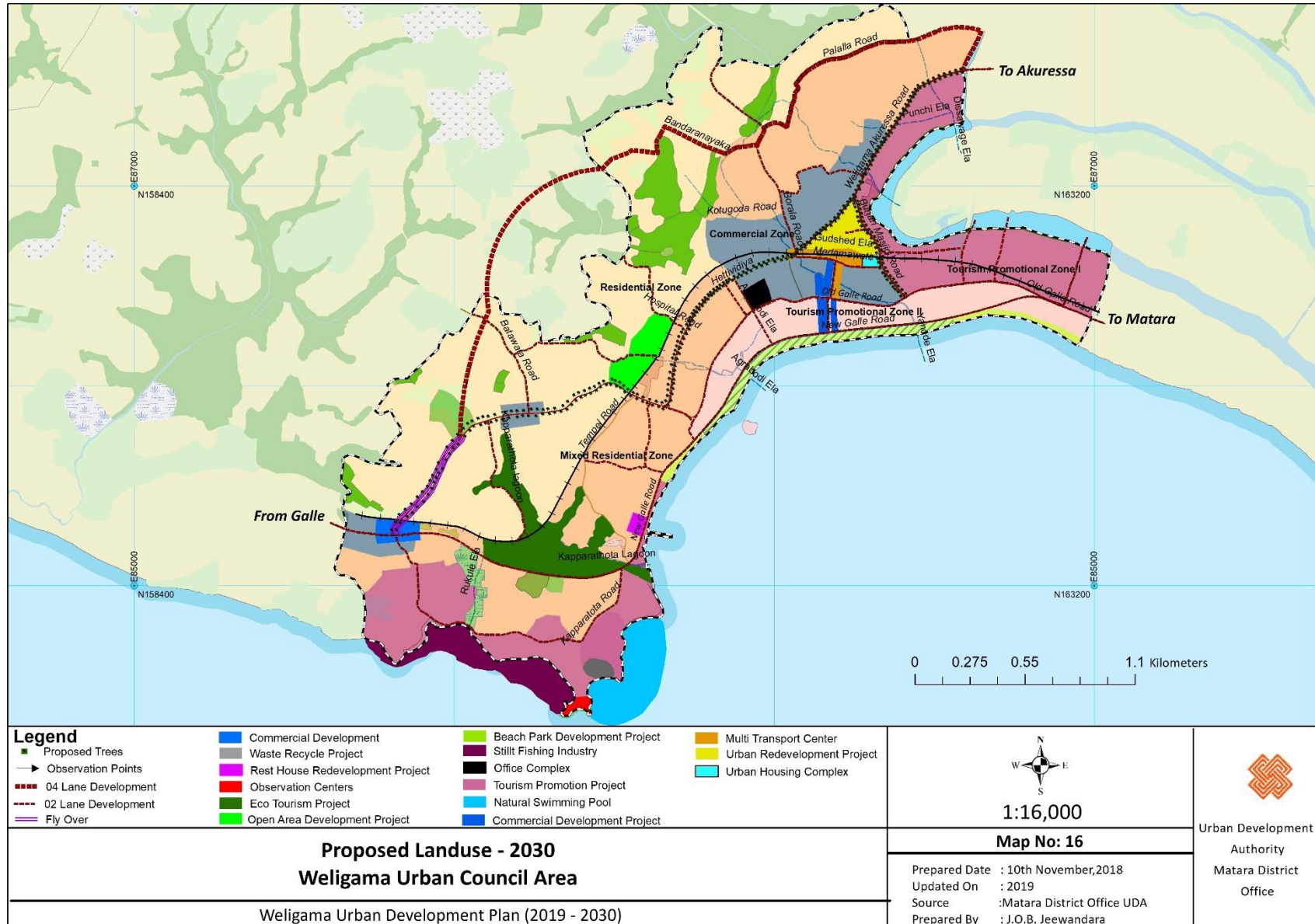
Weligama is located in the bay, the area has been identified as a priority area for tourism, and plans and building regulations have been put in place to ensure that the winds are free and that the buildings are not blocked. The area is expected to be used primarily for tourism and in paralel the beach park development project, road widening and environmental tourism projects have been identified.

The town center area is proposed to densify with high rises and sufficient infrastructure facilities to accommodate more commercial development projects. The area north to the Colombo- Matara railway line and near to town center is proposed to develop with more high-rises as this area is getting more urbanized integrating with urban characteristics.

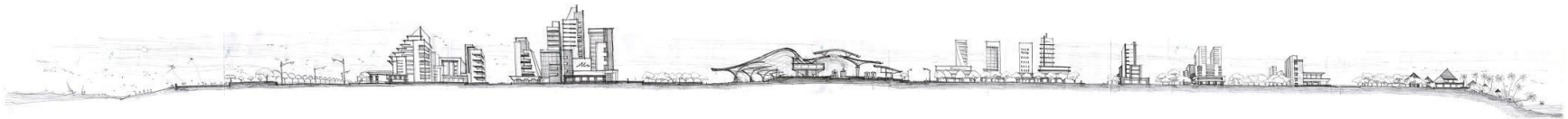
In addition, the proposed road and transport plan in the city will have higher and safe user-friendly city for the tourists. Then the proposal is to landscape two lane roads by widening the existing roads up to 20m width. so, the town center will be high density zone, the coastal zone will be low density and the zone between beach and old Galle road will be moderate density zone while north side of the town will use for vertical developments based on the proposed land use plan 2030. (Map no 16 shows the proposed land use plan, Figure 02, 03 shows Cross sections and elevations of urban form, Figure 04 – Concept Plan)



Map 16: Proposed Land use Plan- Weligama UC area 2030



**Figure 2: A-A Cross Section from Beach to Polathumodara River**



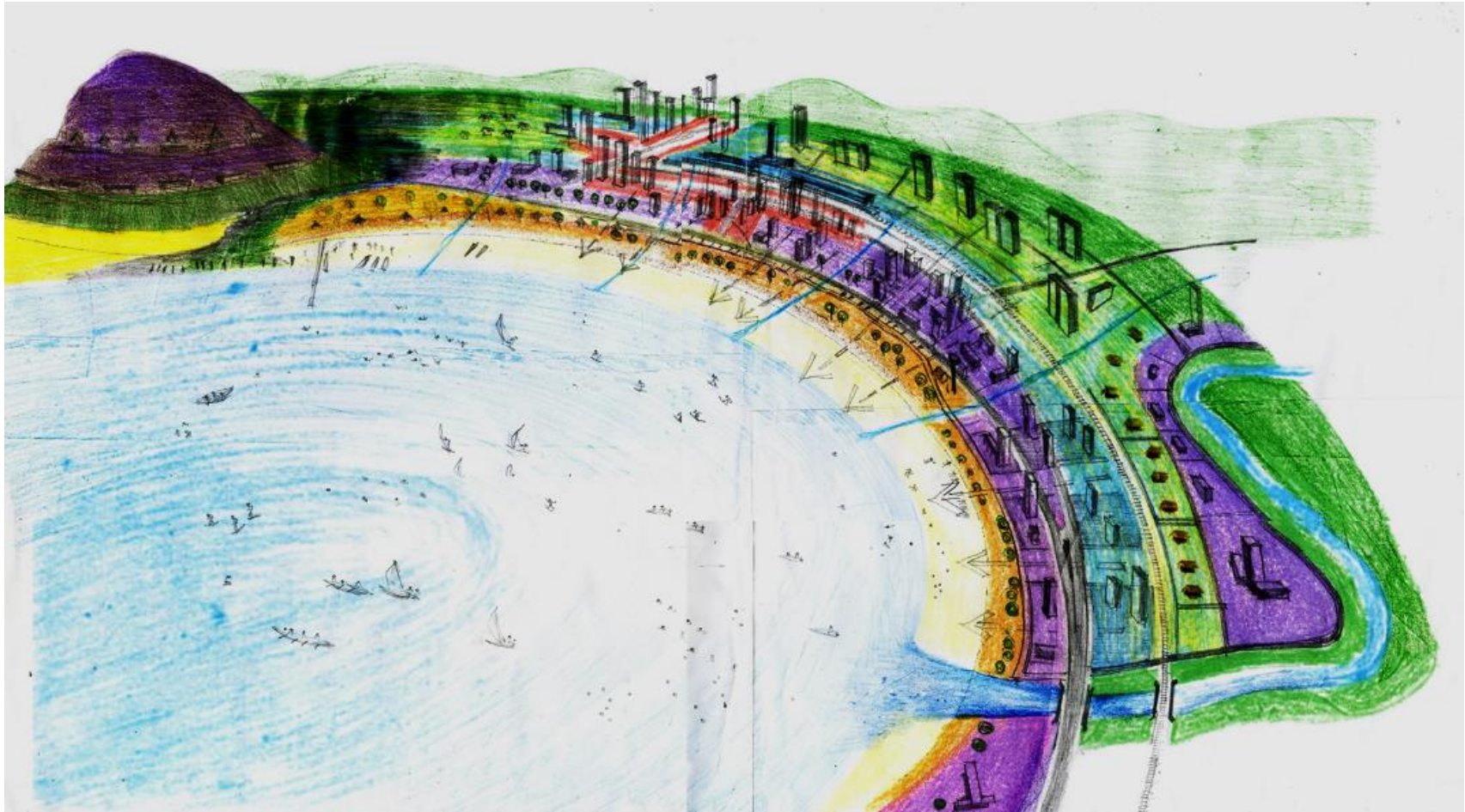
Source: Urban Development Authority, 2018

**Figure 3: B-B Cross Section – Kapparithota area to Pelena**



Source: Urban Development Authority, 2018

*Figure 4: Conceptual Plan*



Source: Urban Development Authority, 2018

## 6.3 Physical and Social Infrastructure Development Plan

### 6.3.1 The Proposed Service Plan

The proposed service plan include the road and transportation infrastructure development plan, housing, health, educational sector development plan and electricity and water supply plan for expected population in 2030. Weligama Urban Council area covers 5.43km<sup>2</sup> area from the Weligama DSD area which covering 44 km<sup>2</sup> of area and the estimated population for 2030 as follows. Table 05 - Estimated Population 2030.

**Table 5: Estimated Population 2030**

year	population	growth rate %
2011	22149	0.2
2016	23228	0.98
2020	24156	0.98
2025	25364	0.98
2030	26643	0.98

Source: Urban Development Authority

The expected population growth from 2011 to 2030 is 4494 as per the above table.

**Table 6: Estimated Housing Need 2030**

year	population	no of families	existing housing units	housing need	housing deficit
2011	22149	4713	4696	4713	17
2016	23228	4760		4760	99
2020	24156	4809		4809	113
2025	25369	4860		4860	164
2030	26643	4903		4903	207

Note: Assumptions of the calculation

- average family size - annually 4.7
- 35 number of temporary houses in 2011 added to housing deficit



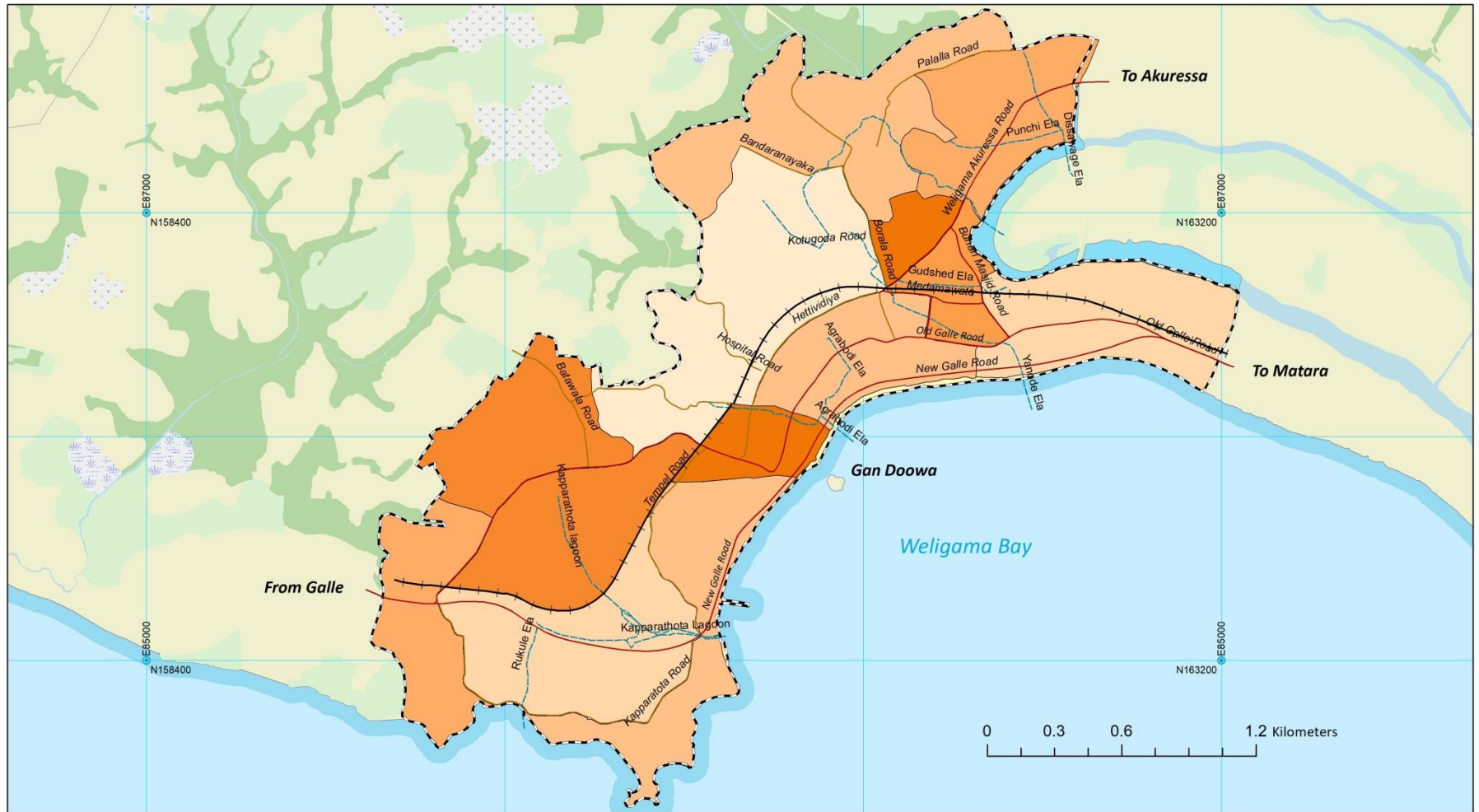
- 219 partial temporary housings are considered development on the same location



Source: Census and Statistic Department, Urban Development Authority

According to the calculation, the housing deficit is about 207 from 2011 to 2030. Pompewatta and Jothi Koratuwa are low income Settlements proposed to upgrade and used to cover the above housing deficit. (Map no 17 - The proposed housing density)



**Map 17: The Proposed Housing Density - 2030**



<p><b>Legend</b></p> <p><b>Proposed Housing Density</b></p> <p><b>Total Housing Units /Land Extend</b></p> <table border="1"> <tr> <td>3 &lt;</td> <td>3 - 5</td> <td>5 - 8</td> <td>8 - 11</td> <td>11 - 12</td> <td>12 - 15</td> <td>15 - 18</td> </tr> </table>	3 <	3 - 5	5 - 8	8 - 11	11 - 12	12 - 15	15 - 18	 <p><b>1:16,000</b></p>	 <p>Urban Development Authority Matara District Office</p>
3 <	3 - 5	5 - 8	8 - 11	11 - 12	12 - 15	15 - 18			
<p align="center"><b>Proposed Housing Density - 2030</b></p> <p align="center"><b>Weligama Urban Council Area</b></p> <p align="center">Weligama Urban Development Plan (2019 - 2030)</p>	<p align="center"><b>Map No: 17</b></p> <p>Prepared Date : 10th November, 2018                  Updated On : 2019                  Source : Matara District Office UDA                  Prepared By : J.O.B. Jeewandara</p>								

### 6.3.2 Provision of Health Service Plan

Weligama District Hospital and District Health Director Office is providing the health services for Weligama Urban Council area. The provision of health services is carried out in two sectors such as Preventive Services and the Health Services Department. Preventive Services are carried out through District Health Director Office.

