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**THE PLANNING IMPLICATION OF
INDUSTRIAL
AREAS IN COLOMBO METROPOLITAN
REGION**

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Sri Lanka

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Synopsis

This study deals with some planning implications of the industrial areas in the Colombo Metropolitan Region. The main objective of Chapter 1 is to define the problem of the study. It was obvious that 83% of the total industrial establishments of the country are located in CMR. However the existing infrastructure for industrial use are not sufficient and over utilized in this region. On the other hand the lack of planning in industrial development there has been an adverse impact on human settlement, which eventually creates social, economic, physical, environmental and institutional problems in the region. In order to analyse these planning implications, the study was confined to Colombo Metropolitan Region as defined by Colombo Metropolitan Regional Structure Plan (CMRSP) by UDA. The methodology of the overall study was also included in this chapter as sequential process.

The review of the conceptual framework of industrial location made it easier to understand why industries locate where they do. A different choice of location would involve a different mix of costs as well as a different access to the market. So far as there is a spatial pattern to these costs and revenues, a clustering of manufacturing plants may rise up on the economic land space. However, Chapter 2 therefore describes how one sorts out, weighs, places, their advantages and disadvantages and then decide on an appropriate location.

Chapter 3 is devoted to macro level analyses of the growth, development, spatial distribution pattern of the industrial areas in Sri Lanka. However, the industry has been looked upon as one of the key areas in the economy of the country, because of the recognition of this sector as a great potential to promote growth and productivity of the country. The importance of regional industrialization with an integrated approach to determining industrial location is also discussed in Chapter 3.

The above analysis has further justified the high concentration of industries in CMR. Therefore Chapter 4 focuses attention on the analyses of the growth, spatial distribution pattern and the planning implications of Colombo Metropolitan Region.

As noted in previous chapters, the clustering of manufacturing plants may occur in an economic land space. However it is obvious that the industries are located in CMR due to the presence of market and agglomeration economies. Consequently the over exploitation of resources in CMR and unbalanced growth in other regions of the country cause continuous planning problems.

The main objective of Chapter 5 is therefore to analyse the planning implications already studied in the preceding chapter with special reference to the case study areas. The immediate catchment area of Katunayake Industrial Processing Zone and Ratmalana Industrial area have been considered as the case study areas out of the existing industrial areas in CMR, because the literature survey revealed that the problems already existing in CMR are more acute in the industrial areas of Katunayake and Ratmalana. The results of the questionnaire survey are analysed in this chapter and however it has found that there is a conflict between industrial location and human settlement development due to the lack of attention to integrated planning in industrial development approaches in Sri Lanka.

Hence Chapter 6 is devoted to presenting the conclusion and recommendations. It concludes the discussions that have already been done in the preceding chapters of this study. The recommendations are derived from the above mentioned discussions and analyses. The general recommendations for Industrial Locations in Colombo Metropolitan Region and specific recommendations for case study areas are discussed in detail in order to accommodate industries in a planned manner, and also to achieve the main goal and the objectives that are outlined at the very outset of this study.

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List of Abbreviations

CMR	-	Colombo Metropolitan Region
CUA	-	Colombo Urban Area
CMA	-	Colombo Metropolitan Area
BOI	-	Board of Investment
IDB	-	Industrial Development Board
UDA	-	Urban Development Authority
GCEC	-	Greater Colombo Economic Commission
EPZ	-	Export Processing Zone
BIA	-	Bandaranaike International Airport
CMRSP-		Colombo Metropolitan Regional Structure Plan
CMP	-	Colombo Master Plan
MOID	-	Ministry of Industrial Development
FIAC	-	Foreign Investment Advisory Committee
CAB	-	Common Amenities Board
GDP	-	Gross Domestic Product
KIPZ	-	Katunayake Investment Promotion Zone
DMMC-		Dehiwala-Mount Lavinia Municipal Council
SKUC	-	Seeduwa-Katunayake Urban Council
CEA	-	Central Environmental Authority
EIA	-	Environmental Impact Assessment
EIS	-	Environmental Impact Statement
RDA	-	Road Development Authority
GNP	-	Gross National Product
DS	-	Divisional Secretariat
BOT	-	Built Operate and Transfer

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Study Process

