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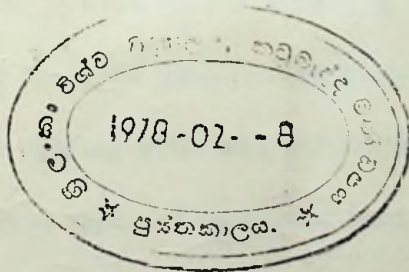
URBAN RE-STRUCTURING OF A SELECTED
AREA WITHIN THE CITY OF COLOMBO:
PROBLEMS AND POSSIBILITIES

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- A CASE STUDY -

A Dissertation
Presented to
the Department of Town and Country Planning
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SYNOPSIS

This dissertation, is divided into three parts. In Part I the reader is introduced into the subject and it also describes the historical background. Part 2 under various sections deals with the existing situation. Part 3 gives the goals and objectives for the improvement of the area, the proposals and recommendations, a phasing programme, a rough cost of the proposals followed by a planning balance sheet.

The introduction details the problem of land scarcity within the city of Colombo and it also gives the details of the area selected for the study together with a description of the area itself. Section 2 deals with the historical development of the city in general upto the present day with special reference to its planning implications. The latter half of this section is devoted to the historical development of the Beira Lake itself including how the lake got reduced to its present day size due to reclamation from time to time.

Part 2 contains five sections starting with section 3 which shows the existing land use pattern of the area. A description of the procedure of how the existing land-use pattern was arrived at is also included in this section. Section 4 dealing with land ownership and land values starts with definitions of different types of tenure of land within the area. It also gives a list of ownership of various parcels of land. The latter part of this section gives the average land values and how these values are affected due to various factors.

Section 5 goes on to deal with the land policy in Colombo, with a sub-section dealing with the zoning regulations, and the existing zoning schemes of the area. Land needs and demands in the city are analysed in section 6. It also shows how changes occurred in land need and demand over time upto the present day.

Section 7, the final section in Part 2, critically evaluates the existing land use pattern. It goes into detail by discussing this aspect under various needs such as produce expert firms and organisations, Government Departments and Organisations using warehouses facilities, Industrial, residential, services etc.

The final part outlines the goals and objectives of land-use planning with special reference to the study area, concrete proposals and recommendations for the improvement of the area taking into consideration the availability of land and the functional aspects of the various activities, a phasing programme for the implementation of the proposals and recommendations, a rough cost of the proposals for development of the study area and finally a planning balance sheet in which the costs and benefits of the proposals have been indicated.

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LIST OF CONTENTS

Page

Synopsis	I
Acknowledgements	III
List of Contents	IV
List of Maps	V
List of Tables	VI

PART I

1.	INTRODUCTION	1
2.	HISTORICAL DEVELOPMENT OF THE CITY OF COLOMBO AND THE STUDY AREA	5

PART 2

3.	EXISTING LAND-USE PATTERN OF THE AREA	14
4.	LAND OWNERSHIP AND LAND VALUES	25
5.	LAND POLICY IN THE COLOMBO CITY	38
6.	LAND NEEDS AND DEMANDS IN THE CITY	50
7.	EVALUATION OF EXISTING LAND-USE PATTERN	55

PART 3

8.	GOALS AND OBJECTIVES AND PROPOSALS FOR IMPROVEMENT	68
9.	PHASING OF THE DEVELOPMENT PROGRAMME	78
10.	APPROXIMATE COST OF PROPOSALS FOR DEVELOPMENT	82
11.	A PLANNING BALANCE SHEET OF THE DEVELOPMENT PROPOSALS	86

APPENDIX I :	DETAILS OF THE LAND USE PATTERN IN THE STUDY AREA	97
II :	ANALYSIS OF THE EXISTING LAND USE PATTERN	107
III :	EXISTING LAND ACTIVITY WITHIN THE AREA	111

LIST OF MAPS

<u>Map No.</u>		<u>Page</u>
1.	THE CITY OF COLOMBO	2
2.	NORTH BEIRA LAKE AND ITS CONNECTIONS	4
3.	THE THREE SECTIONS OF THE BEIRA LAKE	11
4.	EXISTING LAND USE PATTERN WITHIN THE STUDY AREA	16
5.	LAND TENURE PATTERN	32
6.	AVERAGE LAND VALUE RANGES IN THE STUDY AREA	37
7.	EXISTING ZONING SYSTEM IN THE STUDY AREA	48
8.	EXISTING WAREHOUSES WITHIN THE STUDY AREA	56
9.	GOVERNMENT DEPARTMENTS IN THE STUDY AREA	60
10.	PROPOSED LAND USE ACTIVITY OF THE STUDY AREA	77
11.	REFERENCE MAP FOR PLANNING BALANCE SHEET	96
12.	EXISTING BUILDINGS IN THE STUDY AREA SHOWING AGE OF BUILDINGS	In Pocket (Inside back cover)
13.	EXISTING BUILDINGS IN THE STUDY AREA SHOWING CONDITION OF BUILDINGS	- do -
14.	EXISTING BUILDINGS IN THE STUDY AREA - BUILDINGS CONNECTED WITH THE LAKE	- do -
15.	PROPOSALS FOR DEVELOPMENT - PHASE I	- do -
16.	PROPOSALS FOR DEVELOPMENT - PHASE II	- do -
17.	PROPOSALS FOR DEVELOPMENT - PHASE III	- do -
18.	COMPLETE DEVELOPMENT PROPOSALS OF THE STUDY AREA	- do -

LIST OF TABLES

	<u>Page</u>
1. LAND OWNED BY THE STATE	28
2. LAND OWNED BY THE COLOMBO MUNICIPAL COUNCIL	29
3. PRIVATELY OWNED LAND (SPECIAL PROPERTY)	30
4. AVERAGE LAND VALUE RANGES	36
5. PER CAPITA AVAILABILITY OF LAND - A RURAL URBAN COMPARISON	39
6. APPROXIMATE COST OF PROPOSALS FOR DEVELOPMENT IN THE STUDY AREA	82