Weligama Divisional Hospital is situated 2 km away from Weligama Town in Valana GN division. The Hospital has 05 wards, 94 beds, ICU unit, and according to 2016 hospital records, there are about 10,050 resident patients were treated and provided services for about 103,842 OPD patients. Only 06 medical officers attend to these services. There is no operation theater and no facilities for ECG and X-ray tests. Therefore, this hospital has to improve with required facilities to provide better service to local people as well for tourist. However, existing premises has no sufficient space for further developments and located in a mountain top which cannot easily access. Therefore, the Korean Friendship Hospital earlier named Matara District Hospital, which reconstructed at Kotawila area, is located 08 Km away from Weligama town, easy to direct the people for their health services.

### 6.3.3 Education Service Plan

According to the 2011 Census of Population and Housing, the literacy level of the Weligama town is about 95 percent, which is equal to the level of literacy in the district. Accordingly, the literacy level of the Weligama town is very satisfactory. There are nine state schools, three private schools and a government vocational training institute that provide education facilities in the area.

According to the standards, there shall be a primary school within a 1km diameter area. Map no 18 shows the educational facility distribution of the area.





Only Arfa Maha Vidyalaya and Weligama Jinaraja Primary School has playgrounds. Other schools have no playgrounds. They all use the Senanayake Public ground for their needs. However, that playground also not facilitated with all required facilities. The plan identified the parking area in front of the Agrabodhi Vihara to develop a public ground with sufficient parking and other facilities. Also proposed to redevelop the Senanayake Ground is with required facilities.

#### **6.3.4 Proposed Transportation Plan**

Narrow roads in the town center and not sufficient parking areas in the town center has become a barrier to the efficient transportation of the city. Only 5.5% of lands are used for roads. Therefore, selected roads are proposed to develop with pedestrian lanes and landscaping to facilitate local people and tourists with a comfort and safety environment.

Then, the railway entrance and the surrounding will improve to get the potential of southern expressway and southern railway. Town center improvement project has been identified to initiate in the land of Provincial Road Development Authority, Department of Cooperative and Road Development Authority for the optimization of the Land. To achieve this goal, following mentioned roads to be widen. Proposed roads to be widen shown in map 19.



**Map 19: Proposed Road and Transportation Plan- Weligama UC area, 2030**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">- - - - -</span> 04 Lane Development</li> <li><span style="color: red;">- - - - -</span> Road Widening (07 m)</li> <li><span style="color: red;">- - - - -</span> Road Widening (09 m)</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">■</span> Proposed Trees</li> <li><span style="color: purple;">—</span> Fly Over</li> <li><span style="color: red;">—</span> A Class Road</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> B Class Road</li> <li><span style="color: grey;">—</span> C &amp; D Class Road</li> <li><span style="color: black;">+ + +</span> Rail Road</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: orange;">■</span> Railway Quarters Complex</li> <li><span style="color: red;">■</span> Multimodal Transportation Center</li> <li><span style="border: 1px dashed black;">—</span> Weligama UC</li> </ul>	<div style="text-align: center;">   <p><b>1:16,000</b></p> <p><b>Map No: 19</b></p> <p>Prepared Date : 10th November, 2018                  Updated On : 2019                  Source : Matara District Office UDA                  Prepared By : J.O.B. Jeewandara</p> </div>	 Urban Development Authority Matara District Office
<p><b>Proposed Road &amp; Transportation Plan - 2030</b>  <b>Weligama Urban Council Area</b></p> <p>Weligama Urban Development Plan (2019 - 2030)</p>					

**Table 7: Proposed Road and Transport Plan 2030**

Road Name	Proposed No of Lanes
Colombo – Matara Highway, Weligama – Akuress road, Wajiragnana Mawatha, Old Galle road, Borala road, Kapparathota circular road, Meda Mawatha	02
Palalla road, Bandaranayake Mawatha, Kudalumulla road	04

Source: Urban Development Authority

According to the above table, the Colombo - Matara main road, Weligama - Akuressa road, Boatyard road, Wajiragnana Mawatha, Buhari Magid Road, Borella road, Old Galle Road, Senanayake Ground, Kapparothota roundabout road, Dimonie road, Meda Mawatha expanded and developed as follows in the diagram No. 05 with Landscaping, Pedestrian lanes and Bicycle lanes with two lanes.

**Figure 5: Two Lane Road – Cross Section**

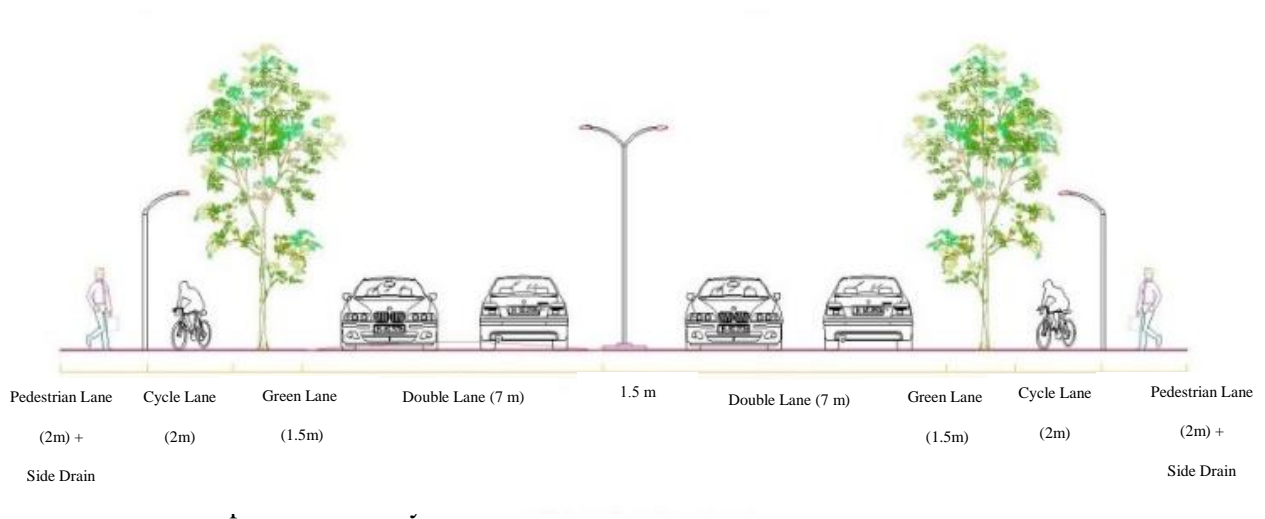
Source: Urban Development Authority



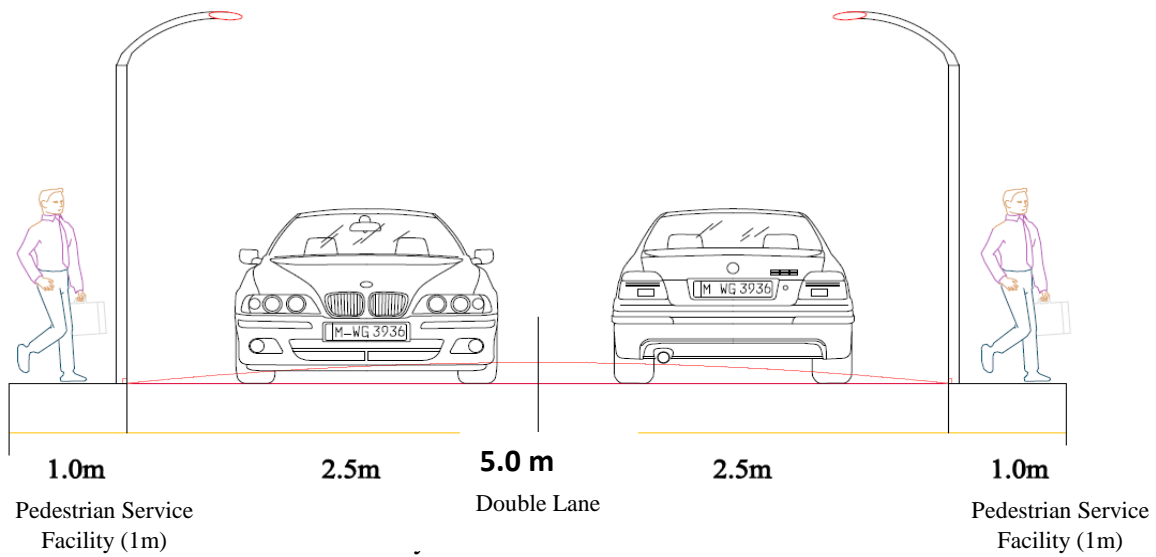
Weligama town is a tourist paradise, as it is necessary to minimize the traffic congestion in the town center area, as well as to increase the access roads and to identify alternative paths, since the Southern Expressway is a stepping stone to the city and easy access to the city via integrating Palalla Road, Bandaranayaka Mawatha and Kodulumulla road and develop as 04 lanes roads have been identified with the development of a comprehensive alternative plan.

The roads to be widened as 7m & 9m according to the existing development trend and vision.

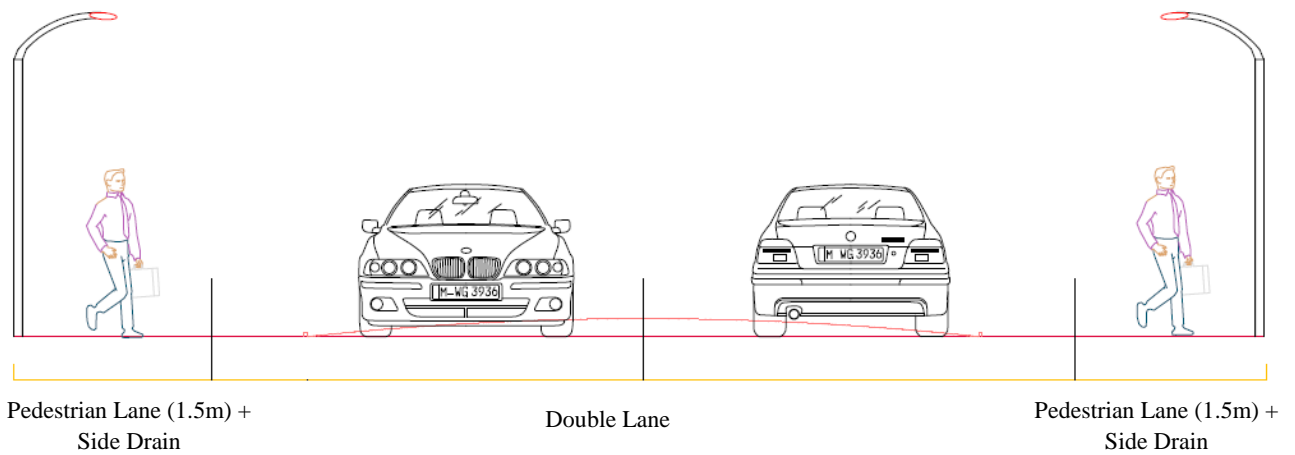
**Figure 6: Four Lane Road – Cross Section**



**Figure 7: 7m Wide Road – Cross Section**



**Figure 8: 9m Wide Road – Cross Section**



Source: Urban Development Authority



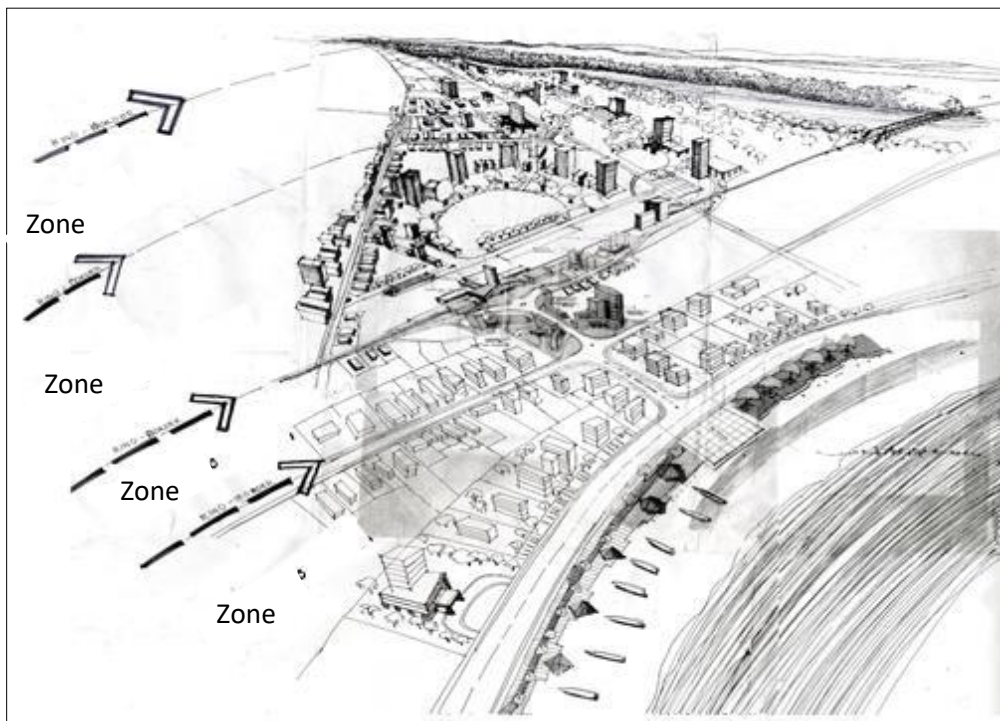
### Town Center Development Plan

The Weligama Town as a tourist city has been identified as a Multi-modal Transport Hub for the development of the Weligama town as a tourist destination with the focus of attention to the town center and catering to the needs of local and foreign tourists.

Meda Mawatha, Sirimavo Bandaranaike Mawatha, Old Galle Road have been identified and designed to prepare and implement a transport plan. In addition, a flyover or an alternative route connecting the Hettiwadiya and Akuressa roads to avoid the heavy traffic congestion at the Borala Road and Hettiweediya Junction or Akuressa and Meda Mawatha are identified as suitable.

In order to carry out three-wheelers in the town center and to accommodate a variety of requirements, a portion of the planned multi-storey building is to be used for parking lots. How the town center should be developed is shown in figure no 09.

**Figure 9: Proposed Plan for Weligama Town Center**



Source: Urban Development Authority



### 6.3.5 Proposed Water Supply Plan

The main source of water for main water supply connection in Weligama is the Polwathumodara River. In the Kananke area, a refinery is being cleaned by the water purification plant at the Polathumodara River and distributed by the water tank at Weligama. With the current supply of 6,500 cubic meters of water per day, this amount is insufficient. Currently, a new water supply scheme has been started under the Greater Matara development plan and by the year 2020 it is to be completed. After completing the project, it is expected to distribute water supply without any inconvenience in 24 hours. According to the National Water Supply and Drainage Board, the expected daily water requirement for the year 2030 is given in table No. 08 and the proposed water supply map Map 20 is displayed.

**Table 8: Daily water requirement – Weligama UC**

Year	Estimated population	Daily Commuter Population	Water requirement for Hotels (m <sup>3</sup> )	Water requirement for Hospitals (m <sup>3</sup> )	Daily Water requirement (m <sup>3</sup> )
2011	22149	50000	69	19	4674
2016	23228	55000	171	19	5031
2020	24156	58500	238	19	5231
2025	25369	70000	383	19	5808
2030	26643	80000	628	19	6409

Source: Urban Development Authority, Matara District Office

*Notes: - Per Capita Water Consumption (Residential) - 180 liters*

*Per capita water consumption (circulating population) - 12 liters*

*The water requirement for a hotel room - 0.4 cubic meters*





### **6.3.6 Proposed Electricity and Telephone Distribution Plan**

Electricity from the national grid is supplied to the Southern province through sub stations located in Matugama, Galle, Deniyaya, Embilipitiya and Balangoda. Accordingly, 10 MW of electricity is provided to the Weligama area through Galle and Deniyaya substations.

High voltage (33 Kwh) and 6.46 Kilometers of electricity (2.47 Km) have been built in Weligama Urban Council area. 12 Transformers have been constructed to distribute electricity in the city. Electricity is provided to all commercial, industrial and religious sites in the Weligama Urban Council area and 97.8% of the existing houses are provided electricity. Accordingly, 2.2% of households without electricity are in the urban council area. These were temporary shelters.

According to the data obtained from the CEB, the Weligama Urban area needs to provide a higher volume of electricity in future development activities through the grid. The current network subscription map 21 is displayed.







### **6.3.7 Drainage and Sewerage Management Plan**

Although the drainage system constructed in the Weligama Urban Council area has been planned to drain, there is no systematic drainage due to the technical defects in this drainage system, and drainage of drains has become dependent on the drainage due to the occurrence of mosquito-borne diseases. Although drainage system constructed in the Weligama Urban Council area has been planned for the drainage the rainwater, there is no systematic drainage of water due to the technical defects in these drains. The blockage of water in drains has caused for spread of mosquitoes. According to information obtained by the Urban Development Authority, the spread of mosquitoes will begin with the beginning of tourism season. As this situation threatens the development of tourism industry, the existing drainage has to be restructured. The proposed drain and canal system will be initiated considering this requirement is shown in map no 22.



**Map 22: Proposed Drainage and Sewerage Management Plan**



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: blue; text-decoration: underline wavy;">      </span> Existing Ela to Be Developed</li> <li><span style="color: red; text-decoration: underline wavy;">      </span> A Class Road</li> <li><span style="color: orange; text-decoration: underline wavy;">      </span> B Class Road</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Weligama UC</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block; margin-right: 5px;"></span> Rail Road</li> </ul>	 <p><b>1:16,000</b></p>	 <p>Urban Development Authority Matara District Office</p>
<p><b>Proposed Drainage System - 2030</b>  <b>Weligama Urban Council Area</b></p>		
<p>Weligama Urban Development Plan (2019 - 2030)</p>		
<p><b>Map No: 22</b></p> <p>Prepared Date : 10th November, 2018          Updated On : 2019          Source : Matara District Office UDA          Prepared By : J.O.B. Jeewandara</p>		

## Development Strategies

### Construction of a Sewerage Recycling Unit

There is no centralized sewerage management system which is not operating within the city limits, while water sealed sanitary toilets are used. The water sealed sanitary toilets in the city are 99% and the sanitary toilet is 0.6%. There are 0.4% of households without toilets. Accordingly, unauthorized toilet utensils of 0.6 % and 0.4 % of homes without toilets are a bad cause for health and hygiene.

The town center and the coastal area have a shallow ground water level, which prevents water sealed toilets during the rainy season. The pollution will increase, as the spread of transmittable diseases will increase. In order to tackle this problem, the entire area of the Kapparithota has been identified to design a complete sewerage management system. This will solve the problem by 2030.

**Picture 29: Proposed Land for Sewage Management Project**



Source: Urban Development Authority



### 6.3.8 Solid Waste Management Plan

Weligama Urban Council is doing the solid waste collection of the Weligama area according to data obtained from the development division of the Weligama Urban Council. The daily solid waste collection of the area is 15 ton. This amount is in solid waste, excluded from public markets, commercial areas, factories, district hospital and residential areas. The composition of the decomposing and non-decaying substances of solid waste collected is as follows in table 9.

**Table 9: Composition of collected Solid Waste - 2017**

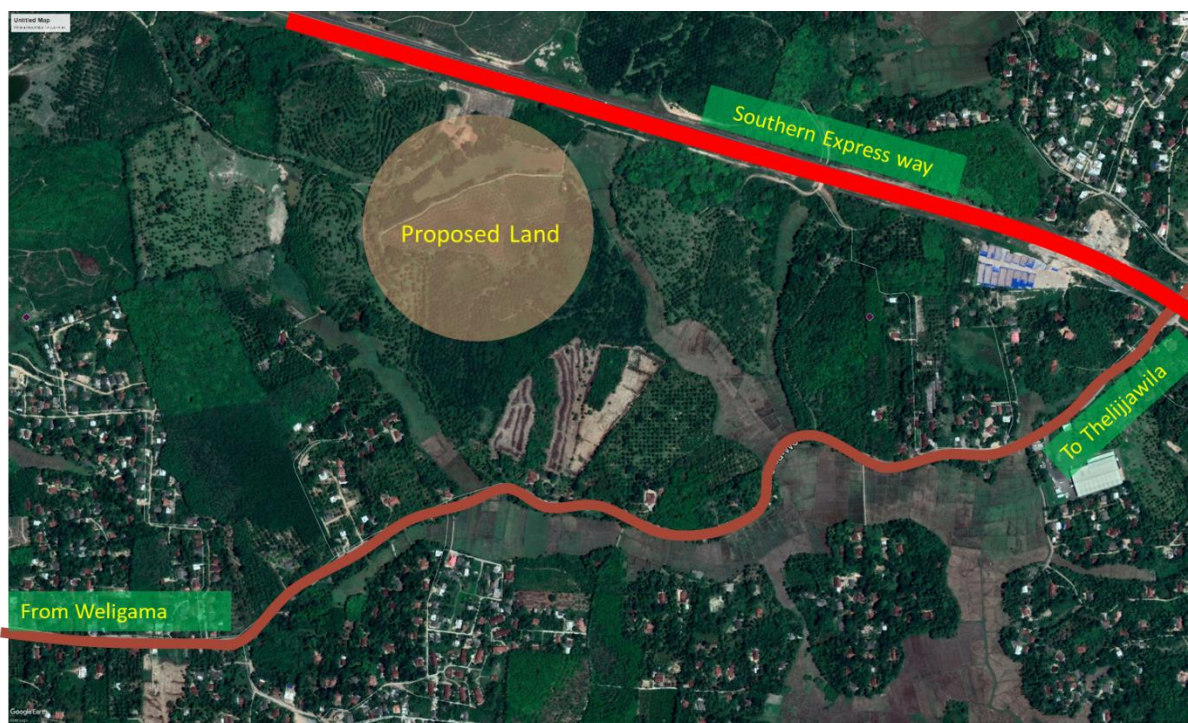
Composition	Percentage %
Decaying plant and animal waste	80
Non-decaying waste	10
Non-usable waste	10
Total	100

Source: Weligama Urban Council, Development Division. 2017

According to the table above a higher percentage of waste in the city is comprised of decomposing plant and animal parts. This amount is 85 percent. The Urban Council has selected a waste management site in the 17 acres of the land, which is in Kapparathota, which polluting the lagoon and beach. This may badly affect to the tourism industry. The percentage of non-decaying waste from solid waste is 10%. Materials such as plastic and glass have been sold and others recycled. Although non-recyclable 10% percent of the waste is dump in a proper dumping site, it is reported that there is no proper place identified as a dumping yard for the Weligama Urban Council.

At present, this non-decaying waste has become an environmental threat for the area. Therefore, this non-recycling waste shall dump into a safe dumping yard. There is a proposal to establish a Compost Project at the Charley mount industrial zone. Proposed site is shown in picture no 30.



**Picture 30: Proposed Land for Project**

Source: Urban Development Authority, Matara District Office

#### 6.4 Proposed Economic Development Plan

The economic development of Weligama Town is depending on the location of the town center and Weligama town is located along the Colombo - Tangalle, Wellawaya main road, Coastal Railway line and close proximity to Kokmaduwa expressway interchange and Weligama town has spread in an 8km diameter area from the center of the town. According to the analysis, this town will cater to more than 100,000 daily commuters by 2030. Thus, Weligama town will be the main service-providing center with commercial, financial and education services.

The employment rate of the Weligama UC area is 5,721 in 2011; this has increased to 6,545 by 14.4% growth by 2017. The unemployment rate was 7,940 in 2011 and it has decreased to 4,008 by 49.5% rate. As identified in field surveys, the main reason for this



development in employment is the tourism industry of the area. The details of the employees working at hotels and guesthouses are shown in the table no 10.

**Table 10: Employment in tourism related institutions in Weligama UC area**

Type	Number		Number of employees	
	2012	2017	2012	2017
Hotels	07	20	42	1,906
Lodges	04	04	07	95
Guest Houses	09	25	19	65
Rest House	01	02	04	04

Source: Field Surveys

According to the above table no of employees has increased 72 employees in 2012 in to 2070 employees in 2017. Economic development strategies to be implement to enhance the tourism industry and fishery industry of the area as well as to increase the employment rate.

### **Strategy 01**

Establishment of multi-modal transport hub is integrating railway station and bus station to develop the town center as the main commercial center with all facilities.

### **Strategy 02**

Beach development is to optimize the use of natural resources in beach area and develop Pelena area to facilitate the Surfing in 04 stages.

### **Strategy 03**

Establish a Tourism promotion zone along the Kapparthota lagoon area and NARA institute premises by a well-planned approach.

### **Strategy 04**

Demarcate suitable areas for Ritipanna Fishery Industry to promote tourism industry in the area for this kapparthota and parana kade areas are suitable.



### 6.4.1 The Economic Plan

The nature of the sea waves and the features of the beach at Weligama is a good sight for the surfing, as there are many local and foreign tourists to surf in the waves. As there are no facilities available for the tourists in the city, there is a commercial center with all the facilities needed for completing the needs of tourists in the town center.

Also, the establishment of Information Centers at the appropriate places such as Tourist Information Center at Bus Station and Railway Station to obtain information for local and foreign tourists visiting the city. Development of existing parks, play grounds and open areas for the promotion of fishery and tourism industries by way of a proper plan.

The coastal area has been identified as a place for recreational and leisure activities for both local and foreign tourists. Accordingly, the Weligama beach development project is to be completed in four stages. Plans are underway to construct 16 fish outlets and parking facilities under the first stage. (Picture 31)

Accordingly, the fish market has been completed and landscaping has been completed. Under Phase II is the main function of developing the thematic parks, providing space for canteen and planting trees. At present, the landscaping activities have been completed.

It is proposed to provide facilities for the surfing game and to construct a guardroom for the Coast Guard Department under stage III. Under the Phase IV a cafeteria and a health center are proposed and parking facilities are also expected from this project. The plan for developing the Weligama beach park is shown in Fig. no 10



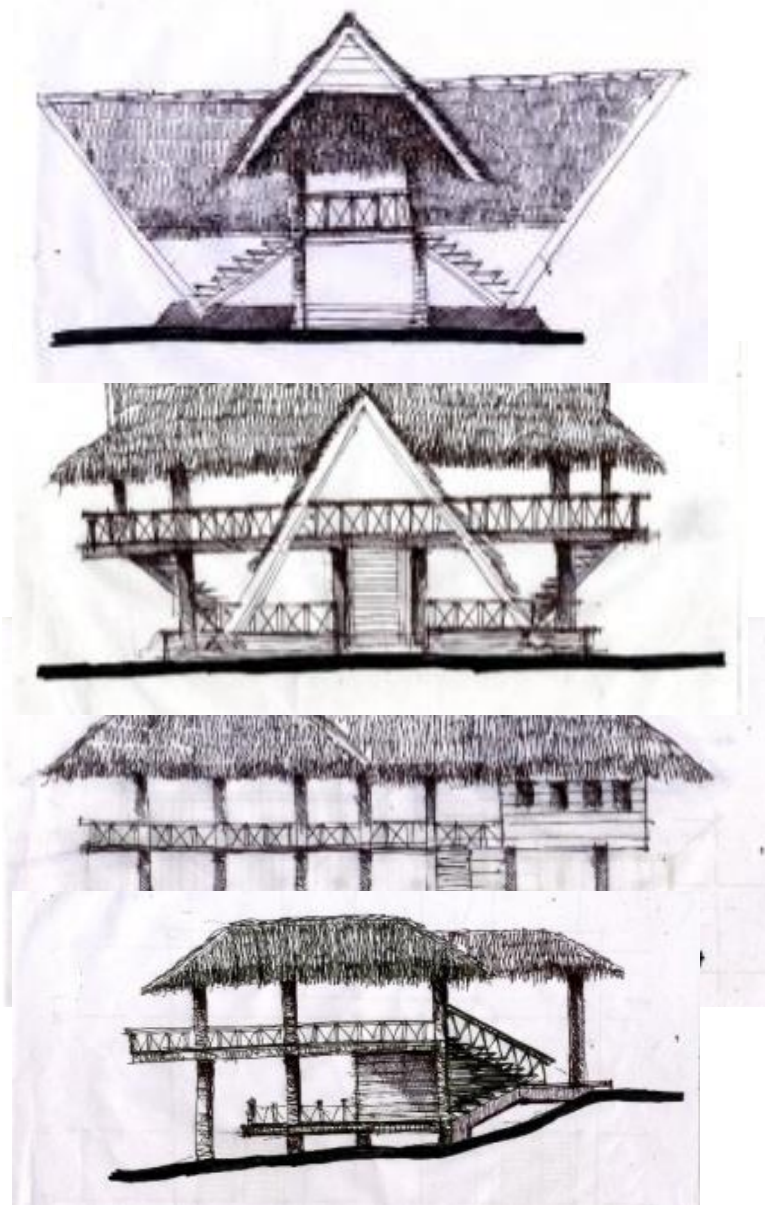
**Picture 31: Constructed Fish Stalls - Stage I – Beach Development Project**



Source: Urban Development Authority, 2018



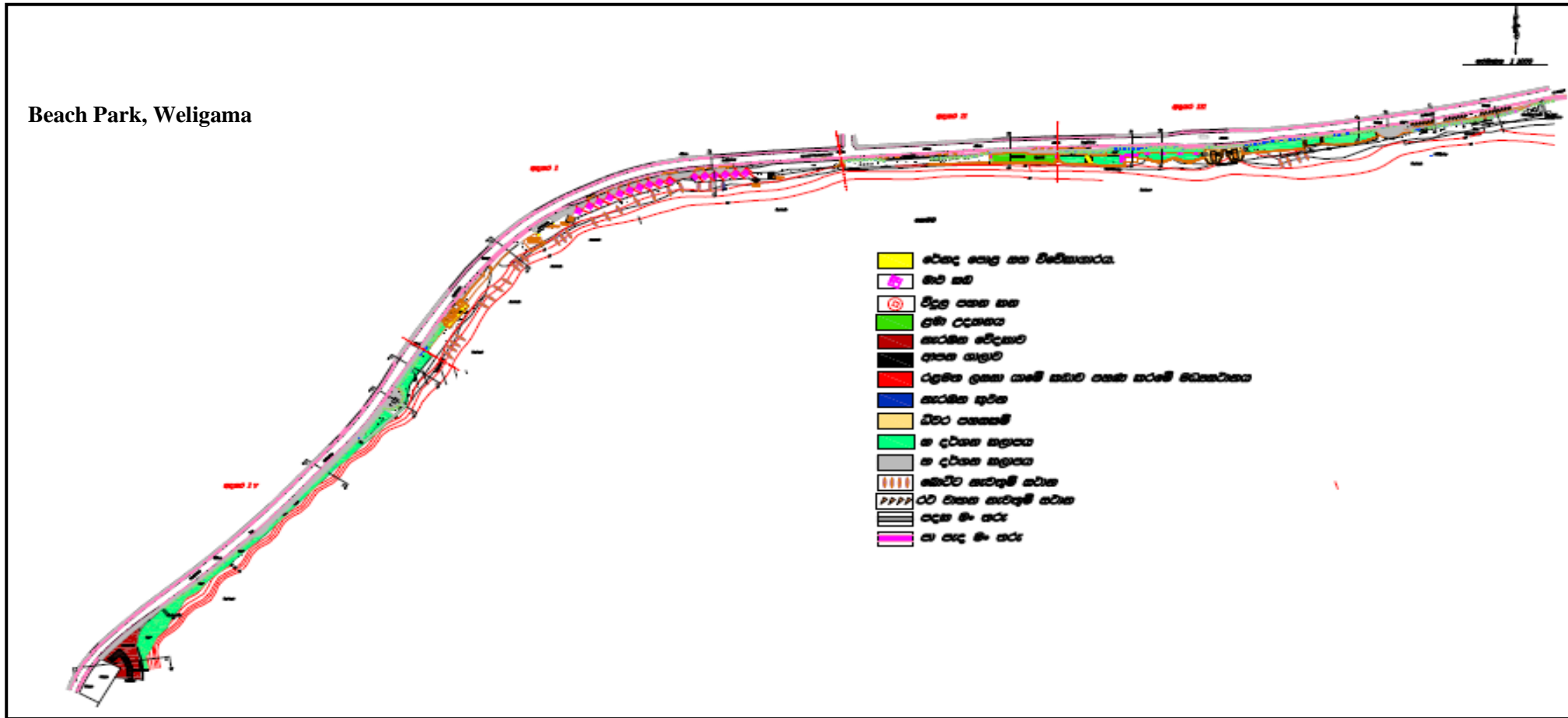
*Figure 10: Weligama Beach Park Project– Front view of Proposed Restaurant – III Stage*



Source: Urban Development Authority, Matara District Office



Figure 11: Beach Park Weligama

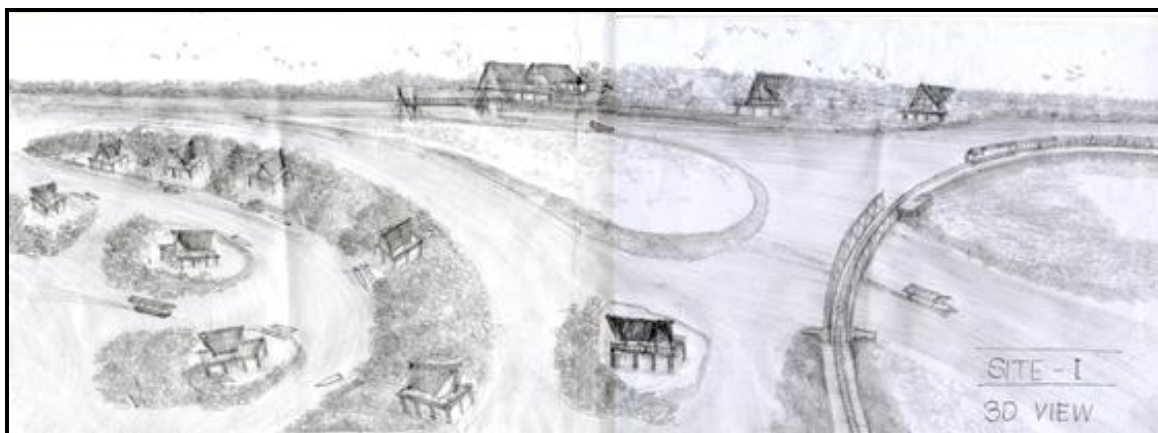


Source: Urban Development Authority, Matara District Office

## 6.4.2 Tourism Plan

It is proposed to develop the existing Nara Institute in Kapparatota as a Tourism Development Center and the Kapparithota lagoon area will be a leisure and recreational zone and Rakksha Moona Kanda in Kapparatota as a viewing center. The Kapparatota Lagoon, which has been used for the solid waste management project of the Weligama UC, is now gradually decreasing the environmental sensitivity, which is a high threat to the life span of the Kapparatota lagoon. The solid waste management project has been designed to solve the problem by directing the solid waste management project identified under the Greater Matara Development Plan. The Kapparatota lagoon area is targeted for environmental tourism for developing the tourism industry. It is located in a very quiet environment and is expected to be used for the construction of beautiful small houses, which is expected to be widely used in the local raw material. The conceptual design for the proposed project is shown in Figure 12 below.

*Figure 12: Kapparithota Lagoon Development Project*



Source: Urban Development Authority

The area around Kapparithota jetty is situated in a very beautiful environment. It is proposed to develop the land on the Kapparithota jetty, which is located in the area in this area, with all-natural swimming pools and all other necessary facilities. The conceptual plan for this is given in the following figure no 13.



**Figure 13: Kapparithota NARA Land (Conceptual Plan)**



Source: Urban Development Authority

The Ritipanna fishing industry, which has been in existence since ancient times, has been able to boost the city's economy by promoting tourism. Weligama has been famous for Ritipanna fishing industry in the past, this can be used to promote the tourism industry. Residents can earn extra income by Ritipanna fishing industry and provide tourists with a new experience. Kapparithota area and “Parana Kade” has been identified to promote the Ritipanna fishing industry.



Weligama rest house is situated on the high land facing the Kapparithota Jetty. But the buildings on the site are in a dilapidated condition. The newly built kapparithota jetty in front of the site adds the scenery. Therefore, it is possible to create a place with all the necessary facilities to develop the Weligama development plan as a tourist paradise.

## **6.5 Sustainable Environmental Development Strategies.**

Weligama Urban Council area is a high sensitivity area located in the coastal zone in Weligama. The Kapparatota lagoon, wetland and marshes in the high biodiversity area of this area is proposed to be implemented as follows.

### **6.5.1 Conservation Areas - Wetland**

#### **6.5.1.1 Wetlands Classification for Weligama Urban Council Area**

01. Inland natural fresh water wetlands  
eg - Rivers, Marshes
02. Fresh water and salty water wetlands  
eg – Lagoon, Mangroves
03. Manmade wetlands  
eg – Paddy fields, Recently abandon paddy

#### **6.5.1.2 Wetlands Zones in Weligama Urban Council Area**

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

- 1. Wetland Nature Conservation Zone**

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



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

(Map No: 23 Wetland zoning plan of the Weligama Urban Council area and guidelines in Annexure 02)

### **6.5.1.3. Permitted Uses for the Wetland Zones**

#### **1. Wetland Nature Conservation Zone**

- i. Eco-friendly restaurants
- ii. Mini Conference Centers
- iii. Outdoor fitness/exercise facilities
- iv. Wetland museums
- v. Eco-tourism facilities (i.e.small-scale, eco-friendly, tourist development such as cabanas on stilts)
- vi. Theme Parks, conserving/restoring the natural ecosystem.
- vii. Other nature based recreation activities
- viii. Open grassed areas (as public parks/playgrounds).
- ix. Traditional Fishing
- x. Flower collection
- xi. Water-transport if carefully integrated and operated
- xii. Dairies
- xiii. Wetland forestry
- ix. National infrastructure projects
- x. Irrigation/flood protection structures.
- xi. Wetland organic agriculture.

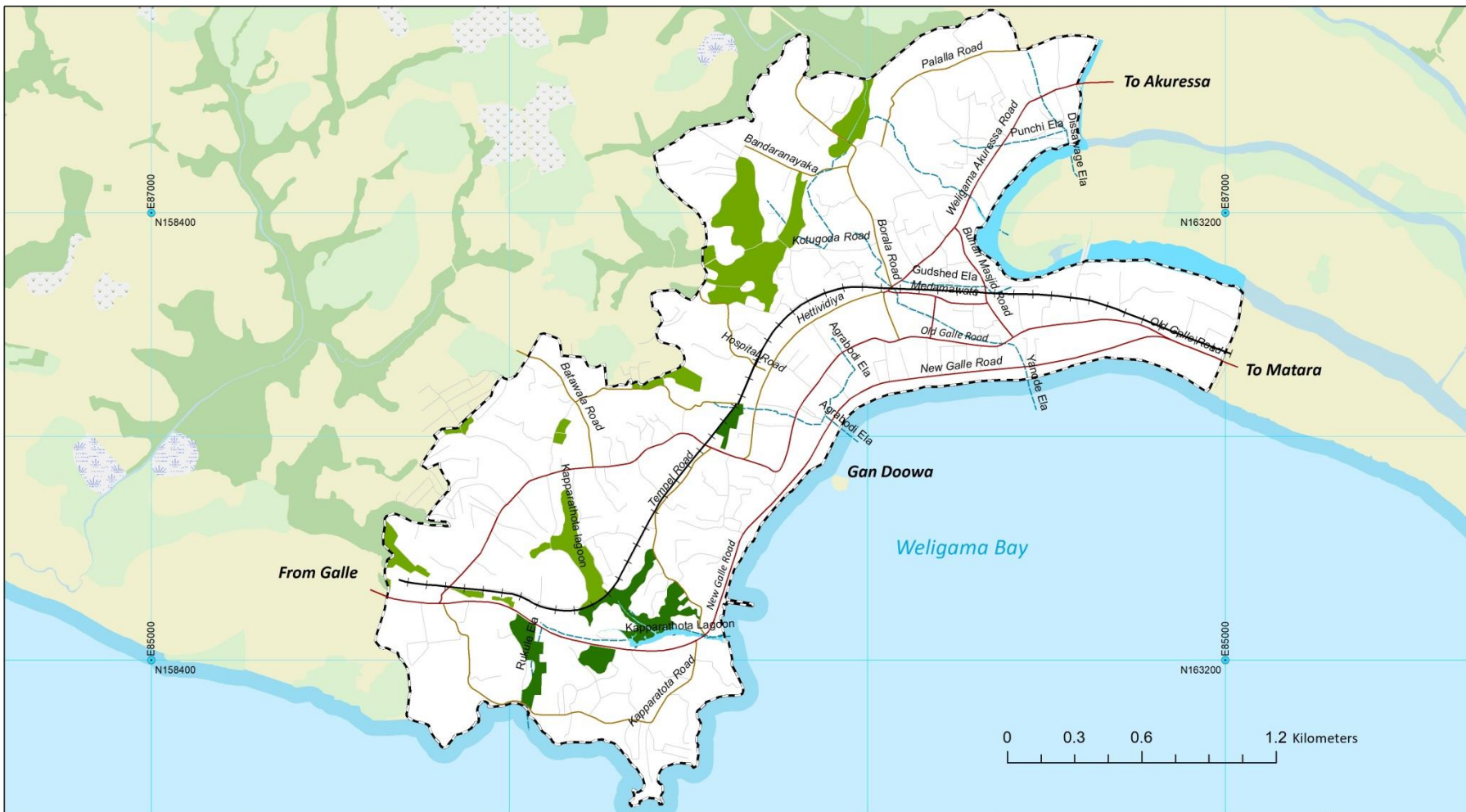
**All buildings shall be constructed on stilts in Wetland Nature Conservation Zone.**



#### **2. Special Paddy Cultivation Zone**

Permitted uses should be implemented according to the Agrarian Services Act 19/2018.



Map 23: Weligama UC -Wetland Zoning Map 2030



<p><b>Legend</b></p> <p><span style="display: inline-block; width: 20px; height: 10px; background-color: #006400; margin-right: 5px;"></span> Wetland Nature Conservation Zone</p> <p><span style="display: inline-block; width: 20px; height: 10px; background-color: #90EE90; margin-right: 5px;"></span> Special Paddy Cultivation Zone</p> <p><span style="display: inline-block; width: 20px; height: 10px; background-color: #ADD8E6; margin-right: 5px;"></span> Water Bodies</p>	 <p>1:16,000</p>	 <p>Urban Development Authority Matara District Office</p>
<p><b>Wetland Zoning Plan - 2030</b>  <b>Weligama Urban Council Area</b></p> <p>Weligama Urban Development Plan (2019 - 2030)</p>		
<p><b>Map No: 23</b></p> <p>Prepared Date : 10th November,2018          Updated On : 2019          Source :Matara District Office UDA          Prepared By : J.O.B. Jeewandara</p>		

### **6.5.2 Landscape Management**

Under the Landscape Management Plan for Weligama urban council area, identified following areas to be develop incorporate with a comprehensive landscape master plan

1. Weligama beach park (from Kapparatota to Palana)
2. Kushtarajagala surrounding area and green walkways development
3. Landscape improvement Senanayeka playground

Annexure no 1 - Existing photographs of those areas and 3D images and sketches of the proposed landscape master plan.

### **6.5.3. Disaster Risk Reduction Plan for Weligama Urban Council Area**









The existing population of the Weligama Urban Council (5.43 km<sup>2</sup>) area is 23,228 in 2016 and the forecasting population for 2030 is 26,643.

Flood and tsunami disasters recorded in Weligama UC area and vulnerable areas have been shown in the map no 24.



Map 24: Disaster vulnerable areas – Weligama UC Area



<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Tsunami</li> <li> Flood Innuadation Area</li> <li> A Class Road</li> <li> B Class Road</li> <li> Rail Road</li> <li> Weligama UC</li> </ul>	 <p>1:16,000</p>	 <p>Urban Development Authority Matara District Office</p>
<p><b>Disaster Risk Area - 2018</b> <b>Weligama Urban Council Area</b></p> <p>Weligama Urban Development Plan (2019 - 2030)</p>	<p><b>Map No: 24</b></p> <p>Prepared Date : 10th November, 2018                  Updated On : 2019                  Source : Matara District Office UDA                  Prepared By : J.O.B. Jeewandara</p>	

#### Flood recoded in GN Divisions

1. Wallivala East
2. Wallivala South
3. Hettiveediya
4. Kohunugamuwa
5. Kapparathota North
6. Pelena West

In addition, 33% of the area of Weligama UC area and 34% of the population of the area has affected by the Tsunami disaster in 2004. There are 446 deaths reported due to that incident. Guidelines for the area, which has affected by the Tsunami disaster.

#### Tsunami affected GN Divisions

1. Pelena West
2. Galbokka East
3. Aluth Weediya
4. Parana kade
5. Kapparatota South
6. Kapparatota North
7. Walliwela West

#### **Strategies for tsunami affected areas as follows**

- 100m area in the coastal zone is reserve as a conservation zone (according to the amendment costal conservation act no 49 of 2011)
- Propagate the mangrove vegetation
- Recreational and leisure facilities should be established.

#### **Permitted uses**

1. Fish landing sites
2. Open spaces
3. Coastal beach Park



### **Strategies for flood control**

There are no flood threats in the Weligama Urban Council area and flash flood has affected due to heavy rains of the area. Lack of proper drainage systems are reasons for the flood threat of the area.

Therefore, suitable drainage systems should be established for minimizing the flash flood hazards.

#### **6.5.4. Public Outdoor Recreation Space Plan for Weligama Urban Council Area**

According to the of UDA standard, 1.4 hectares per 1000 persons should be allocated for recreational activities. It is estimated that the population by the year 2016 is 23,228. According to the data analysis of the development plan it is forecasted that the population would be 26,643 by the year 2030. According to that it should be allocated 37.30 hectares as Public Outdoor Recreation purposes in 2030.

#### **Details of the Existing Public Parks & Playgrounds in Weligama Urban Council Area**

The main two categories of recreation facilities are active recreation and passive recreation. Active recreation facilities include the active participation of the people and it requires sufficient space for activities such as,

- i. Playing
- ii. Swimming
- iii. Running
- iv. Jogging
- v. Boat riding
- vi. Traditional fishing
- vii. Surfing



**Table 11 - Existing PORS – 2018 (Weligama Urban Council Area)**

No	Type of Parks	Extent (ha)
1.	Pocket Parks	0.19
2.	Beach Park	1.29
3.	Local Parks	2.02
	<b>Total</b>	<b>3.50</b>

According to the table No.11, there are currently 3.50 hectares of open spaces in the Weligama Urban Council area. Based on the current population of 23,228 hectares should be 32.51 hectares as active and passive recreational facilities. But according to table 11, there are not enough public outdoor recreation spaces in the Weligama Urban Council area for the present population and the existing facilities are inadequate.

### **Passive Recreational Places**

- 01. Public Library – 01
- 02. Reading Hall – 03
- 03. Film Hall – 01

Forecasting population for year 2030 is 26,643. According to the forecasted population, 37.30 ha should be allocated for Public Outdoor Recreational facilities.

(Details in Table 12 , Annex 03 and Map No:25).



**Table 12 - Proposed Public Outdoor Recreation Space facilities for Weligama Urban Council Area 2019 – 2030**

No	Type of Parks	Extent (ha)
1.	Proposed Community Park	3.09
2.	Proposed Linear Parks	31.56
3.	Proposed Beach Park	3.31
	<b>Total</b>	<b>37.96</b>
4.	Existing PORS	3.50
	<b>Grand Total</b>	<b>41.46</b>

### 1. Strategies of Public Open Space Plan

1. Redevelop and classify of existing playgrounds and the abandoned lands where people can use as playing areas and public open space.
2. Redevelop of all playgrounds of the area with necessary facilities
3. Enforce rules & regulations for 10% open space area which is allocated from land subdivisions and that area directly to be used only recreational purposes.
4. Social recreational activities  
Holiday resorts, Bungalows, Tourist Hotel should be established according to the tourism standards for local and foreign tourists.

### 2. Develop Linear Parks Concept

All the Ela, Oya and River reservations should be developed as linear parks and increase recreation facilities distribution as much as among the population.

### 3. Heat Reduction Strategies by 2030

- All government and semi government building should be constructed according to the green building certification process
- Apply Green roofing and water sprinklers to government and residential buildings
- Awareness to apply light colors on buildings



- Introducing Green Stop concept for all proposed car parks and redevelop existing car park posts as green terminals.
- Inland systems are limited to methods that absorb water into the ground and interlocking them only to their colors.
- Apply water absorbing and light color interlocking systems
- Proposed open spaces should be according to the green concepts and existing playgrounds, parks and open spaces maintain properly.

#### 4. Proposed tree planting areas,

- a) Old Galle Road
- a) Hettiveediya Road
- b) Hettiveediya Junction to Skuressa Road
- c) Bhuhari Masjith Road

#### Proposed Trees


- i. *Peltophorum inerme* - කහ මාර
- ii. *Delonix regia* - මැයි මාර
- iii. *Murraya paniculata* - ඇට්ටෙරියා
- iv. *Barringtonia asiatica* - මුදිල්ලා
- v. *Thespesia populnea* - ගංසුරිය
- vi. *Pisonia alba* - වානබංග




Map No 25 : Proposed Public Outdoor Recreational Space Plan - 2030



Existing Pocket Park	Existing Local Park Service Area Radii	Proposed Community Park
Existing Tree Line	Proposed Linear Park	Proposed Beach Park
Scenic View	Proposed Tree Line	Proposed Community Park Service Area Radii

  
**1:16,000**

  
 Urban Development  
 Authority  
 Matara District  
 Office

**Proposed Public Outdoor Recreational Space Plan - 2030**  
**Weligama Urban Council Area**

Weligama Urban Development Plan (2019 - 2030)

**Map No: 25**

Prepared Date : 10th November, 2018  
 Updated On : 2019  
 Source : Matara District Office UDA  
 Prepared By : J.O.B. Jeewandara

## 6.6 Culture and Heritage Management Strategy

There are several historical and architecturally important sites and buildings in the Weligama Urban Council area. Of these, the Agrabodhi Viharaya is important to Buddhists. The Ashthamangala artifacts discovered in this Vihara belongs to the Anuradhapura period and it is called the “Atamagala”. It is made of quartz stone. It is mentioned in the book "Matara" the most beautiful and unpretentious only one Ashthamangala artifact in Sri Lanka. Historical and architectural places of the Weligama area such as Thiruvala Kovil, Agrabodhi Viharaya, Kusheeraraagala, Methodist Church and Methodist Church are shown at Map 26.

Since the Agrabodhi Vihara was built during the reign of King Dewanapethis and the statue of the Avalokitheshwara Natha Bodhisattva has been built at Kushtarajagala, these areas can be used to promote tourism through the awareness of the historical value of these places. Accordingly, the lane with a tree shade can be used as a walking path from Kumbalgama Junction to the old Galle Road and to the Thiruwala Kovil through the Agrabodhi Viharaya area.



**Map 26: Proposed Archeological Buildings to be conserved – Weligama UC 2030**



**Legend**

- Archeological Buildings
- 02 Lane Development
- 02 Lane Development (Green Path)
- 04 Lane Development
- Fly Over
- A Class Road
- Rail Road
- Weligama UC



1:16,000

**Map No: 26**

Prepared Date : 10th November, 2018  
 Updated On : 2019  
 Source : Matara District Office UDA  
 Prepared By : J.O.B. Jeewandara

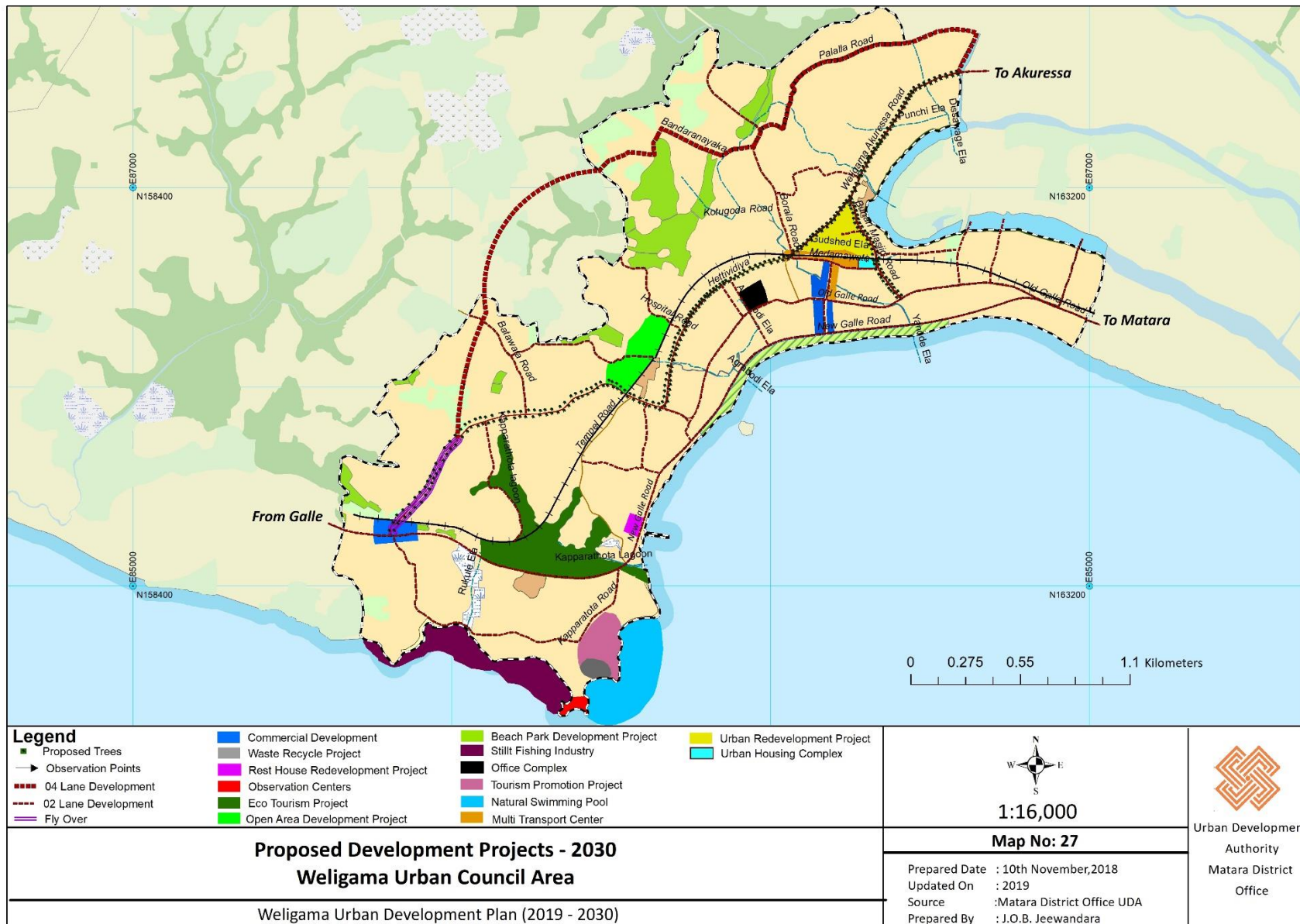


Urban Development Authority  
 Matara District Office

**Proposed Archaeological Buildings to be Conserved - 2030  
 Weligama Urban Council Area**

Weligama Urban Development Plan (2019 - 2030)

Map 27: Proposed development projects – Weligama UC 2030



## 6.7 Strategic Projects

Proposed development projects shown in map no 27.

**Table 13: Proposed development projects – Weligama UC 2030**

No	Project Name and Description	Location	Ownership	Land Extent	Funding Source	Estimated Value Rs. (Million)	Responsible Institutions	Project Period		
								Short Term	Mid Term	Long Term
01.	Canal Development Project (Agrabodhi Ela, Yan Odaya Ela, Polkandan Ela, Goodshed Ela, Punchi Ela)	Town Center	UC Irrigation Department	-	Treasury Fund	200.00	UC Irrigation Department	✓		
02.	Sewerage Management System and Treatment Plant	Kapparathota	Private	5 Acres	Treasury Fund	500.0	District Secretary Office CEA LRC Weligama Divisional Secretary Office UDA		✓	
03.	Beach Park Development Project	Along Galle - Matara main road and Beach strip	RDA Coastal Conservation Department DS Office	15 Acres	Treasury Fund	100.00	RDA Coastal Conservation Department CEA Weligama DS Office Weligama UC UDA	✓		



04.	<p>Town Centre Development Project</p> <ul style="list-style-type: none"> <li>• Bus stand development and commercial development</li> <li>• Redevelopment of railway station</li> <li>• Development of vehicle parking places</li> <li>• Development of quarters and room facilities for tourists</li> </ul>	Town Center	<p>Railway Department RDA/PRDA UC Multipurpose Co-operative Society Private</p>	3 Acres	Treasury Fund	1863.00	<p>RDA UDA Weligama UC Weligama DS Office Railway Department</p>	✓	
05.	<p>Road Development project two-lane roads</p> <ul style="list-style-type: none"> <li>• Colombo-Matara main road</li> <li>• Weligama - Akuess main road</li> <li>• Vajiragnana mawatha</li> <li>• Borala road</li> <li>• Kapparathota circular road</li> <li>• Meda mawatha four lane roads</li> <li>• Palalla road</li> <li>• Bandaranayake road</li> <li>• Kudalumulla road</li> </ul>	Town Center	<p>RDA/PRDA Weligama UC</p>	-	Treasury Fund	2500.00	<p>Weligama UC RDA PRDA UDA Water Board Electricity Board Weligama DS Office</p>	✓	



06.	Kapparathota Tourism Facility Centre	Nara Land Development	NARA institute	5 Acres	Treasury Fund	1500.00	CCD Weligama UC UDA DS Office NARA		✓	
07.	Office Complex Development Project All institutions scattered in and around the town will located at one place	In front of Sumangala Vidyalaya	Ministry of Education	1 acre	Treasury Fund	150.00	Weligama UC Weligama DS Office UDA Education Department		✓	
08.	Recreation and Leisure Activity Development at Kapparathota Lagoon	Kapparathota lagoon and its surrounding	State and UC	17 acres & 39.78 Perches	Treasury Fund	300.00	Weligama UC CEA CCD Weligama DS Office UDA		✓	
09.	Development of Green area and development of Kushtharajagala area	Kumbalgama Junction to Thiruwala Kovila	Archeology department Weligama UC RDA UDA		Treasury Fund	75.00	Archeology Department Weligama UC RDA UDA		✓	
10.	Senanayake Playground Development	adjacent to Agrabodhi temple	State	1 acre	treasury Fund	200.00	Weligama DS Office Weligama UC UDA		✓	
11.	viewing Point Development	Kaparathota	Private	80 perch	treasury fund	50.00	Weligama UC UDA CCD			✓



**Project No 01**

<b>Title of the Project</b>	Canal Development Project
<b>Project</b>	Yan Odaya Ela, Agrabodhi Ela, Polkandan Ela, Punchi Ela and Goodshed Ela Development
<b>Project Proposal</b>	Existing Hydrology Network Reconstruction and Development

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC

<b>Access</b>	Yan Odaya Ela, Agrabodhi Ela, Galle – Matara Main Road Polkandan Ela, Akuress - Weligama Main Road Punchi Ela and Goodshed Ela
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**Location Map**

**Proposed Drainage System - Weligama Urban Council Area- 2030**  
Weligama Urban Development Plan (2019 - 2030)  
Urban Development Authority

**Map No: 22**  
Prepared Date: 15th November 2018  
Updated On: 2019  
Source: Matara District Office UDA  
Prepared By: I.G.B. Jayawardena

**Land use Map**

**Existing Land use Distribution - Weligama Urban Council Area- 2018**  
Weligama Urban Development Plan (2019 - 2030)  
Urban Development Authority

**Map No: 47**  
Prepared Date: 15th November 2018  
Updated On: 2019  
Source: Matara District Office UDA  
Prepared By: I.G.B. Jayawardena

- Agrabodhi Ela start near form Agrabodhi temple and end in Fish stalls




	<p>developed near to the Weligama beach park.</p> <ul style="list-style-type: none"> <li>• Yan Odaya Ela connecting sea near to Pelena sea area which is the most attracting place for Surfing.</li> <li>• Polkandan Ela located in the city center and connects to Polathu Modara river near to Akuress road.</li> <li>• Goodshed Ela connects to polathumodara river near mosque.</li> <li>• Punchi Ela connects to polathumodara river near akuressa road.</li> </ul>
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### Project Rational

<b>Project</b>	New		Development	✓	Project		Land Development	
<b>Type</b>	Conservation	Commercial	Landscaping and Recreation		Heritage	housing	Restoration	Infrastructure facilities
			✓					
<b>Sector</b>	Environment	✓	Economic	✓	Social		✓	
<b>Aim of the project</b>	<ul style="list-style-type: none"> <li>• Discharge of existing polluted water.</li> <li>• Disconnect of illegal drainage which carries polluted water.</li> <li>• Development of existing drainages to flow only the rain water</li> <li>• Creating a livable surrounding for all</li> </ul>							
<b>Need of the Project</b>	<p>Weligama City is a tourist city with a convenient environment for surfing and sporting activities among the tourist towns in the Southern Province. The daily circulatory population is over 50,000. Problem has raised due to blockages in the drainage system of this city and drainage system constructed for the natural water flow of the area. Due to this issue, the wastewater discharged from the town has been a huge inconvenience. Further, these canals have been referred to coastal areas for tourist purposes, and they face the risk of contaminating sea water. Therefore, this canal system has to be developed expeditiously to promote the tourism.</p>							



## Project Description

<b>Project Duration</b>	<b>Short term (1 year)</b>	✓	<b>Mid-term (1-3 years)</b>		<b>Long term (3 years)</b>	<b>Estimated cost</b>	200 million
<b>Funding source</b>	Treasury Funds						
<b>Project details including maps</b>	 <p style="text-align: right;">i. R</p> <p>removal of existing contaminated water.</p> <p>ii. Removal of unauthorized pipelines and wastewater pipelines.</p> <p>iii. Development of canals to enable rainwater flow only.</p> <p>iv. Establishment of a follower unit, coordinated by the Urban Council and the Irrigation Department.</p>						
<b>Existing situation</b>	<p>Through the urban development and low income incompleting Yangodaya ela, Agrabodhi ela and the Polkandan ela have been developed for rainwater flows, due to the lack of flow of water through these canals, and water accumulates throughout the year. Since there are no safety measures adopted in developing these canals, problems have arisen for the safety of the people.</p>						

## Project cost



<b>Estimation</b>	Rs. 200.0 million
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**Project No 02**

<b>Project title</b>	Proposed Sewerage Management System and Treatment Plant
<b>Project</b>	Proposed Sewerage Management System and Treatment Plant
<b>Project Proposal</b>	Construction of Sewerage Management System and Treatment Plant

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Access</b>	Kapparatota Circular Road			
<b>Location map</b>				
<b>Land use plan</b>	 <p>The proposed project site is a vacant land located adjacent to residential, tourism and fishery related activities and this site has elevation of 3m - 4m of height from ground level.</p>			



**Project Rational**

<b>Project Type</b>	New	✓	Development		Project		Land Development	
	Conservation		Commercial	Landscaping and Recreation	Heritage	Housing	Restoration	Infrastructure facilities
	✓			✓				✓
<b>Sector</b>	Environment	✓	Economic	✓	Social			✓
<b>Aim of the Project</b>	Introduction of a systematic residential development Development of existing drainage system to cater tourism industry							
<b>Need of the project</b>	<p>49% of the total land area of the Weligama urban area is located at sea level, which includes the urban core area. It also accounts for 68% of the total number of houses in the area. There are about 40 tourism related buildings including star class hotels, guest houses, lodges and resorts in the Weligama metropolitan area. 95% of it is in the sea-level area.</p> <p>Since the urban area is located above the water table of sea level, the tourism industry is faced with the danger of lack of a safe environment for the people living in the area due to the overflowing of toilet in the rainy season and the accumulation of wastewater in the existing drainage system. Accordingly, there is a need to implement this project to sustain the tourism industry and create a healthy environment for the urban population.</p>							

**Project Description**

<b>Existing land ownership</b>	Private	✓	State		Other	
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**Project Details**

<b>Project Duration</b>	<b>Short term (1 year)</b>		<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>		<b>Estimated cost</b>	300 million
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<b>Funding source</b>	Treasury Funds / ADB Funds					
<b>Supply of infrastructure facilities</b>	<b>Water</b>			<b>Electricity</b>		
	National Water Supply and Drainage Board			Ceylon Electricity Board		
<b>zone</b>	Tourism zone	Zoning compatibility	yes	✓	no	
<b>Existing situation</b>						
The project site identified for the implementation of the project is 7 acres of bare land and the location of the land is 4 to 5 meters above sea level. The project is currently funded by the Asian Bank funded Strategic Cities Development Project. Rs. 500 million has been allocated.						

### Project Budget

Activity	Expenditure (Rs.) million
Construction of Sewerage Management System and Treatment Plant	500.0

### Approving agencies

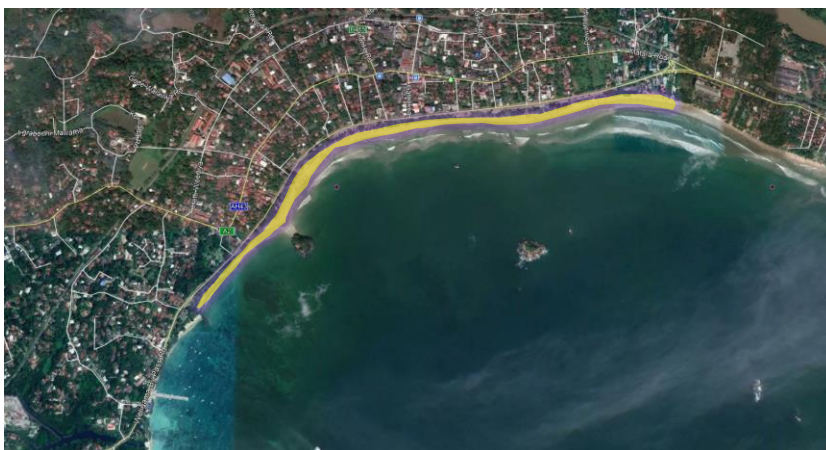
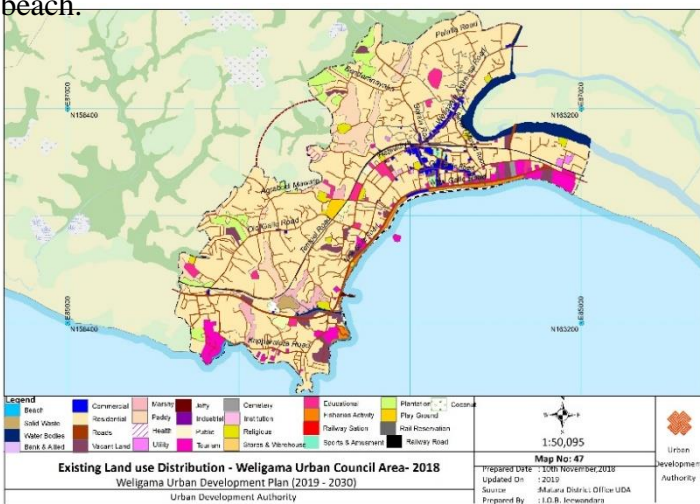
Activity	Institutions involved	Responsible institutions
Construction of Sewerage Management System	Weligama Urban Council Central Environmental Authority Water Supply & Drainage Board Irrigation Department	Weligama Urban Council Central Environmental Authority Water Supply & Drainage Board Urban Development Authority



## Project No. 03

<b>Title of the Project</b>	Weligama Beach Park Development Project
<b>Project</b>	Tourism Promotion Project
<b>Project Proposal</b>	Project Development of coastal belt from Kapparathota to Pelena.

## Project Location

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	New Galle Road	Bay View Hotel	Sea	Mosque
<b>Access</b>	Galle - Matara main road			
<b>Location Map</b>				
<b>Land use Map</b>	<p>The proposed project site is in the middle of the Matara Main Road and the beach.</p> 			



**Project Rational**

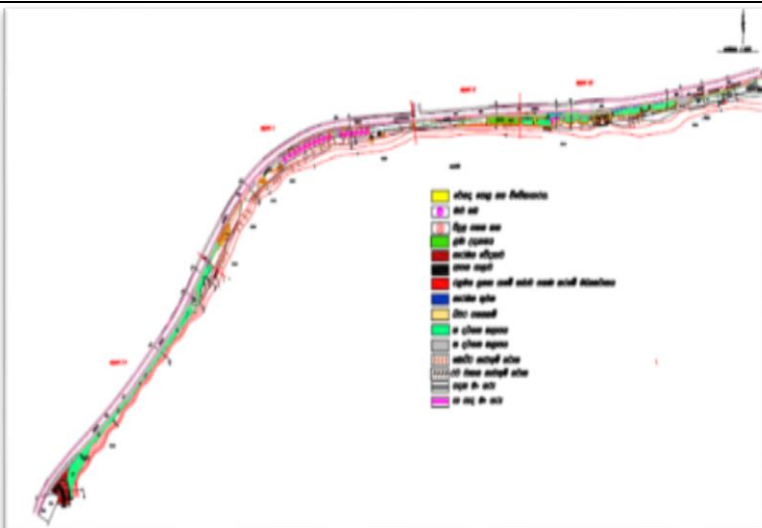
<b>Project Type</b>	New	✓	Development		Project		Land Development	
	Conservation		Commercial	Landscaping and Recreation	Heritage	housing	Restoration	Infrastructure facilities
	✓			✓				✓
<b>Sector</b>	Environment	✓	Economic	✓	Social		✓	
<b>Aim of the Project</b>	Create attractive beaches for relaxation and recreational activities. Improvement of surfing provision of space for restaurant, life saving.							
<b>Need of the Project</b>	<p>The coastal area of the Weligama is located along the Weligama Bay, which is sparsely populated. This location is well valued for surfing and the shallow sea area is used for the fishing industry. The main source of revenue for the 25% of the people in this area is the fisheries industry, while around 28% of the population is engaged in tourism.</p> <p>But nowadays this area is widely used for fishing as well as tourism, as the coastal zone is for informal development has caused social issues among the people living in the area. Further, since this informal development has become a factor in contamination of the coast, the coastal zone has to be referred to planned development to promote fisheries and tourism.</p>							

**Project Description**

<b>Existing Land Ownership</b>	Private		State	✓	Others	
<b>Ownership details</b>	RDA, Weligama DS Office					
<b>Surveying details</b>	<b>Survey plan number</b>	<b>Surveyor's name</b>		<b>Date</b>	<b>Land extent</b>	



## Project Description

<b>Project Duration</b>	<b>Short term (1 year)</b>	✓	<b>Mid-term (1-3 years)</b>		<b>Long term (3 years)</b>		<b>Estimated cost</b>	60 million
<b>Funding source</b>	Coastal Conservation Department Funds, Treasury Funds							
<b>Project details including maps</b>	 <ol style="list-style-type: none"> <li>1. Provision of surfing facility centre.</li> <li>2. Establishment of life saving area.</li> <li>3. Landscaping along the costal belt.</li> <li>4. Providing infrastructure facilities for local and foreign tourists.</li> <li>5. Providing parking facilities.</li> </ol>							
<b>Supply of infrastructure facilities</b>	<b>Water</b>				<b>Electricity</b>			
	National Water Supply and Drainage Board				Ceylon Electricity Board			
	<b>Solid Waste Management System</b>	<b>Yes</b>	✓	<b>No</b>	<b>Not Suitable.</b>			Proposed SWM plan not introduced.
<b>Zone</b>	<b>Tourism zone</b>			<b>Regional compliance</b>		<b>Yes</b>	✓	<b>No</b>
<b>Existing Situation</b>								
Weligama beach development project is proposed to be developed in four phases. Under Phase I, the Coast Conservation Department and the Coast Conservation Department and the Urban Development Authority have developed two phases and the remaining 2 phases have to be developed.								



**Existing situation****Project Budget**

Activity	Expenditure (Rs millions)
Total Expenditure (Stage III & IV)	100.0

**Approving Agencies**

Activity	Institutions involved	Responsible institutions
Preparation and implementation of plans	Urban Development Authority Coast Conservation Department Road Development Authority Weligama Urban Council Weligama Divisional Secretariat	Weligama Urban Council Urban Development Authority Department of Coast Conservation and Coastal Resource Management Marine Environmental




		Authority
<b>Regulations and Guidelines</b>	<b>Rules &amp; Regulations</b>	<b>Guidelines</b>
Coast Conservation and Coastal Area Management Plan Weligama town development plan	Planning and building regulations of the Urban Development Authority Rules and Regulations of Coastal Zone Management Plan	Regulations governed by the Tourism zone of the Development Plan. Recommendation from the Coast Conservation Department. Recommendation of the Road Development Authority.



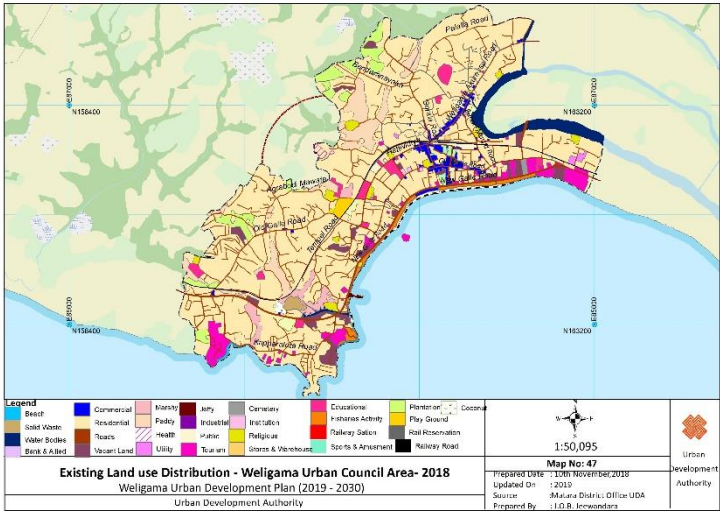
**Project No. 04**

<b>Project Title</b>	Weligama Town Center Development Project
<b>Project</b>	Multimodal transport hub and commercial development project
<b>Project Proposal</b>	<ul style="list-style-type: none"> <li>• Construction of Bus Stand and Commercial Complex.</li> <li>• Construction of parking places.</li> <li>• Railway Renovation Project.</li> <li>• Construction of quarters.</li> <li>• Room facilities for local and foreign tourists.</li> <li>• Landscaping</li> </ul>

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Boundary</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Railway line and Wajiragnana Mw	Buhari Majid road	HettiVeediya	Akuress road and station road
<b>Location Map</b>				



<p><b>Landuse Plan</b></p>	 <p style="text-align: center; font-size: small;"> <b>Existing Land use Distribution - Weligama Urban Council Area- 2018</b>                  Weligama Urban Development Plan (2019 - 2030)                  Urban Development Authority             </p>
<p>Located in the heart of the town and near to Hettiveediya, Akuressa Road and Wajiragana Mawatha. There are two storey buildings, stores, and offices in this area according to the existing land use pattern. In addition, the Weligama Police Station and the Post Office are close to the railway station. Other areas include private market rooms.</p>	

**Project Rational**

<b>Project Type</b>	New		Development					Land Development
<b>Project Type</b>	Conservation		Commercial	Landscaping and recreation	Heritage	Housing	Restoration	Infrastructure facilities
			✓	✓			✓	✓
<b>Sector</b>	Environmental	✓	Economic	✓	Social			✓
<b>Aim of the project</b>	<ul style="list-style-type: none"> <li>Optimum use of underutilized commercial buildings and a tourist attraction with a planned development within the city center.</li> <li>Promoting tourism and commerce.</li> <li>Compilation of all facilities of local and foreign tourists.</li> <li>Reducing the traffic congestion in the city and creating a formal transport system.</li> </ul>							



<b>Need of the project</b>	<p>The highest commercial value land in the Weligama town center is in use and the land is owned by the government. This is the urban core of the area, which is located at Weligama Railway Station and Bus Stand. Since the railway station is very old, there is a problem of providing passenger facilities.</p> <p>Also, since the bus station is located on a very small area, there is a heavy traffic congestion in the city center due to the long distance buses being parked on either side of the main road. The city's landscaping has become a problem as the city's existing shops have moved towards improper development. Also, there is insufficient parking space for the people coming to the city. It should be developed as an attractive city with facilities for local and foreign tourists.</p>
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### Project Description

<b>Present Ownership of the land</b>	Private	✓	State	✓	Other	
<b>Ownership details</b>	Department of Railways, Road Development Authority, Urban Council, Private					

### Project Details

<b>Project Duration</b>	<b>Short term (1 year)</b>	<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>	<b>Estimated cost</b>	1863.0 million
<b>Funding Source</b>	Treasury Funds					



<p><b>Project details including map</b></p>								
<p><b>Supply of infrastructure facilities</b></p>	<p><b>Water</b></p>				<p><b>Electricity</b></p>			
	<p><b>Not yet supplied</b></p>				<p><b>Not Available</b></p>			
	<p>SWM system</p>	<p>Yes</p>	<p>✓</p>	<p>No</p>	<p>Not suitable. SWM plan not presented.</p>			
<p><b>Zone</b></p>	<p>Commercial</p>			<p>Zoning compatibility</p>	<p>yes</p>	<p>✓</p>	<p>no</p>	
<p><b>Existing situation</b></p>								
								



**Project Budget**

<b>Activity</b>	<b>Expenditure (Rs millions)</b>
Railway Renovation Project	30.0
Construction of the common car park.	6.0
Construction of Railway Quarters Complex.	27.0
Construction of Commercial Complex	800.0
<b>Total</b>	<b>863.0</b>

**Approving agencies**

<b>Activity</b>	<b>Institutions involved</b>	<b>Responsible Institutions</b>
Multimodal Transport Hub and Commercial Development Project	Road Development Authority Department of Railways Provincial Road Development Authority Water Supply & Drainage board Electricity Board Sri Lanka Telecom	Road Development Authority Urban Development Authority Urban Council
<b>Regulations and Guidelines</b>	<b>Rules &amp; Regulations</b>	<b>Guidelines</b>
	Planning and building regulations of the Urban Development Authority	Regulations in the commercial zone of the development plan. Recommendation from the Coast Conservation Department. Recommendation of the Road Development Authority. Recommendation of Railway Department Recommendation of the Irrigation Department. Recommendation from the Central



		Environmental Authority.
<b>Details of Annexures</b>	-	

### **Project No. 05 - Road Development Project**


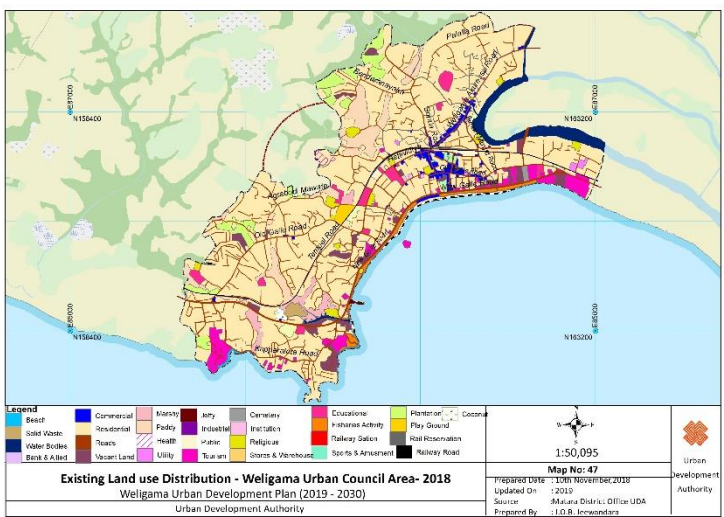
Galle Road, New Galle Road, Old Galle Road, Jaya Mawatha, Bandaranayaka Road, Kottagoda Road, Kudalumulla Road (New Alternative Road), Mahavadiya Road, Kapparotota Road, Weligama - Akuressa Road, Buhari Masjid Road, Boreal Road, , Hettiyewadi Road, Meda Mawatha, Akuressa - Matara Road, Gangarama Road



**Project No 06**

<b>Project title</b>	Construction of Kapparathota Tourist Facility Center
<b>Project</b>	Development Project Nara Land
<b>Project proposal</b>	Construction of Tourist Facility Center

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Boundary</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Public road	Sea	Sea	Tourist hotel (Fisherman Bay)
<b>Access</b>	Kapparathota Road (Provincial Road Development Authority)			
<b>Location Map</b>				
<b>Land use adjacent (describe the map)</b>				<p>According to land use plan, Kapparathota jetty area has been used for tourism and fishing.</p>



**Project Rational**

<b>Project Type</b>	New	✓	Develop ment		Project		Land development	
<b>project type</b>	Conservation	Comm ecial	Landscaping and recreation		Herita ge	Houisi ng	Restoraion	Infrastruc ture facilities
		✓	✓					✓
<b>Sector</b>	Environment al	✓	Economic	✓	Social			✓
<b>Aim of the project</b>								
<b>Need of the project</b>	Although there are many hotels and guest houses located within the weligama urban area. There is no space for recreational activities. Hence many tourists don't stay in weligama. Therefore the land located near beach will be more suitable for this purpose.							

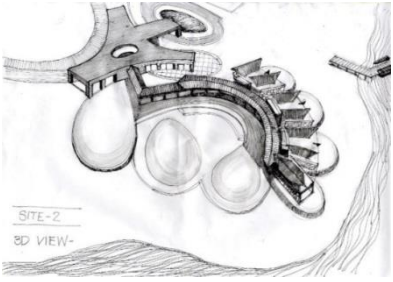

**Project Description**

<b>Existing land ownership</b>	Private		State	✓	Other	
<b>Ownership details</b>	NARA Institute					
<b>Surveying details</b>	<b>Survey plan no</b>	<b>Surveyor's name</b>		<b>Date</b>	<b>Land extent</b>	

**Project Details**

<b>Project Duration</b>	<b>Short term (1 year)</b>		<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>		<b>Estimated cost</b>	1500.0 million
<b>Funding source</b>	Treasury Fund							



<p><b>Project details including map</b></p>	 <ul style="list-style-type: none"> <li>• Construction Natural Swimming Pool</li> <li>• Provision of infrastructure facilities for night beach show</li> <li>• Marine Museum and Aquarium</li> </ul>							
<p><b>Supply of infrastructure facilities</b></p>	<p><b>Water</b></p>				<p><b>Electricity</b></p>			
	<p>National Water Supply and Drainage Board</p>				<p>Ceylon Electricity Board</p>			
	<p><b>SWM System</b></p>	<p>yes</p>	<p>✓</p>	<p>no</p>		<p>not suitable, SWM plan not introduced.</p>		
<p><b>Zone</b></p>	<p>Tourism</p>			<p>Zoning compatibility</p>	<p>yes</p>	<p>✓</p>	<p>no</p>	
<p><b>Existing situation</b></p>								
 <p>5 acres of land has been identified.</p>								



**Project Budget**

<b>Activity</b>	<b>Expenditure (Rs millions)</b>
Tourist Common Service Center	1500.0

**Approving Agencies**

<b>Activity</b>	<b>Institutes involved</b>	<b>Responsible Institutions</b>
Tourist Facility Center	NARA Institute Weligama Urban Council Central Environmental Authority Coast Conservation Department Weligama Divisional Secretariat Department of Fishery and aquatic resources.	Coast Conservation Department Weligama Urban Council Urban Development Authority
<b>Regulations and Guidelines</b>	<b>Rules &amp; Regulations</b>	<b>Guidelines</b>
	Planning and building regulations of the Urban Development Authority	Regulations governed by the Tourism Regulations of the Development Plan. Recommendation from the Coast Conservation Department. Recommendation from the Central Environmental Authority.



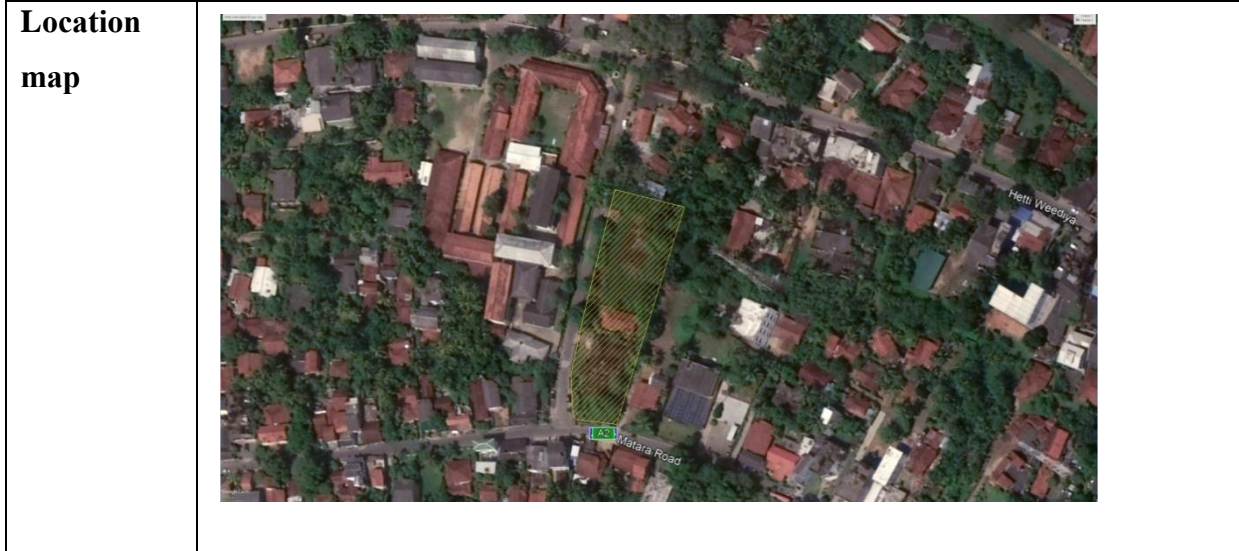
**Project No 07**

<b>Project title</b>	Construction of Office Complex Project
<b>Project</b>	Construction of Office complex project
<b>Project proposal</b>	Construction of the office complex

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Boundary</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Private land	Sumangala road	Old galle road	Private lands

**Access** Sumangala mawatha



**Landuse adjacency**

According to the land use plan, the zonal educational office is currently maintained of this land. The surrounding area has been set aside for schools, banks and government offices.



**Project Rational**

<b>Project Type</b>	New	✓	Development		Project		Land development	
<b>Project Type</b>	Conservation	Commercial	Landscaping and recreational	Heritage	Housing	Restoration	Infrastructure facilities	
<b>Section</b>	Environmental		Economic		Social		✓	
<b>Aim of the project</b>	Rectifying the city's scattered offices in one place and providing an efficient service for the people of the city.							
<b>Need of the project</b>	The area of the Weligama Urban Council is 5.33 km <sup>2</sup> . People reach out to Weligama from service centers in Denipitiya, Imaduwa, Kananke for urban areas and services. Officers have to gather office for the convenience of the people who come to obtain services.							

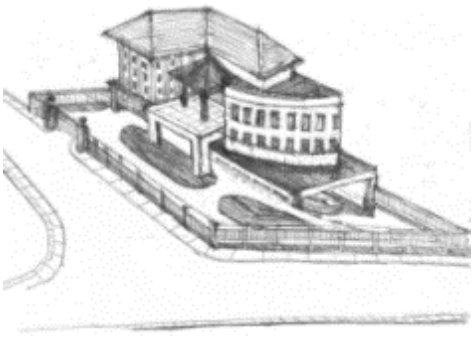

**Project Description**

<b>Present land ownership</b>	private		state	✓	other	
<b>Ownership details</b>	Education department					

**Project Details**

<b>Project duration</b>	<b>Short term (1 year)</b>	<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>	<b>Estimated cost</b>	80.0 million
<b>Funding source</b>	Treasury fund					
<b>Project details</b>						



including map						
Supply of infrastructure facilities	Water			Electricity		
	National Water Supply and Drainage Board			Ceylon Electricity Board		
SWM System	Yes	✓	No		Not suitable, SWM plan not introduced.	
<b>Existing situation</b> 						

### Project Budget

Activity	Expenditure (Rs.) million
office complex	Rs. 150.0 million



### Approving Agencies

Office complex	Weligama Urban Council	Divisional Secretariat
	Weligama Divisional Secretariat	Urban Development Authority
	Ministry of Education	Weligama Urban Council
<b>Regulations and Guidelines</b>	<b>Rules &amp; Regulations</b>	<b>Guidelines</b>
	Planning and building regulations of the Urban Development Authority	Regulations in the mixed residential zone of the development plan. Recommendation from the Coast Conservation Department. Recommendation of the Road Development Authority. Recommendation from the Central Environmental Authority.



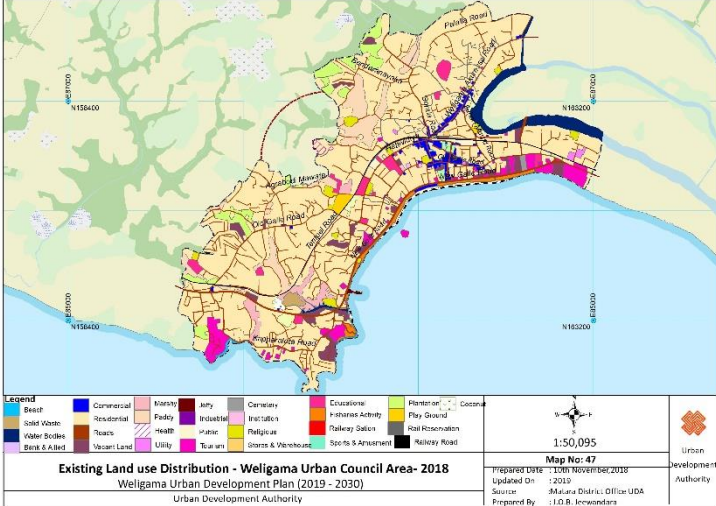
**Project No 08**

<b>Project title</b>	Weligama Eco Tourism Project
<b>Project</b>	Kapparathota lagoon leisure and entertainment promotion project.
<b>Project proposal</b>	Establishment of an ecotourism project.

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Boundary</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Railway line Mailagahakoratuwa land Mairawalla land Eramudhugahawatta land	Sangananda mawatha main road	Galle Matara main road	Polgaha koratuwa land
<b>Access</b>	Galle - Matara main road			
<b>Location Map</b>				



<p><b>Land use adjacent to land</b></p>		<p>The area surrounding the Kapparithota lagoon is accessible from the Galle - Matara main road and lands around the land have been deployed for residential use according to the land use plan.</p>
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**Project Rational**



<b>Project Type</b>	New	✓	Development		Project	Land development		
<b>Project Type</b>	Conservation		Commercial	Landscaping and recreational	Heritage	Housing	Restoration	Infrastructure development
	✓			✓				✓
<b>Section</b>	Environmental	✓	Economic	✓	Social			
<b>Aim of the project</b>	Use of environmentally sensitive area around Kapparithota lagoon to develop into a tourist attraction.							
<b>Need of the project</b>	The area around the Kapparithota lagoon is located in the Weligama Urban Council area with a high level of ecological harmony. At present the lagoon area has been used for the waste management project of the Weligama Urban Council. All the garbage collected in the city is disposed of in the area, and part of the garbage is used to make compost manure, and the rest are used for the lagoon. It is also necessary to focus on this lagoon and to focus on the environmental tourism project							



## Project Details

<b>Present land ownership</b>	<b>Private</b>		<b>State</b>	✓	<b>Other</b>	
<b>Details of the ownership</b>	Weligama UC					
<b>Surveying details</b>	<b>Survey plan no</b>	<b>Surveyor's name</b>		<b>Date</b>	<b>Land extent</b>	
	7574	N. Wijeweera		2008.10.28 to 2008.12.28	A.17	R.0 P. 39.78

## Project Details

<b>Project duration</b>	<b>Short term (1 year)</b>	<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>	<b>Estimated cost</b>	300.0 million
<b>Funding source</b>	Treasury fund					
<b>Project details including map</b>	  <ol style="list-style-type: none"> <li>1. Maintain the lagoon area as it is by removing the dumped solid waste in the lagoon.</li> <li>2. Constructing a tourism attractive park.</li> <li>3. Increasing the mangrove cover.</li> <li>4. Introducing engine free boat service for recreational activities.</li> <li>5. Establishing restaurant, health and parking facilities for local and foreign tourists.</li> </ol>					



<b>Supply of infrastructure facilities</b>	<b>Water</b>					<b>Electricity</b>		
	Water requirement is proposed to be provided by the existing Matara - Mahara Water Supply Scheme.					Ceylon Electricity Board		
	SWM System	yes	✓	no		not suitable, SWM plan not introduced.		
<b>Zone</b>	Wetland conservation zone			Zonning compliance	yes	✓	no	

**Existing situation****Project Budget**

Activity	Expenditure (Rs.) million
Environmental project	300.0



## Approving Agencies



Activity	Institutions involved	Responsible institutions
Kapparithota lagoon development	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Road Development Authority.</li> <li>• Central Environmental Authority</li> <li>• Divisional Secretariat</li> <li>• Electricity Board</li> <li>• Water Board</li> <li>• CCD</li> </ul>	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Central Environmental Authority</li> <li>• Coast Conservation Department</li> <li>• Divisional Secretariat</li> </ul>
Regulations and Guidelines	Rules & Regulations	Guidelines
	Planning and building regulations of the Urban Development Authority	<p>Regulations in the Environmentally Sensitive Area of the Development Plan.</p> <p>Recommendation from the Coast Conservation Department.</p> <p>Recommendation of the Road Development Authority.</p> <p>Recommendation from the Central Environmental Authority.</p>



**Project No 09**

<b>Project title</b>	Development of green area and development of Kushtarajagala area
<b>Project</b>	Development of the Kushtarajagala area and green lanes
<b>Project proposal</b>	Utilization of archaeological and historical sites for tourist promotion

**Project Location**

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Access</b>	Old Galle road			
<b>Location map</b>				
<b>Landuse in adjacent lands</b>			<p>The area of Kushtarajagala is located in the residential area and provides access to the old Galle Road. This site is located in front of the Senanayake Stadium belonging to the Weligama Urban Council.</p>	



**Project Rational**


<b>Project Type</b>	New		Development	✓	Project		Land development	
<b>Project Type</b>	Conservation	Commercial	Landscaping and recreational		Heritage	Housing	Restoration	Infrastructure facilities
	✓		✓	✓				✓
<b>Sector</b>	Environmental		✓	Economic	✓	Social		✓
<b>Aim of the project</b>	The use of the Avalokeshvara statue of historic importance and the promotion of the Kushtarajagala tourism industry. Making green lane connecting historic sites.							
<b>Need of the project</b>	<p>The Historical Significance of the Kushtarajagala Archaeological Department is conserved and maintained and is located in the old Galle Road. There is also a place called Agrabodhi Viharaya near this land. There is no methodology to educate local and foreign tourists about the historical value of such places.</p> <p>Therefore, it has been identified that this place should be opened for tourism without affecting the existing constructions, and the road along the old Galle Road and Agrabodhi Temple, to access this place and historically important places, should be developed with green lane.</p>							

**Project Detail**

<b>Present land ownership</b>	<b>Private</b>		<b>State</b>	✓	<b>Other</b>	
<b>Ownership details</b>	Department of Archeology, Road Development Authority, Weligama UC					



### Project Description

<b>Project duration</b>	<b>Short term (1 year)</b>	<b>Mid-term (1-3 years)</b>	✓		<b>Long term (3 years)</b>		<b>Estimated cost</b>	75.0 million
<b>Funding source</b>	Treasury fund							
	SWM System	yes	✓		no		not suitable, SWM plan not introduced.	
<b>Zone</b>	Residential				zoning compatibility	yes	✓	no
	<b>Existing situation</b> 							

### Project Budget

Activity	Expenditure (Rs) million
Environmental project	75.0



## Approving Agencies

Activity	Institutions involved	Responsible institutions
Development of Kushtarajagala area and green lane development	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Road Development Authority.</li> <li>• Department of Archeology</li> <li>• Divisional Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Department of Archeology</li> <li>• Divisional Secretariat</li> <li>• UDA</li> </ul>


## Project No 10

<b>Project title</b>	Development of Senanayake Play ground
<b>Project</b>	Development of Senanayake Play ground
<b>Project proposal</b>	Development of Senanayake Stadium with facilities

## Project location

<b>Location</b>	<b>Province</b>	Southern	<b>District</b>	Matara
	<b>DS Division</b>	Weligama	<b>Local Authority</b>	Weligama UC
<b>Access</b>	Agrabodhi Road			
<b>Location map</b>				



<p><b>Land use in adjacent</b></p>		<p>The Senanayake Stadium located in the Weligama Urban Council area is located in the residential zone and earns access to the Old Galle Road and Agrabodhi Mawatha. Kushtarajagala and Agrabodhi Viharaya is situated adjacent to this playground.</p>
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### Project Rational

<b>Project type</b>	New		Development	✓	Project		Land development	
<b>Project type</b>	Conservation	Commercial	Landscaping and recreation	Heritage	Housing	Restoration	Infrastructure facilities	
<b>Sector</b>	Environmental	✓	Economic	✓	Social		✓	
<b>Aim of the project</b>	Providing open, leisure and recreation facilities							
<b>Need of the project</b>	There are no sports facilities available for seven schools in the Weligama Urban Council area, while the only playground in all schools is the DS Senanayake Ground for all sports. However, this has not been developed with a sports complex and parking places, as sportsmen and sportswomen are uncomfortable with the need to go for planned development.							



### Project Description

<b>Present land ownership</b>	<b>Private</b>		<b>State</b>	✓	<b>Other</b>	
<b>Ownership details</b>	Weligama UC					

### Project Details

<b>Project duration</b>	<b>Short term (1 year)</b>		<b>Mid-term (1-3 years)</b>	✓	<b>Long term (3 years)</b>		<b>Estimated cost</b>	200.0 million
<b>funding source</b>	Treasury Funds							
<b>Supply of infrastructure</b>	<b>Water</b> NA				<b>Electricity</b> NA			
	SWM System	yes	✓	no			not suitable, SWM plan not introduced.	
<b>Zone</b>	Residential			zoning compatibility	yes	✓	no	

### Existing situation



**Project Budget**

Activity	Expenditure (Rs) million
Environmental project	200.0

**Approving Agencies**

Activity	Institutions involved	Responsible institutions
Development of Senanayake playground	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Divisional Secretariat</li> </ul>	<ul style="list-style-type: none"> <li>• Weligama UC</li> <li>• Divisional Secretariat</li> <li>• UDA</li> </ul>

**Project No 11 – Construction of a Viewing Point**

### 6.7.2 Responsible institutional framework

Plan	Sub Plans & Implemented Projects	Relevant Institutions	Responsible Institutions for project implementation
<b>Town Centre Development Plan</b>	1. Town Centre Development Plan - Weligama	<ol style="list-style-type: none"> <li>1. Divisional Secretariat Office</li> <li>2. Urban Development Authority</li> <li>3. Weligama Urban Council</li> </ol>	<ol style="list-style-type: none"> <li>1. Divisional Secretariat Office</li> <li>2. Urban Development Authority</li> <li>3. Weligama Urban Council</li> </ol>
	2. Multiple Transport Hub and Commercial Development Project	<ol style="list-style-type: none"> <li>1. Road Development Authority</li> <li>2. Department of Railway</li> <li>3. Urban Development Authority</li> <li>4. Provincial Road Development Authority</li> </ol>	<ol style="list-style-type: none"> <li>1. Road Development Authority</li> <li>2. Urban Development Authority</li> <li>3. Weligama Urban Council</li> </ol>
<b>Infrastructure Development Plan</b>	1. Proposed Sewerage System Project	<ol style="list-style-type: none"> <li>1. Weligama Urban Council</li> <li>2. Central Environmental Authority</li> <li>3. The Water Supply and Drainage Board</li> <li>4. Department of Irrigation</li> </ol>	<ol style="list-style-type: none"> <li>1. Weligama Urban Council</li> <li>2. Central Environmental Authority</li> <li>3. The Water Supply and Drainage Board</li> <li>4. Urban Development Authority</li> </ol>
	3. Development of Senanayake Playground with facilities	<ol style="list-style-type: none"> <li>1. Weligama Urban Council</li> <li>2. Divisional Secretariat Office</li> </ol>	<ol style="list-style-type: none"> <li>1. Weligama Urban Council</li> <li>2. Divisional Secretariat Office</li> </ol>
	3. Road Development Project	<ol style="list-style-type: none"> <li>1. Provincial Road Development Authority</li> <li>2. Road Development Authority</li> </ol>	<ol style="list-style-type: none"> <li>1. Provincial Road Development Authority</li> <li>2. Road Development Authority</li> <li>3. Weligama Urban Council</li> </ol>



<b>Tourism Development Plan</b>	1. Weligama Beach Park Development Project	1. Weligama Urban Council 2. Urban Development Authority 3. Department of Coast Conservation and Coastal Resource Management 4. Marine Environmental Authority	1. Weligama Urban Council 2. Urban Development Authority 3. Department of Coast Conservation and Coastal Resource Management
	2. Construction of Tourist Facility Centre - Kappariththota	1. NARA 2. Weligama Urban Council 3. Central Environmental Authority 4. Department of Coast Conservation and Coastal Resource Management 5. Divisional Secretariat Office	1. Department of Coast Conservation and Coastal Resource Management 2. Weligama Urban Council 3. Urban Development Authority
	3. The leisure and recreation project around lagoon - Kappariththota	1. Weligama Urban Council 2. Road Development Authority 3. Central Environmental Authority 4. Divisional Secretariat Office	1. Weligama Urban Council 2. Central Environmental Authority 3. Department of Coast Conservation and Coastal Resource Management 4. Weligama Divisional Secretariat Office
	4. Kushtarajagala area development and green lane development	1. Weligama Urban Council 2. Road Development Authority 3. Department of Archaeology 4. Divisional Secretariat Office	1. Weligama Urban Council 2. Department of Archaeology 3. Divisional Secretariat Office



## Annexures

Chief Consultative Institution - Urban Council - Weligama

### Annex 01

Stakeholders	Designation
Divisional Secretariat - Weligama	Divisional Secretary
Urban Council - Weligama	Secretary, Technical Services Officer, Public Health Inspector, Development Officer
Pradeshiya Sabha - Weligama	Secretary, Technical Services Officer,
Pradeshiya Sabha - Weligama	development officer
Archaeological Office - Galle	Assistant Director
Ceylon Transport Board - Matara	Depot authority
Sumangala Balika Vidyalaya - Weligama	the principal
Coast Conservation Department	Regional engineer
Tourism Development Authority	General Manager
Disaster Management Center	Officer In Charge
Marine Environmental Authority	Director General
Siddhartha College - Weligama	the principal
Zonal Education Office - Weligama	Director (Planning)
Divisional Education Office - Weligama	Assistant Director
University of Ruhuna - Matara	Student - Geography Bureau
Passenger Transport Authority - Southern Province Office	Assistant Director
Central Environmental Authority - Matara	Regional Environmental Officer
Irrigation Department - Matara	Assistant Director
Coconut Cultivation Board - Matara	Coconut cultivation officer
Electricity Board - Matara	Electricity Authorities
Multipurpose Co-operative Society Weligama	Chairman
Agrarian Services Office - Mirissa	Agrarian Development Officer
National Housing Development Authority - Matara	Assistant Engineer
Office of the Medical Officer of Health -	



Weligama	Public Health Inspector
National Water Supply Board - Matara	Officer in Charge
Road Development Authority - Matara	Chief Engineer
Department of Export Agriculture - Matara	Export Agriculture Officer
National Building Research Organization	Geologist
Post Office - Weligama	Post Master
Urban Development Authority - Galle	Director (Southern Province)
Urban Development Authority - Matara	Deputy Director, Planning Officer
Fisheries societies - Weligama	Chairman
The Serpentine Coaches Trainers	
Palana, Kadheediya, Parana Kade, Kapparathota GS	Grama Niladhari
Vidatha Center - Weligama	Coordinator
Planning team	Urban Development Authority

Officials who were participated in the meeting held on December 19, 2017



## Annex 02

### Special Guidelines for Wetlands

- i. Climate change and maintenance of flood capacity and other development activities should be done according to the decisions taken by the institutions mentioned in the Annex 05 through the increase of the intensity of the extreme weather conditions caused by climate change and the reclamation and construction of wetlands.
- ii. In accordance with the Planning Circular No. 13 issued on 29th September, 1990, prior to the development of a wetland (low lands) approval from the Establishments Nos. 01, 03, 04, 06 and 10 in the Annex 05. Similarly, when the various Acts have the right to wetlands in the scope of the relevant Institutions, recommendations and approvals should be obtained from the Institutions and other relevant Institutions mentioned in Annex 05.
- iii. Any development activity that may affect the wetlands environment should be obtained clearance from the Institutions No. 03 and 06 in Annex 05 and the Environmental Protection License should be obtained and the permit should be updated annually before the deadline.
- iv. Recommendation / Approval for any Development Project in a Wetland belongs to No. 01 institute mentioned in Annex 05 (Final Clearance Certificate) should be renewed annually as the decision of the planning committee.
- v. Any construction that would interfere with water drainage and flood retention capacity should not be done on water or water courses in a wetland. However, special projects approved by the Urban Development Authority according to a Master plan or a guide plan or an approved construction of national significance which may cause floods or obstruct flood retention capacity should be subjected to the recommendation and approval of the relevant Institution No. 01 in and the relevant Nos. 2 to 22 in appendix No. 05
- vi. Invasive plants and animals other than other living organisms should not be removed in the wetlands with ecologically sensitive values.
- vii. Every construction permitted in wet zones should be designed according to the concept of green buildings with specified technical standards.
- viii. Rainwater drainage methods should be used in areas where the legalized wetland fillings are specified. Approval should be obtained from the in institution no 01 of Appendix No. 05 and recommendation shall obtain from Central Environmental Authority on materials used to fill wet land.
- ix. The permissible uses of wetlands must be preserved or conserved the authorized public paths, public bathing places or placed in a suitable location.



- x. Developers should obtain the services of professionally qualified professionals for planning, designing and monitoring.
- xi. Wastewater should not be disposed of in wetlands. However, only the refined wastewater can be released subject to recommendations of the Central Environmental Authority.
- xii. Fishery activities in wet zones should only be done by boats using human labor.

**When issuing permits from the agencies listed in the Schedule for Development in Wetland Zones, these guidelines must be included in the License and such violation will cause the license to be canceled or fined.**



**Schedule**

1. Sri Lanka Land Reclamation and Development Corporation
2. Department of Irrigation
3. Central Environmental Authority
4. Urban Development Authority,
5. Department of Coast Conservation & Coastal Resources Conservation
6. Weligama Urban Council
7. Department of Forest Conservation
8. Department of Wildlife Conservation
9. National Building Research Organization
10. Department of Agrarian Development
11. Department of Archeology
12. Marine Environment Protection Authority.
13. National Aquatic Resources Research and Development Authority.
14. Geological Survey and Mines Bureau
15. Southern Provincial Council
16. Water Resources Board
17. Aquaculture Development Authority
18. Ceylon Electricity Board
19. Department of Buildings of Sri Lanka
20. road development Authority
21. Department of Fisheries
22. The Navy
23. District Secretary & Divisional Secretary



## Annex 03

### 01. Weligama Beach Park (Kapparithota to Pelana)

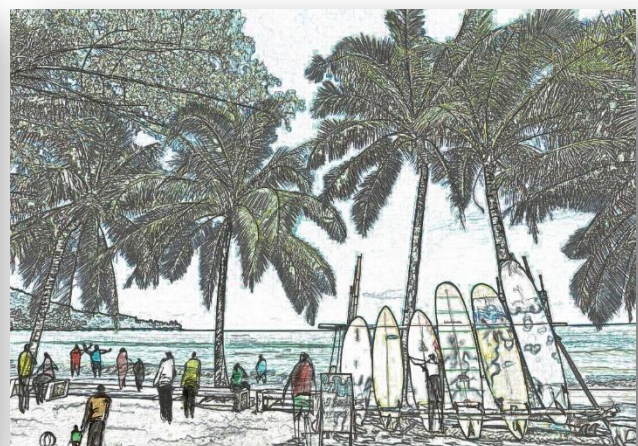


According to the proposed landscape, the area will be developed as a beach park and the main objective is to prepare for the current surfing as well as other beach activities.

#### Present Situation



#### Proposed Landscape design



## 02. Development of green lanes in and around Kusarajagala



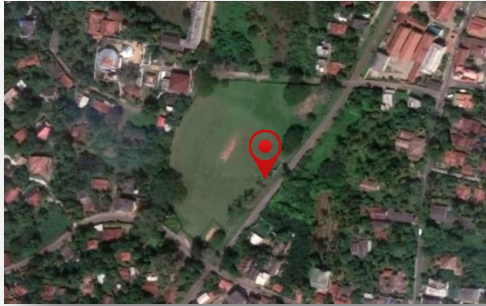
Present Status



Proposed Landscape



### 03. Development of Senanayake Playground



The main objective is to create Senanayake playground and its surrounding area with ample parking space for players and spectators.

#### Present Status



#### Proposed Landscape



**Annex 04 – Active Recreational Spaces in Weligama Urban Council Area**

<b>No.</b>	<b>Type</b>	<b>Name of the Open Space</b>	<b>Extent (Ha)</b>
01.	ELP 01	Senanayake Playground	2.02
02.		<b>Children's Parks</b>	
	EPP 01	Children Park - UC	0.10
	EPP 02	Beach Children Park	0.09
03.	EBP 01	Beach Park	1.29
			<b>Total - 3.50</b>



### Annex 05 – Proposed Active and Passive Recreation Places in Weligama UC area for 2019 – 2030

No	Type	Present Use	Extent (Ha)	Proposed Use	GND
01	<b>Proposed Community Park (PCP)</b>				
	PCP 01	Playground, Vacant Land	3.09	Public Park	Paranakade
02	<b>Proposed Beach Park (PBP)</b>				
	PBP 01	Beach	2.23	Beach park	Paranakade, Maha Veediya, Wellawa South
	PBP 02	Beach	1.08	Beach Park	Pelena west
03	<b>Proposed Linear Parks (PLiP)</b>				
	PLiP 01 (Polathumodara River Reservation - 60m)		12.80	Linear Park	
	PLiP 02 (Disavage Ela Reservation - 60m)		2.54	Linear Park	
	PLiP 03 (Polkandan Ela Reservation - 20m)		7.40	Linear Park	
	PLiP 04 (Agrabodhi Ela Reservation - 20m)		4.30	Linear Park	
	PLiP 04 (Yanodaya Ela Reservation - 20m)		4.52	Linear Park	
					<b>Total - 37.96</b>



